

Elizabethport 07206

ZIP code · NJ · New Jersey · Union County

BALANCED MARKET

\$698K

MEDIAN SALE PRICE

-0.5%

1-YR CHANGE

138

SALES (12 MO)

\$590K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



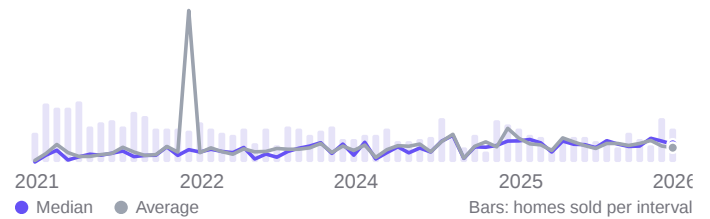
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$645K · Average \$586K

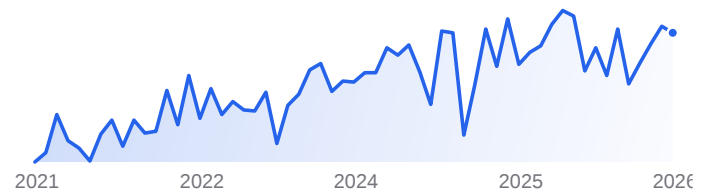
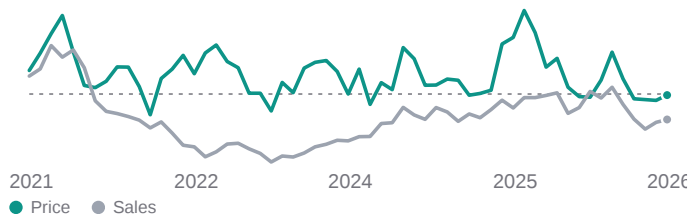


Growth (year over year)

Price -0.5% · Sales -13.2%

Price per square foot

\$303/ft²

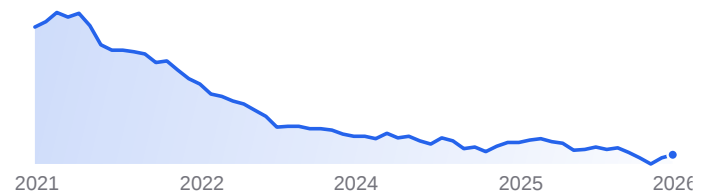


Sale premium vs estimated value

+5.9%

Annual turnover (share of homes sold)

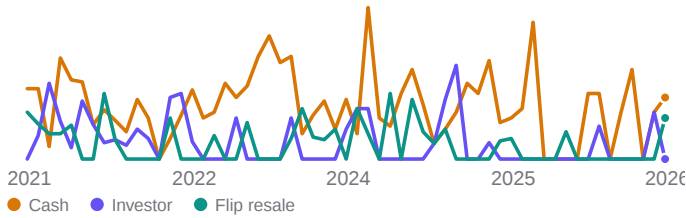
3.8%



BUYERS & OUTCOMES

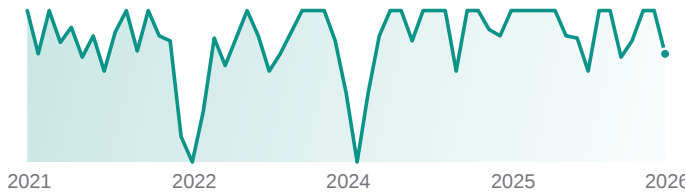
Buyer mix

Cash 19% · Investor 0% · Flip resale 13%



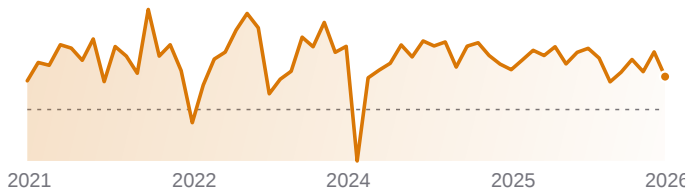
Sellers who sold at a gain

86%

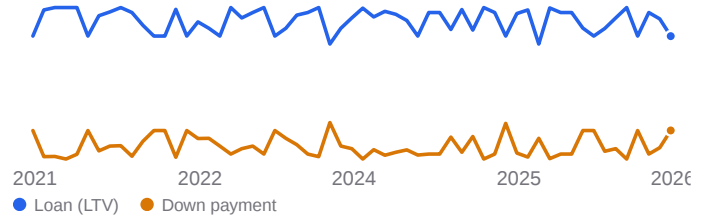


Median annualized return at resale

+6.0%

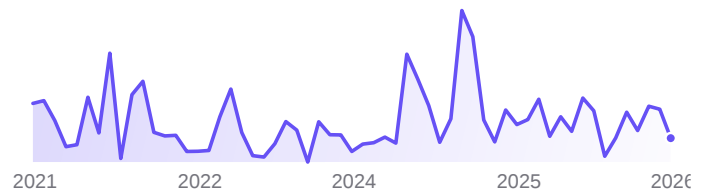


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



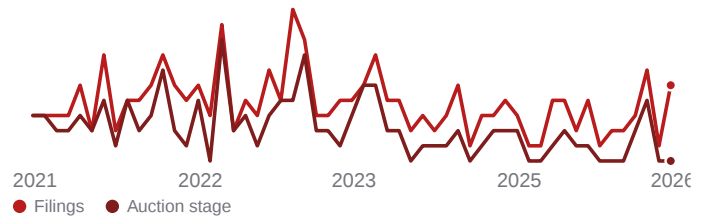
Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 5 · Auction stage 0



HOUSING STOCK

Homes	3,658
Median value (AVM)	\$590K
Median size	2,352 ft²
Median year built	1913
Single family	93%
Condos	1.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.2%
Owner occupied	54%
Company owned	25%
Median loan-to-value	40%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	30,199
Density	17,747 / mi²
Median household income	\$54K
Average household income	\$71K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	108
Homes occupied	95%
Bachelor's or higher	4%
Poverty rate	20.0%
Unemployment	1.5%
Average temp	54°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.