

Egg Harbor City 08215

ZIP code · NJ · New Jersey > Atlantic County > Egg Harbor City

SELLER'S MARKET

\$309K

MEDIAN SALE PRICE

-4.3%

1-YR CHANGE

228

SALES (12 MO)

\$318K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

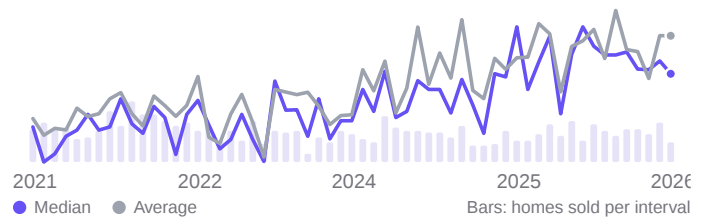
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$300K · Average \$361K

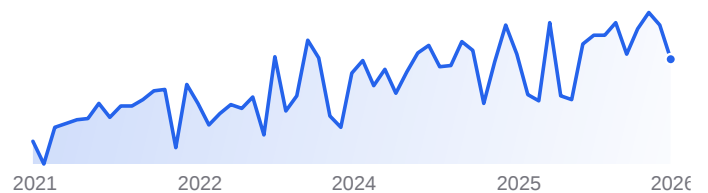
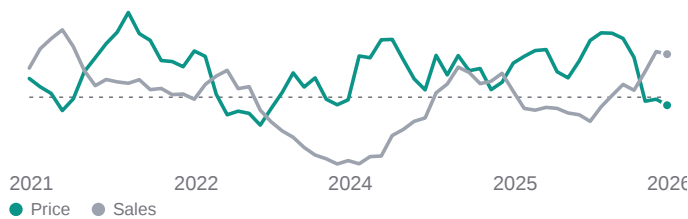


Growth (year over year)

Price -4.3% · Sales +23.2%

Price per square foot

\$192/ft²

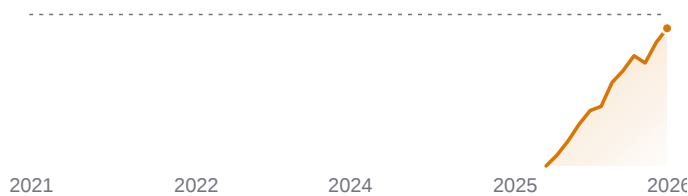


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

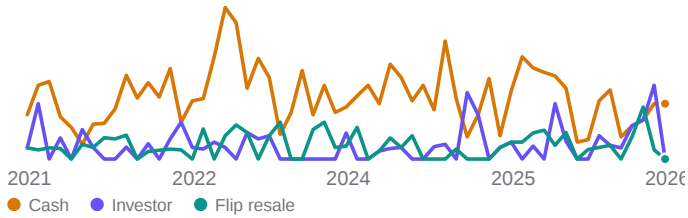
4.5%



BUYERS & OUTCOMES

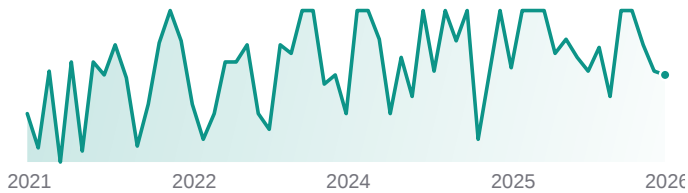
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



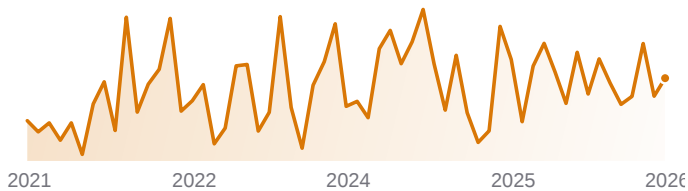
Sellers who sold at a gain

88%

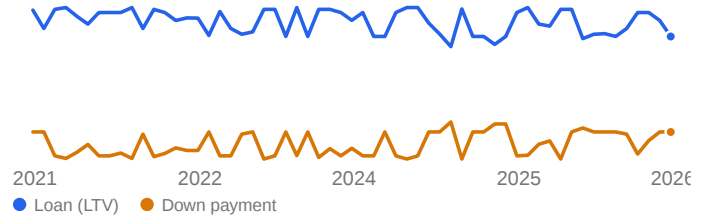


Median annualized return at resale

+6.7%

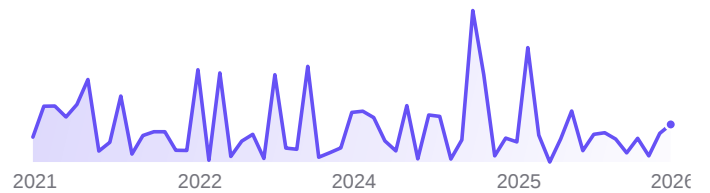


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



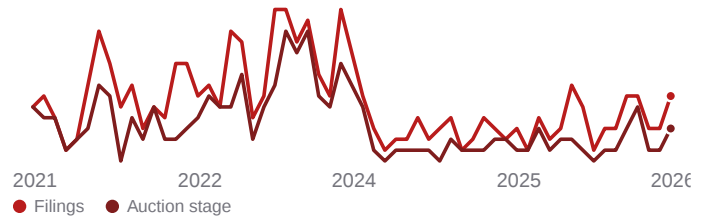
Typical hold before selling

8.5 yrs



Preforeclosure filings

Filings 6 · Auction stage 3



HOUSING STOCK

Homes	5,068
Median value (AVM)	\$318K
Median size	1,554 ft²
Median bedrooms	2
Median year built	1971
Single family	96%
Condos	3.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.8%
Owner occupied	68%
Company owned	9.7%
Median loan-to-value	44%

Typical ownership tenure

16.7 yrs

COMMUNITY

Population	17,188
Density	131 / mi²
Median household income	\$79K
Average household income	\$99K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	51
Homes occupied	92%
Bachelor's or higher	17%
Poverty rate	8.2%
Unemployment	1.4%
Average temp	54°F
Annual precip	44 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.