

Toms River 08757

ZIP code · NJ · New Jersey > Ocean County > Toms River

BALANCED MARKET

\$352K

MEDIAN SALE PRICE

-0.5%

1-YR CHANGE

985

SALES (12 MO)

\$340K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

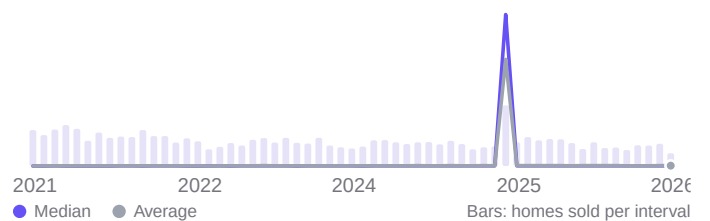
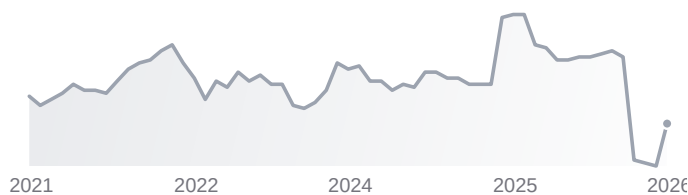
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$365K · Average \$380K

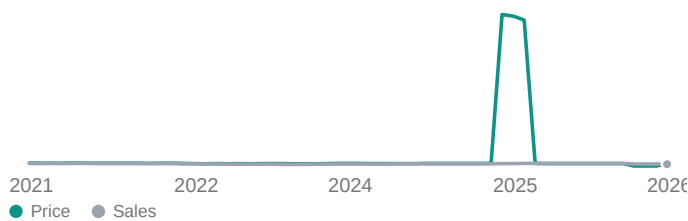


Growth (year over year)

Price -0.5% · Sales -20.8%

Price per square foot

\$289/ft²

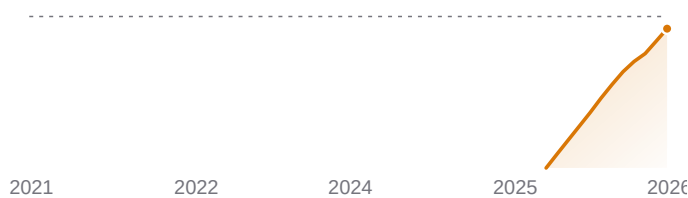


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

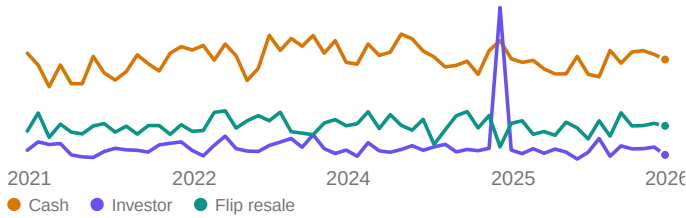
5.3%



BUYERS & OUTCOMES

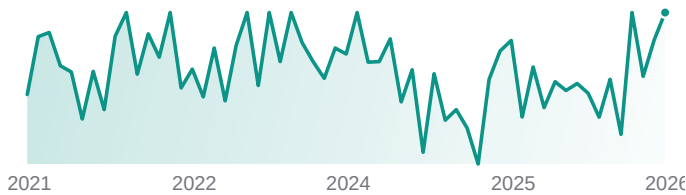
Buyer mix

Cash 47% · Investor 2.0% · Flip resale 16%



Sellers who sold at a gain

100%

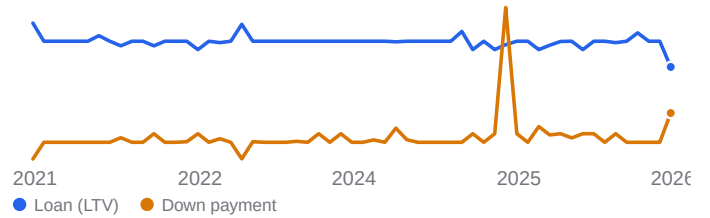


Median annualized return at resale

+8.3%

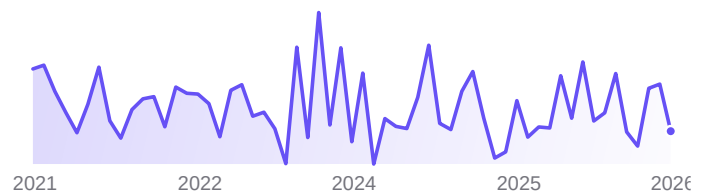


Financing (share of purchase price) Loan (LTV) 65% · Down payment 37%



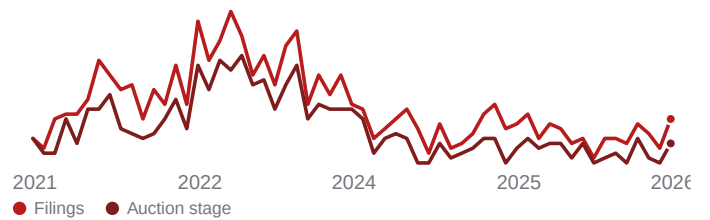
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 9 · Auction stage 4



HOUSING STOCK

Homes	18,467
Median value (AVM)	\$340K
Median size	1,320 ft²
Median bedrooms	2
Median year built	1981
Single family	98%
Condos	1.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	1.0%
Owner occupied	80%
Company owned	9.8%
Median loan-to-value	27%

Typical ownership tenure

9.7 yrs

COMMUNITY

Population	33,060
Density	1,734 / mi²
Median household income	\$59K
Average household income	\$85K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	63
Homes occupied	92%
Bachelor's or higher	14%
Poverty rate	7.6%
Unemployment	0.9%
Average temp	53°F
Annual precip	48 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.