

Manchester Township 08759

ZIP code · NJ · New Jersey > Ocean County

BALANCED MARKET

\$287K

MEDIAN SALE PRICE

-2.5%

1-YR CHANGE

703

SALES (12 MO)

\$335K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



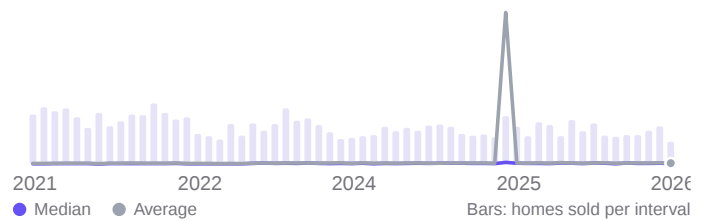
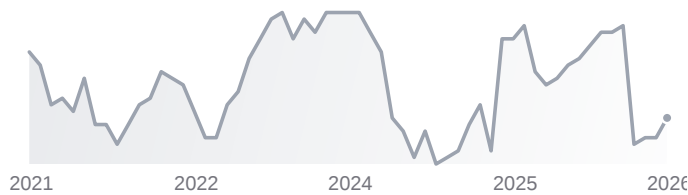
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$262K · Average \$313K

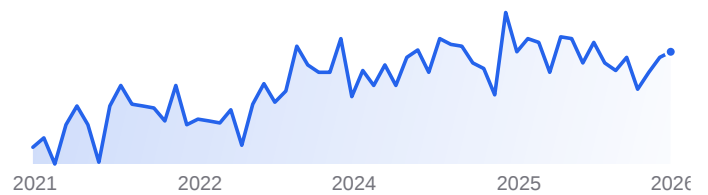
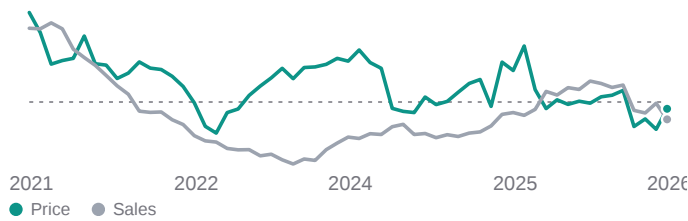


Growth (year over year)

Price -2.5% · Sales -6.4%

Price per square foot

\$221/ft²

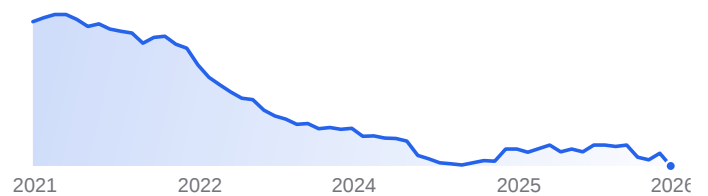
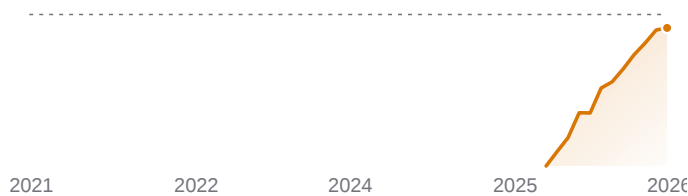


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

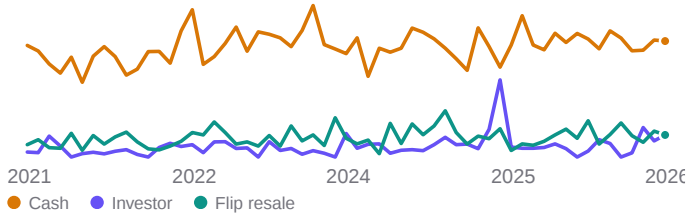
5.2%



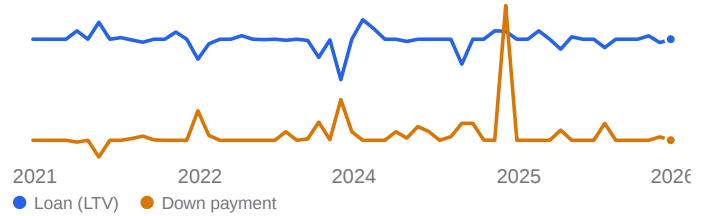
BUYERS & OUTCOMES

Buyer mix

Cash 53% · Investor 10% · Flip resale 10%

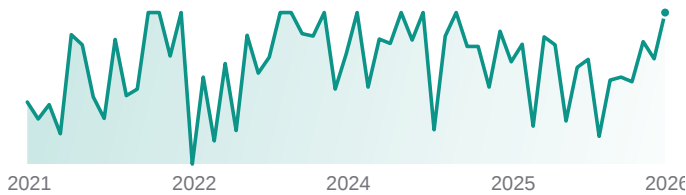


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



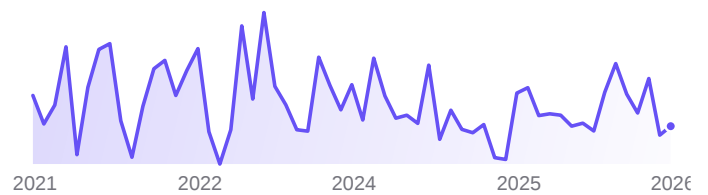
Sellers who sold at a gain

100%



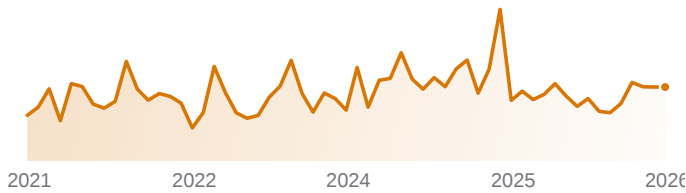
Typical hold before selling

8.1 yrs



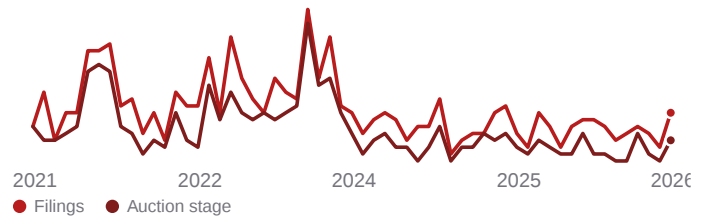
Median annualized return at resale

+5.9%



Preforeclosure filings

Filings 7 · Auction stage 3



HOUSING STOCK

Homes	13,630
Median value (AVM)	\$335K
Median size	1,476 ft²
Median bedrooms	2
Median year built	1984
Single family	69%
Condos	20%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	0.9%
Owner occupied	71%
Company owned	8.7%
Median loan-to-value	25%

Typical ownership tenure

9.4 yrs

COMMUNITY

Population	38,731
Density	466 / mi ²
Median household income	\$57K
Average household income	\$75K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	72
Homes occupied	91%
Bachelor's or higher	15%
Poverty rate	8.2%
Unemployment	0.7%
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.