

Dorothy

Community · NJ · New Jersey > Atlantic County

BALANCED MARKET

\$200K

MEDIAN SALE PRICE

-55.5%

1-YR CHANGE

17

SALES (12 MO)

\$327K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

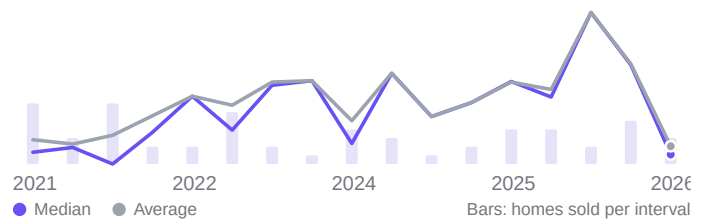
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$179K · Average \$205K

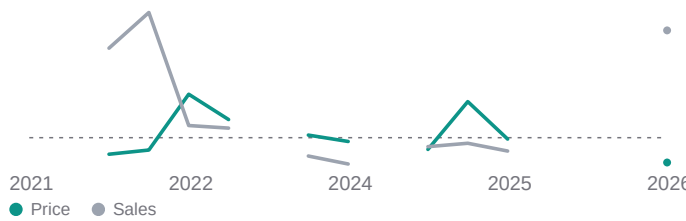


Growth (year over year)

Price -55.5% · Sales +240.0%

Price per square foot

\$121/ft²

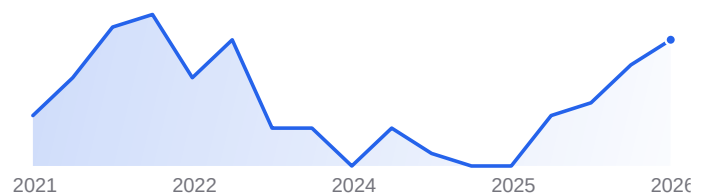


Sale premium vs estimated value

-1.2%

Annual turnover (share of homes sold)

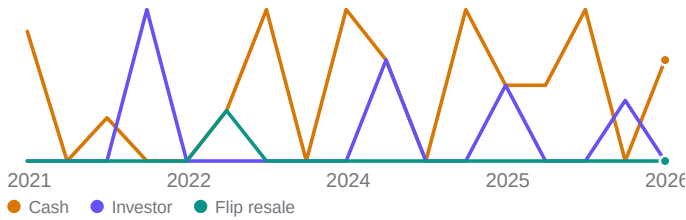
4.0%



BUYERS & OUTCOMES

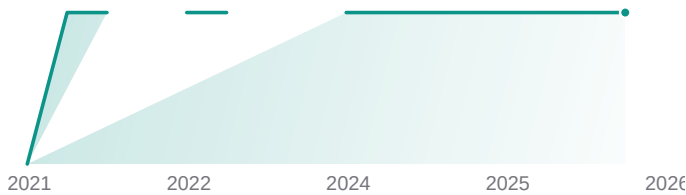
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



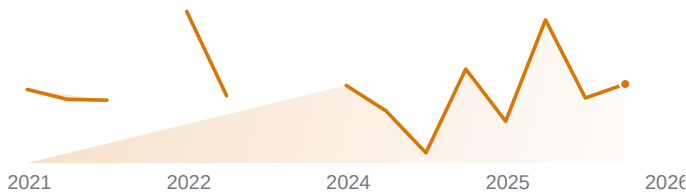
Sellers who sold at a gain

100%

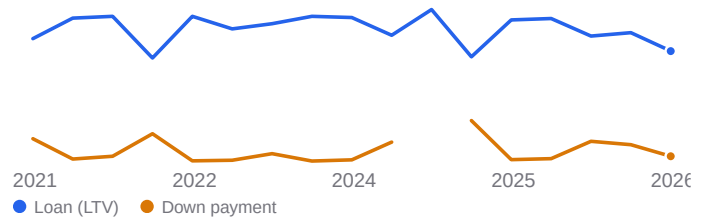


Median annualized return at resale

+7.8%

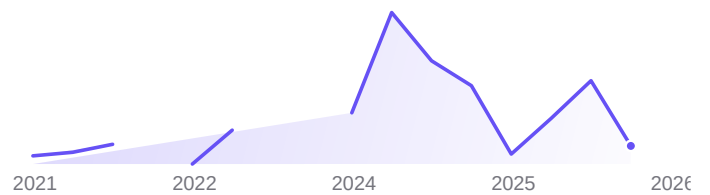


Financing (share of purchase price) Loan (LTV) 75% · Down payment 5.0%



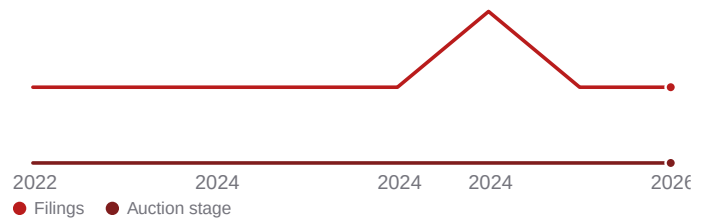
Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	430
Median value (AVM)	\$327K
Median size	1,632 ft²
Median year built	1975
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.5%
Owner occupied	76%
Company owned	4.7%
Median loan-to-value	42%
Typical ownership tenure	23.9 yrs

COMMUNITY

Population	1,061
Density	182 / mi²
Median household income	\$70K
Average household income	\$85K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	46
Homes occupied	93%
Bachelor's or higher	15%
Poverty rate	9.1%
Unemployment	1.4%
Average temp	54°F
Annual precip	44 in
Sunshine	56%

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