

Absecon 08205

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

SELLER'S MARKET

\$304K

MEDIAN SALE PRICE

+5.9%

1-YR CHANGE

498

SALES (12 MO)

\$337K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

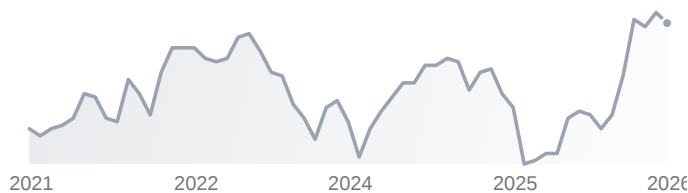
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

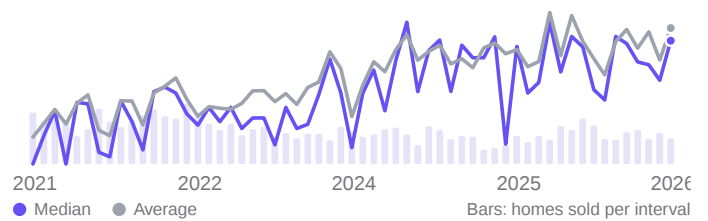
Market temperature (0–100)

76 / 100



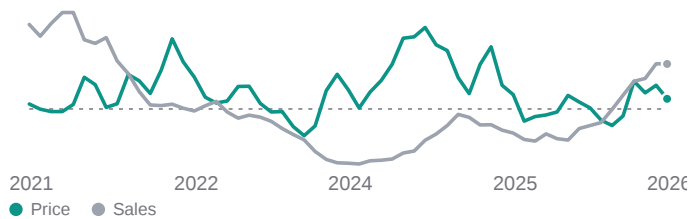
Sale prices

Median \$334K · Average \$352K



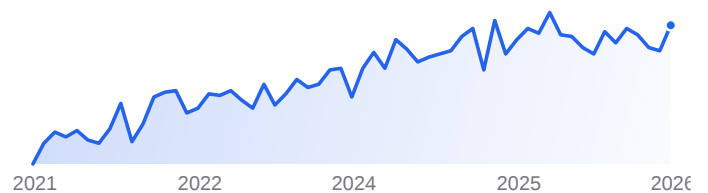
Growth (year over year)

Price +5.9% · Sales +26.4%



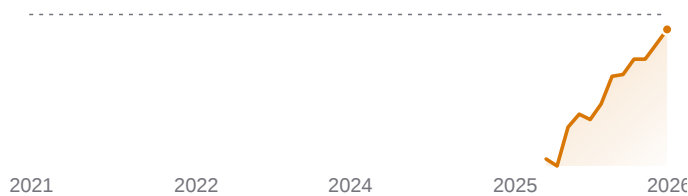
Price per square foot

\$215/ft²



Sale premium vs estimated value

-0.7%



Annual turnover (share of homes sold)

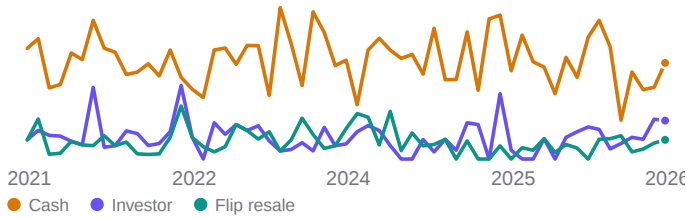
4.4%



BUYERS & OUTCOMES

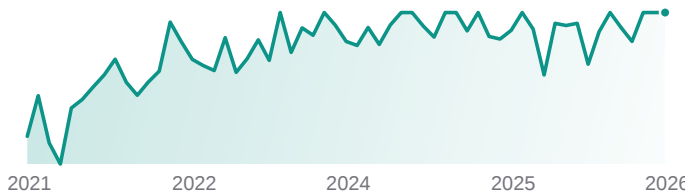
Buyer mix

Cash 29% · Investor 12% · Flip resale 5.9%



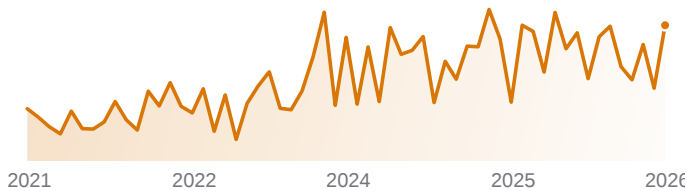
Sellers who sold at a gain

100%

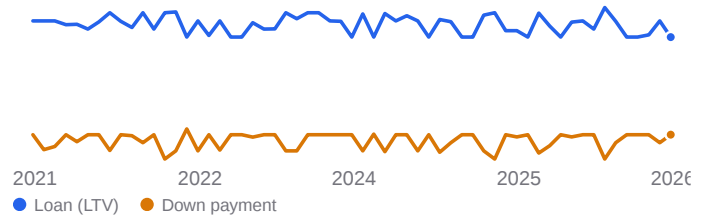


Median annualized return at resale

+9.7%

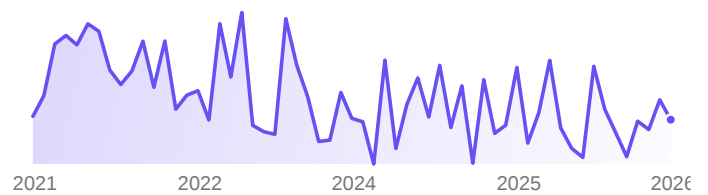


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



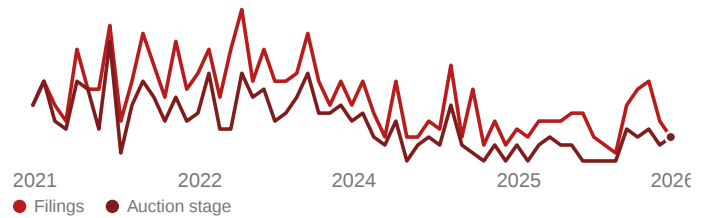
Typical hold before selling

7.5 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	11,447
Median value (AVM)	\$337K
Median size	1,536 ft²
Median year built	1988
Single family	71%
Condos	28%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.0%
Owner occupied	71%
Company owned	12%
Median loan-to-value	45%
Typical ownership tenure	13.7 yrs

COMMUNITY

Population	27,079
Density	540 / mi²
Median household income	\$81K
Average household income	\$108K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	118
Earthquake index (US avg 100)	44
Homes occupied	95%
Bachelor's or higher	22%
Poverty rate	6.0%
Unemployment	1.5%
Average temp	54°F
Annual precip	42 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.