

Port Republic 08241

ZIP code · NJ · New Jersey > Atlantic County > Port Republic

BALANCED MARKET

\$428K

MEDIAN SALE PRICE

+35.3%

1-YR CHANGE

19

SALES (12 MO)

\$429K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



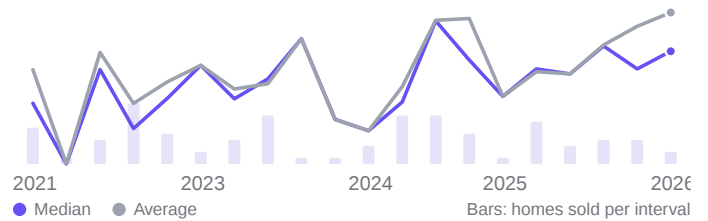
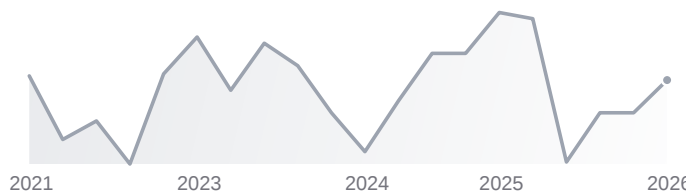
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

57 / 100

Sale prices

Median \$440K · Average \$578K

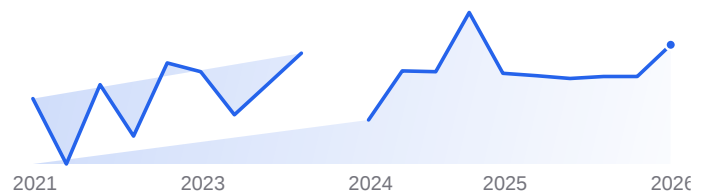
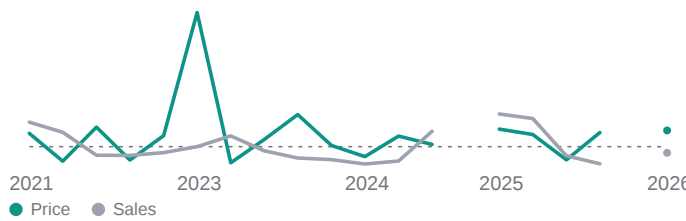


Growth (year over year)

Price +35.3% · Sales -13.6%

Price per square foot

\$273/ft²

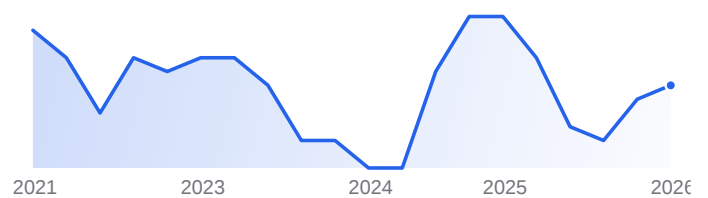


Sale premium vs estimated value

+11.2%

Annual turnover (share of homes sold)

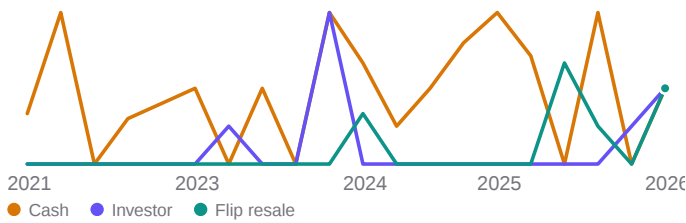
3.8%



BUYERS & OUTCOMES

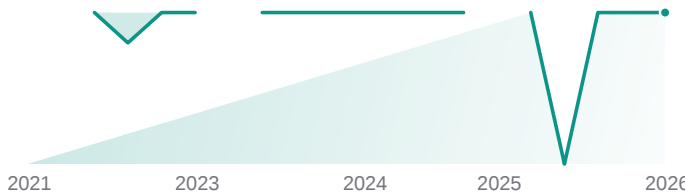
Buyer mix

Cash 50% · Investor 50% · Flip resale 50%



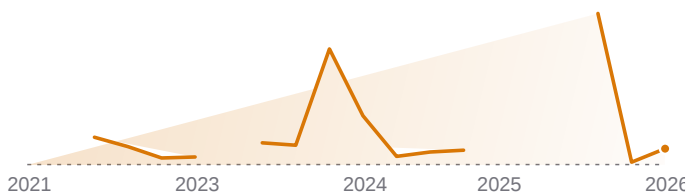
Sellers who sold at a gain

100%

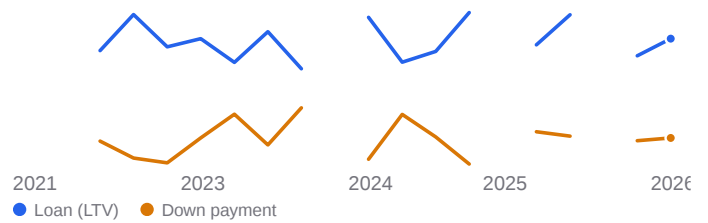


Median annualized return at resale

+8.8%

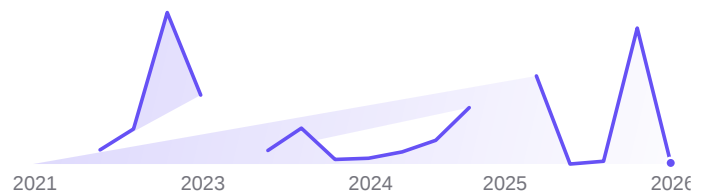


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



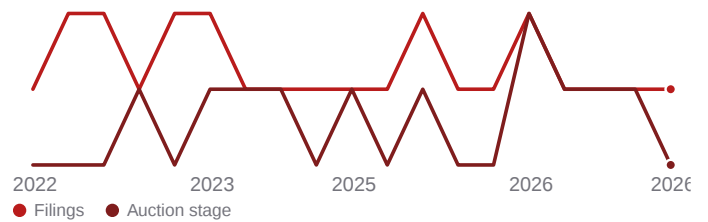
Typical hold before selling

0.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	496
Median value (AVM)	\$429K
Median size	1,960 ft²
Median year built	1975
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.4%
Owner occupied	77%
Company owned	6.5%
Median loan-to-value	42%
Typical ownership tenure	22.2 yrs

COMMUNITY

Population	1,156
Density	125 / mi²
Median household income	\$120K
Average household income	\$190K
Crime index (US avg 100)	34
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	44
Homes occupied	92%
Bachelor's or higher	25%
Poverty rate	3.1%
Unemployment	1.3%
Average temp	54°F
Annual precip	43 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.