

Northfield 08225

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

SELLER'S MARKET

\$363K

MEDIAN SALE PRICE

-16.4%

1-YR CHANGE

132

SALES (12 MO)

\$422K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100

Buyer's market

Balanced

Seller's market

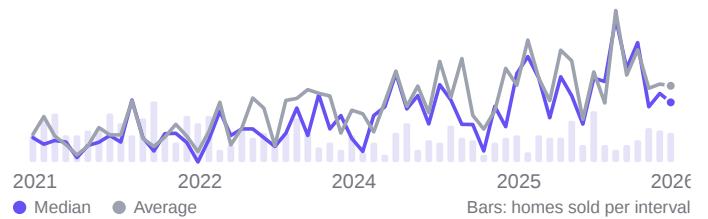
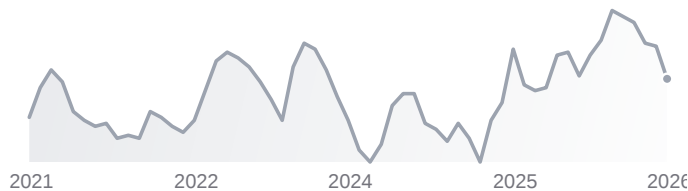
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$360K · Average \$397K

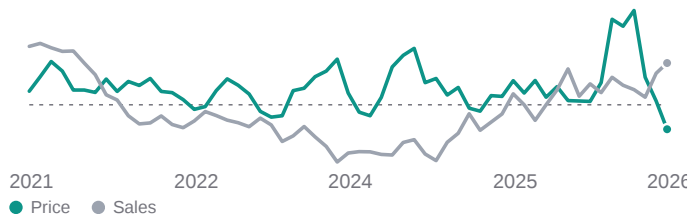


Growth (year over year)

Price -16.4% · Sales +28.2%

Price per square foot

\$216/ft²

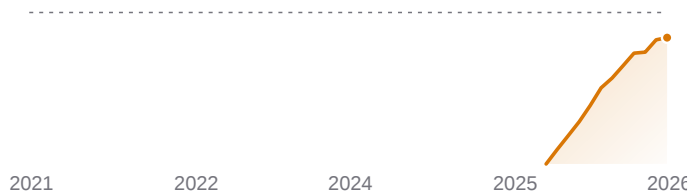


Sale premium vs estimated value

-1.2%

Annual turnover (share of homes sold)

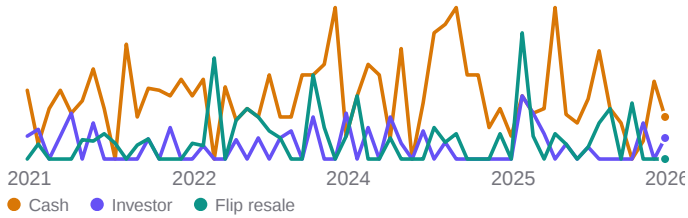
4.2%



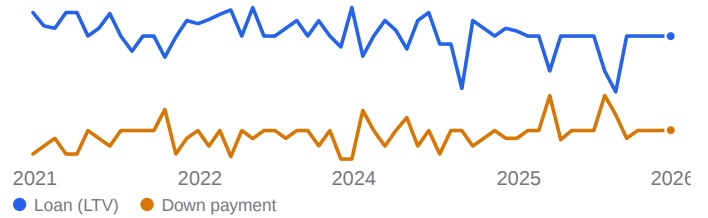
BUYERS & OUTCOMES

Buyer mix

Cash 17% · Investor 8.3% · Flip resale 0%

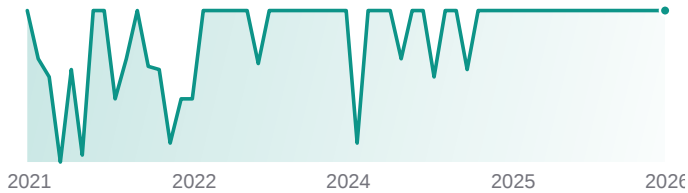


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



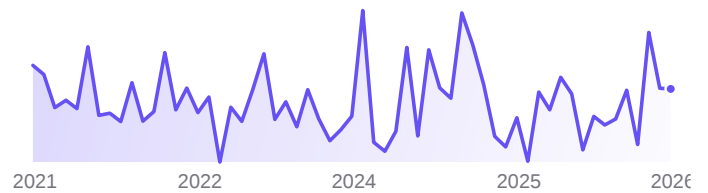
Sellers who sold at a gain

100%



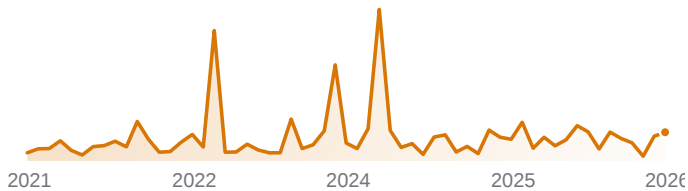
Typical hold before selling

9.2 yrs



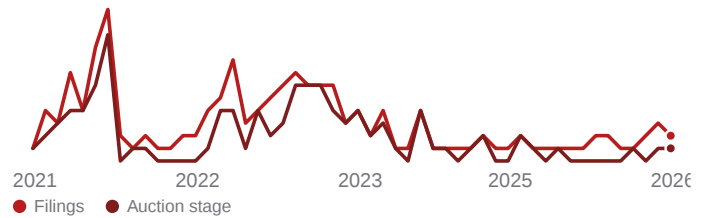
Median annualized return at resale

+9.3%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	3,145
Median value (AVM)	\$422K
Median size	1,612 ft²
Median year built	1960
Single family	96%
Condos	3.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.4%
Owner occupied	85%
Company owned	6.8%
Median loan-to-value	45%
Typical ownership tenure	15.4 yrs

COMMUNITY

Population	9,206
Density	1,081 / mi²
Median household income	\$110K
Average household income	\$145K
Crime index (US avg 100)	41
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	43
Homes occupied	90%
Bachelor's or higher	31%
Poverty rate	3.9%
Unemployment	1.6%
Average temp	54°F
Annual precip	41 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.