

Absecon 08201

ZIP code · NJ · New Jersey > Atlantic County > Absecon

SELLER'S MARKET

\$308K

MEDIAN SALE PRICE

+12.6%

1-YR CHANGE

146

SALES (12 MO)

\$295K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

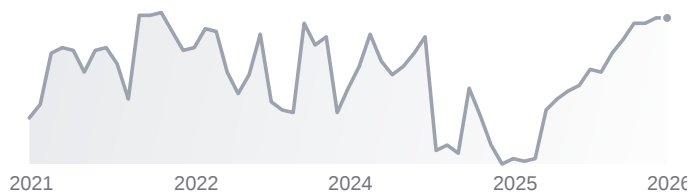
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

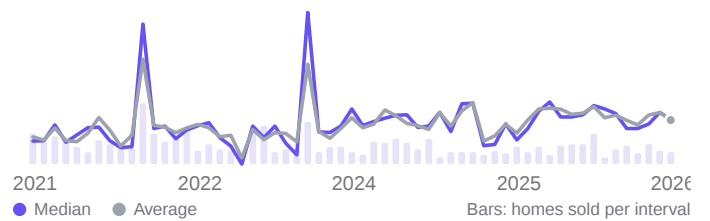
Market temperature (0–100)

77 / 100



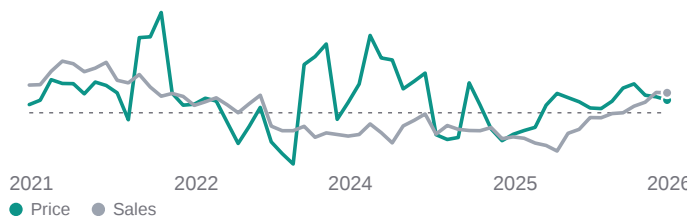
Sale prices

Median \$303K · Average \$301K



Growth (year over year)

Price +12.6% · Sales +19.7%



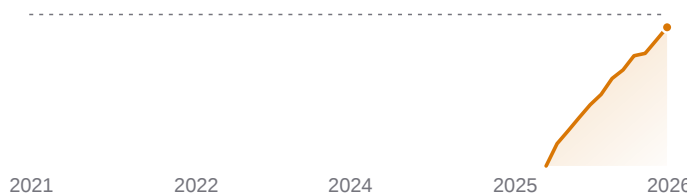
Price per square foot

\$226/ft²



Sale premium vs estimated value

-0.6%



Annual turnover (share of homes sold)

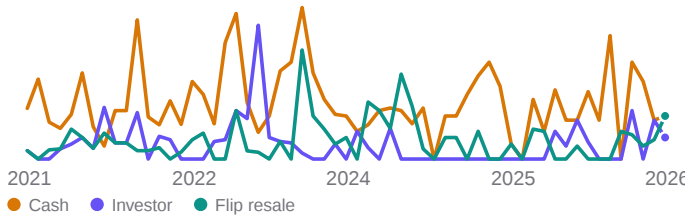
4.4%



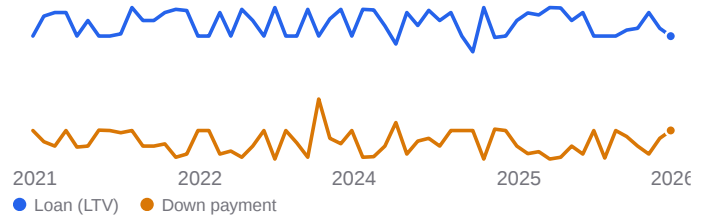
BUYERS & OUTCOMES

Buyer mix

Cash 22% · Investor 11% · Flip resale 22%

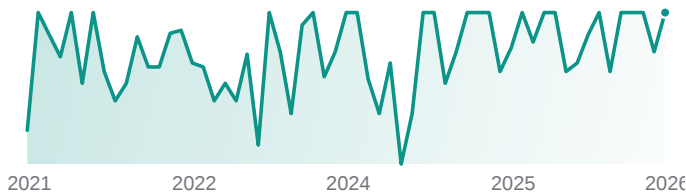


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



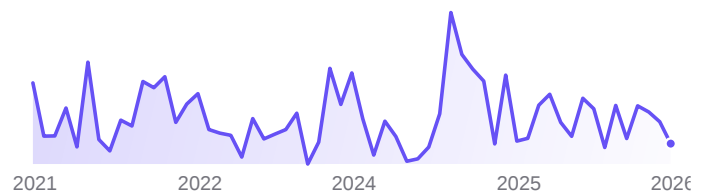
Sellers who sold at a gain

100%



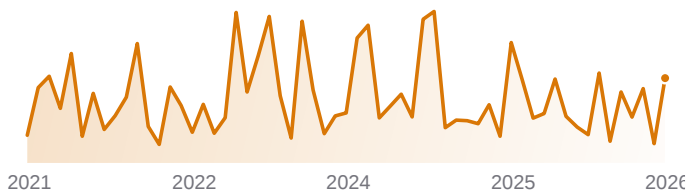
Typical hold before selling

3.8 yrs



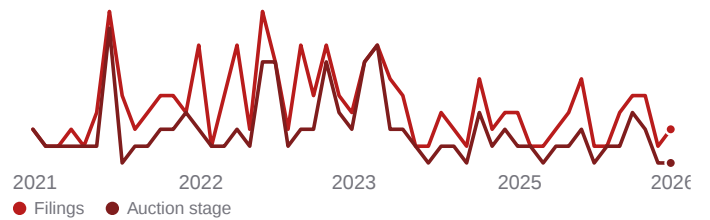
Median annualized return at resale

+7.8%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	3,353
Median value (AVM)	\$295K
Median size	1,568 ft²
Median year built	1969
Single family	94%
Condos	5.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	2.3%
Owner occupied	77%
Company owned	9.0%
Median loan-to-value	53%
Typical ownership tenure	14.1 yrs

COMMUNITY

Population	9,837
Density	1,069 / mi²
Median household income	\$78K
Average household income	\$98K
Crime index (US avg 100)	49
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	42
Homes occupied	93%
Bachelor's or higher	26%
Poverty rate	11.0%
Unemployment	1.4%
Average temp	54°F
Annual precip	40 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.