

Waretown 08758

ZIP code · NJ · New Jersey > Ocean County > Waretown

BALANCED MARKET

\$573K

MEDIAN SALE PRICE

+15.8%

1-YR CHANGE

138

SALES (12 MO)

\$599K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

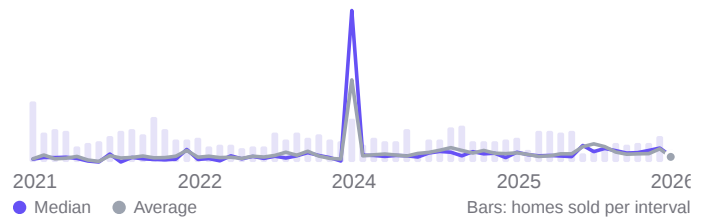
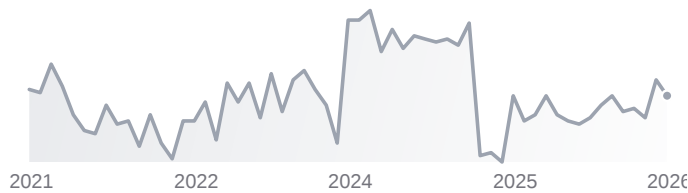
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$450K · Average \$421K

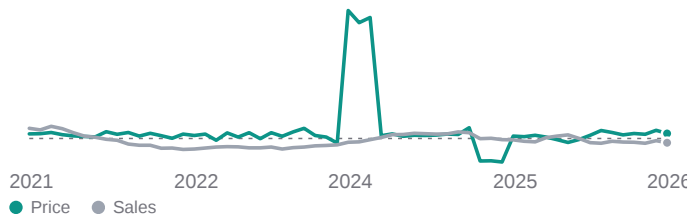


Growth (year over year)

Price +15.8% · Sales -13.2%

Price per square foot

\$273/ft²

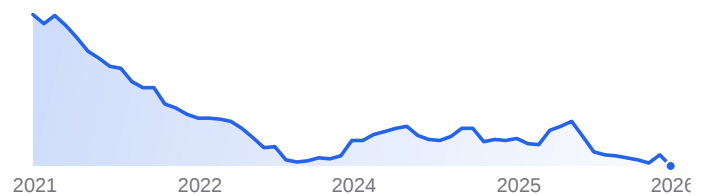
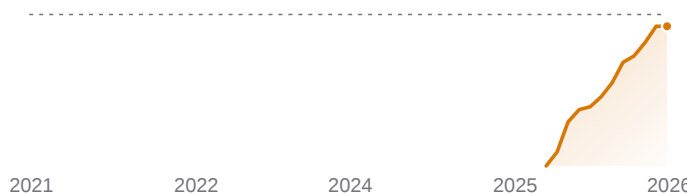


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

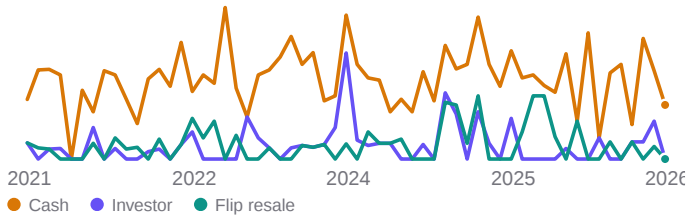
3.7%



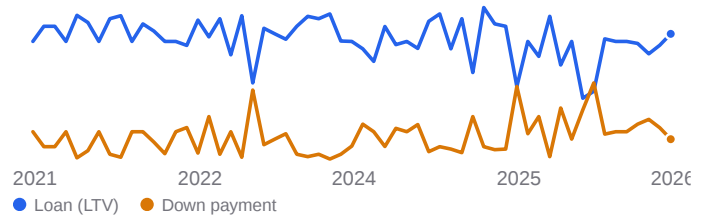
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 0% · Flip resale 0%

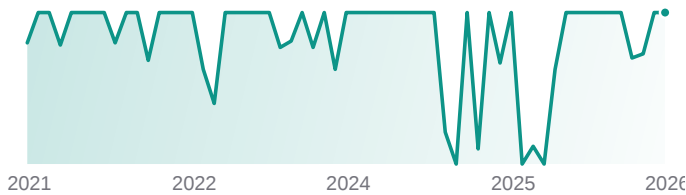


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



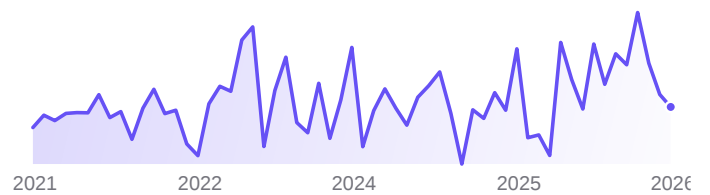
Sellers who sold at a gain

100%



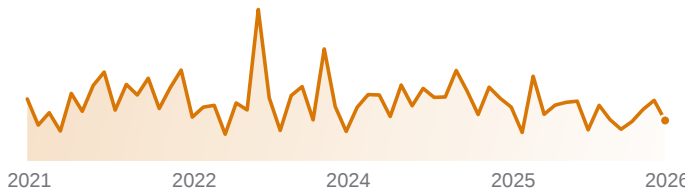
Typical hold before selling

9.0 yrs



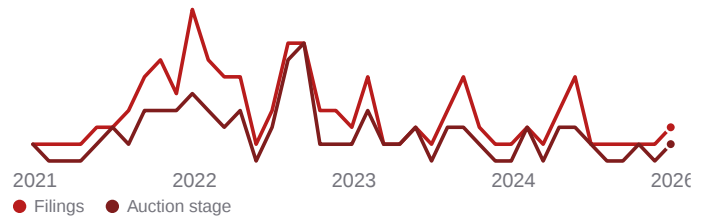
Median annualized return at resale

+3.7%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	3,761
Median value (AVM)	\$599K
Median size	1,904 ft²
Median bedrooms	3
Median year built	1998
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	0.8%
Owner occupied	80%
Company owned	10%
Median loan-to-value	31%
Typical ownership tenure	12.3 yrs

COMMUNITY

Population	8,362
Density	349 / mi²
Median household income	\$98K
Average household income	\$114K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	118
Earthquake index (US avg 100)	55
Homes occupied	86%
Bachelor's or higher	22%
Poverty rate	7.0%
Unemployment	1.2%
Average temp	53°F
Annual precip	47 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.