

Asbury 08802

ZIP code · NJ · New Jersey > Hunterdon County > Asbury

BUYER'S MARKET

\$427K

MEDIAN SALE PRICE

-7.6%

1-YR CHANGE

35

SALES (12 MO)

\$570K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



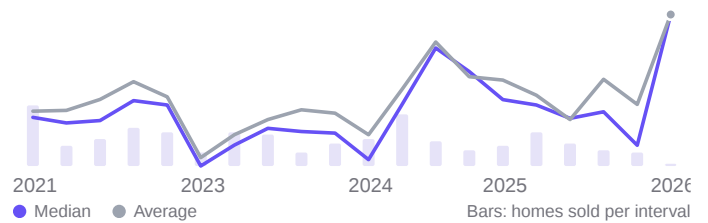
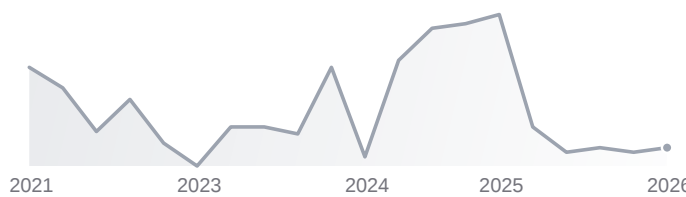
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

27 / 100

Sale prices

Median \$800K · Average \$800K

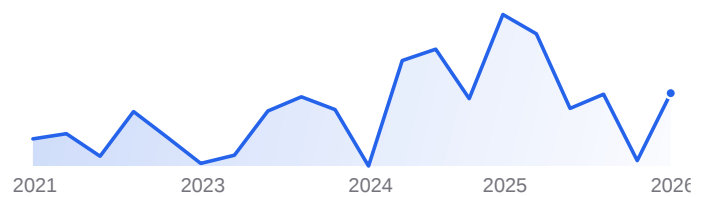
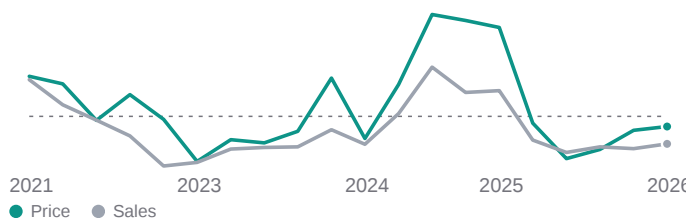


Growth (year over year)

Price -7.6% · Sales -20.5%

Price per square foot

\$228/ft²

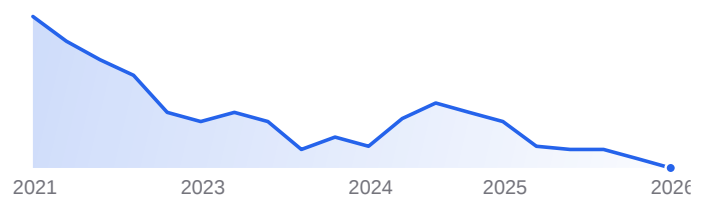
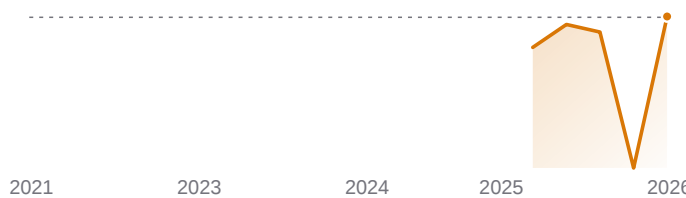


Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

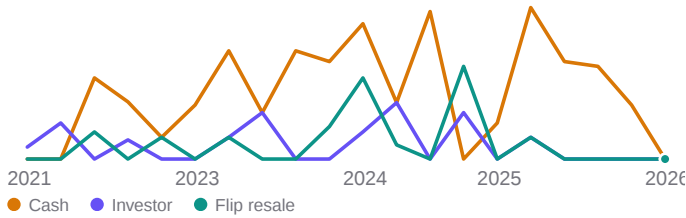
2.8%



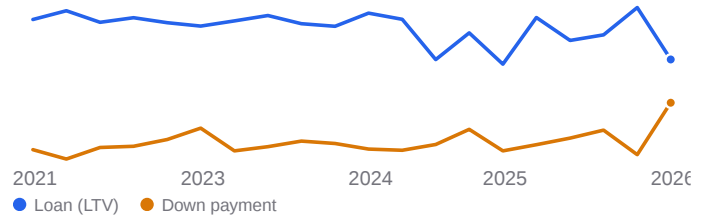
BUYERS & OUTCOMES

Buyer mix

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

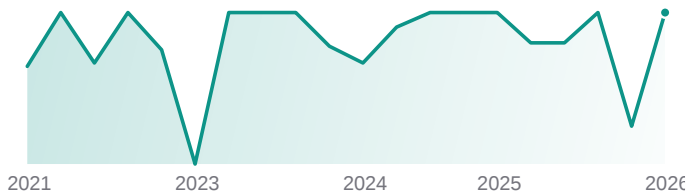


Financing (share of purchase price) Loan (LTV) 63% · Down payment 38%



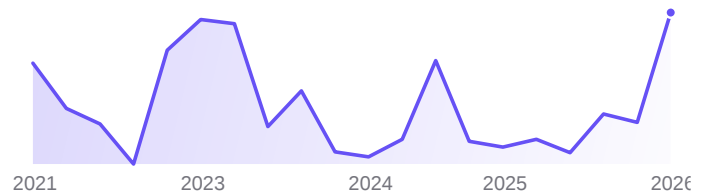
Sellers who sold at a gain

100%



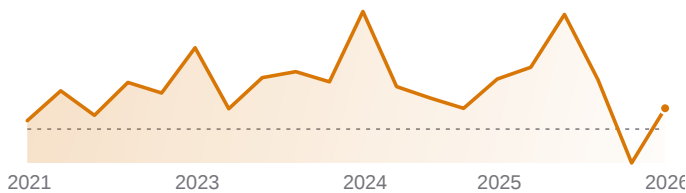
Typical hold before selling

16.4 yrs



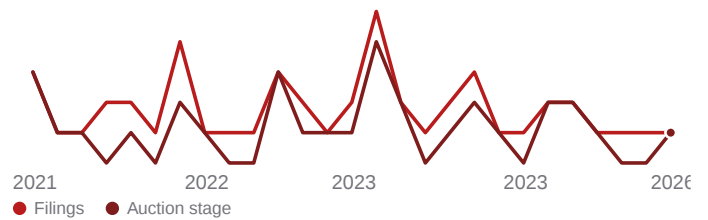
Median annualized return at resale

+2.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,252
Median value (AVM)	\$570K
Median size	2,172 ft²
Median year built	1978
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.4%
Owner occupied	87%
Company owned	4.6%
Median loan-to-value	47%
Typical ownership tenure	19.5 yrs

COMMUNITY

Population	3,591
Density	152 / mi²
Median household income	\$128K
Average household income	\$158K
Crime index (US avg 100)	57
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	82
Homes occupied	96%
Bachelor's or higher	37%
Poverty rate	5.2%
Unemployment	1.3%
Average temp	51°F
Annual precip	50 in
Sunshine	56%

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