

Brigantine 08203

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

SELLER'S MARKET

\$608K

MEDIAN SALE PRICE

-5.1%

1-YR CHANGE

414

SALES (12 MO)

\$729K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

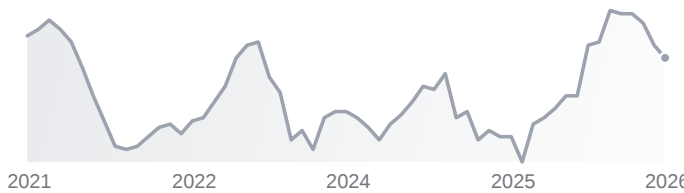
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

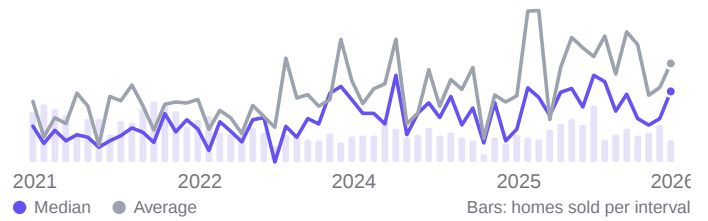
Market temperature (0–100)

69 / 100



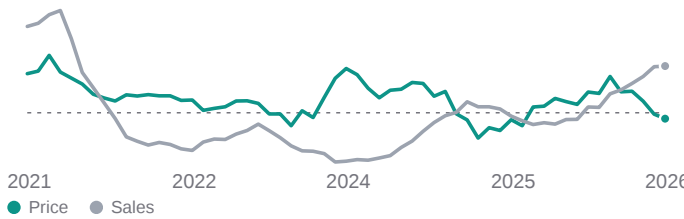
Sale prices

Median \$704K · Average \$836K



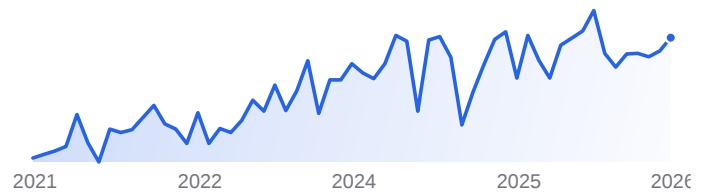
Growth (year over year)

Price -5.1% · Sales +40.3%



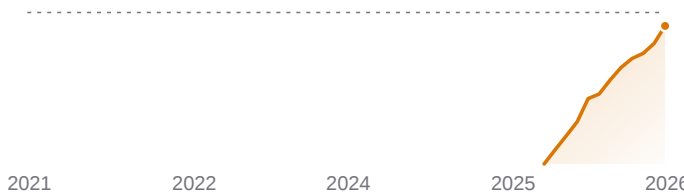
Price per square foot

\$509/ft²



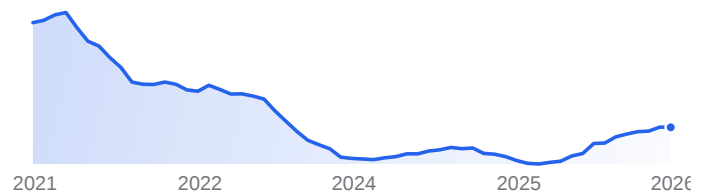
Sale premium vs estimated value

-0.5%



Annual turnover (share of homes sold)

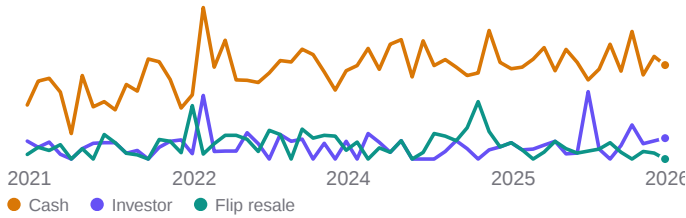
4.7%



BUYERS & OUTCOMES

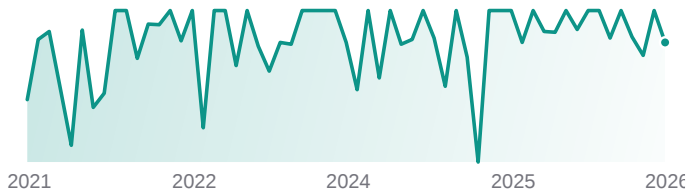
Buyer mix

Cash 41% · Investor 9.1% · Flip resale 0%



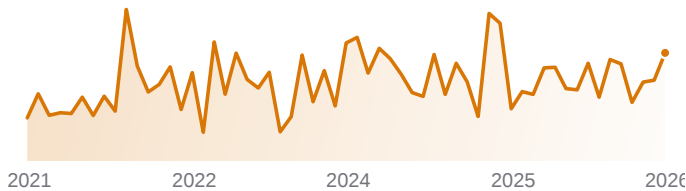
Sellers who sold at a gain

95%

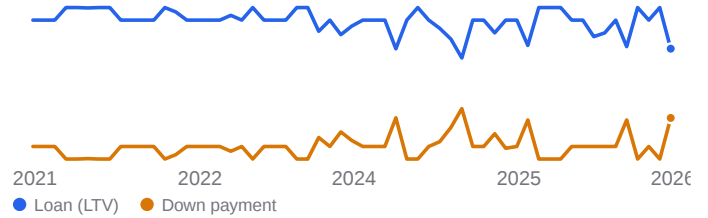


Median annualized return at resale

+12.1%

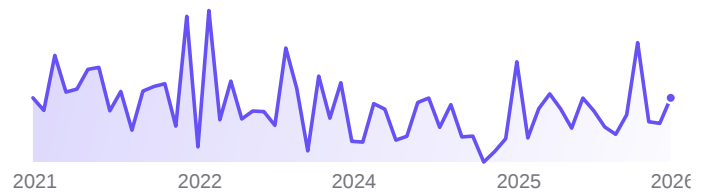


Financing (share of purchase price) Loan (LTV) 64% · Down payment 36%



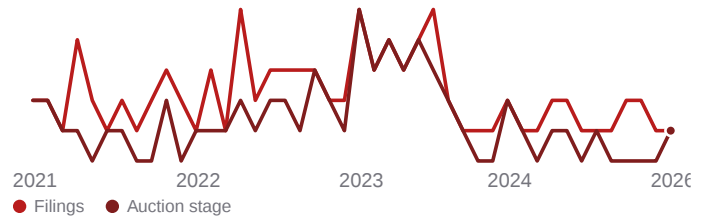
Typical hold before selling

7.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,765
Median value (AVM)	\$729K
Median size	1,550 ft²
Median bedrooms	3
Median year built	1982
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	0.7%
Owner occupied	24%
Company owned	14%
Median loan-to-value	29%
Typical ownership tenure	12.3 yrs

COMMUNITY

Population	7,912
Density	541 / mi²
Median household income	\$94K
Average household income	\$125K
Crime index (US avg 100)	163
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	42
Homes occupied	43%
Bachelor's or higher	29%
Poverty rate	8.5%
Unemployment	1.3%
Average temp	54°F
Annual precip	39 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.