

Pleasantville 08232

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

BALANCED MARKET

\$225K

MEDIAN SALE PRICE

+9.8%

1-YR CHANGE

201

SALES (12 MO)

\$228K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



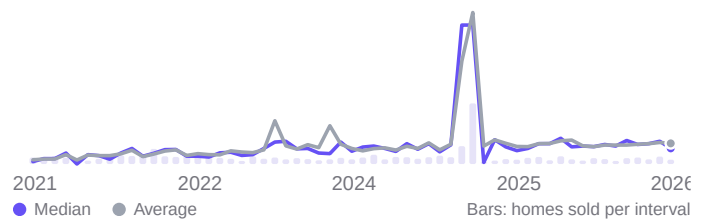
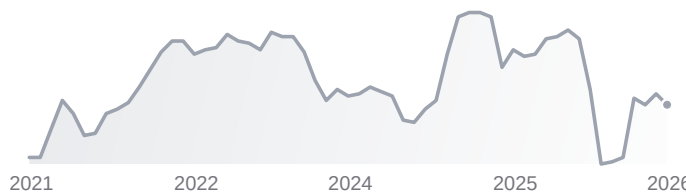
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$200K · Average \$232K

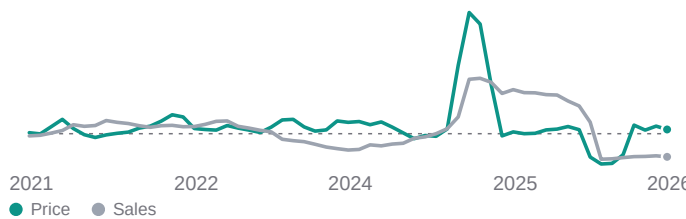


Growth (year over year)

Price +9.8% · Sales -53.8%

Price per square foot

\$195/ft²

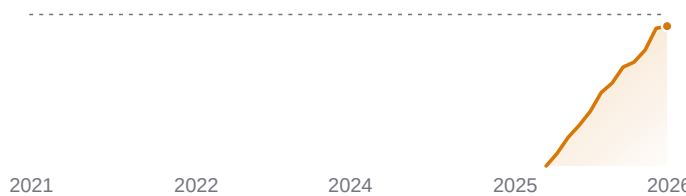


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

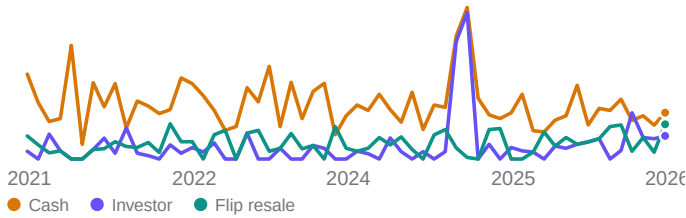
3.7%



BUYERS & OUTCOMES

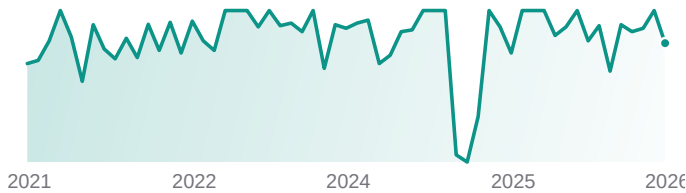
Buyer mix

Cash 29% · Investor 14% · Flip resale 21%



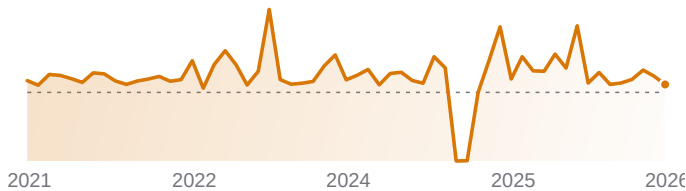
Sellers who sold at a gain

85%

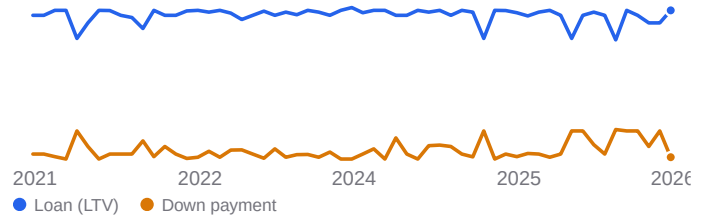


Median annualized return at resale

+3.4%

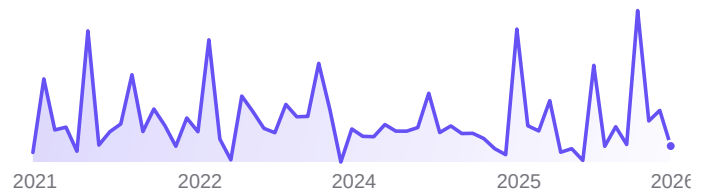


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.0%



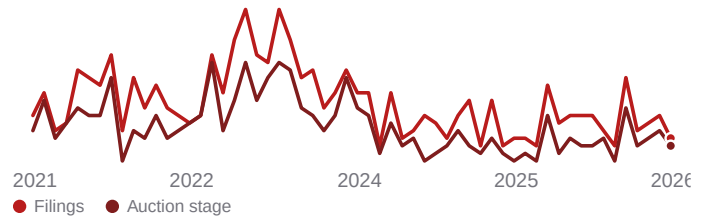
Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	5,394
Median value (AVM)	\$228K
Median size	1,224 ft²
Median bedrooms	2
Median year built	1950
Single family	90%
Condos	9.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	3.1%
Owner occupied	60%
Company owned	20%
Median loan-to-value	46%

Typical ownership tenure

11.0 yrs

COMMUNITY

Population	21,429
Density	2,570 / mi²
Median household income	\$54K
Average household income	\$75K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	45
Homes occupied	93%
Bachelor's or higher	11%
Poverty rate	20.8%
Unemployment	1.3%
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.