

Somers Point 08244

ZIP code · NJ · New Jersey > Atlantic County > Somers Point

STRONG SELLER'S MARKET

\$465K

MEDIAN SALE PRICE

+15.5%

1-YR CHANGE

212

SALES (12 MO)

\$432K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 85 / 100

Buyer's market

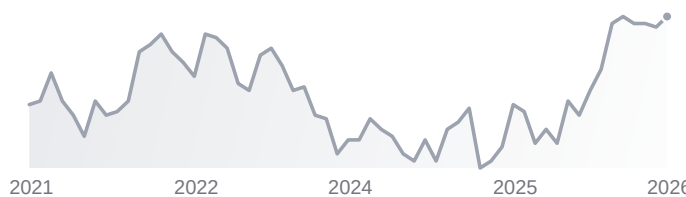
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

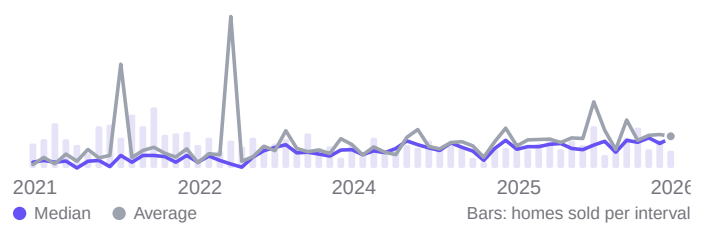
Market temperature (0-100)

85 / 100



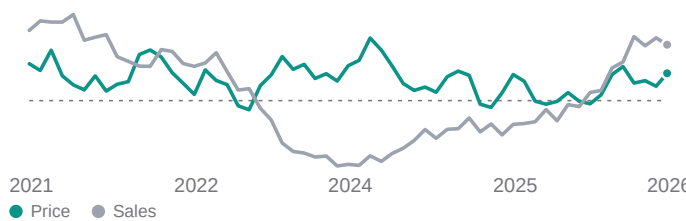
Sale prices

Median \$480K · Average \$493K



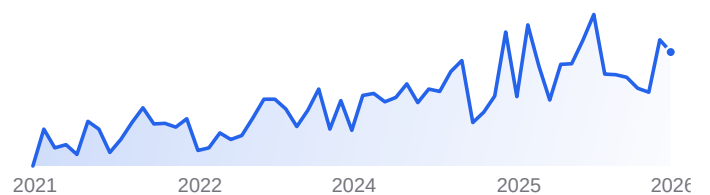
Growth (year over year)

Price +15.5% · Sales +31.7%



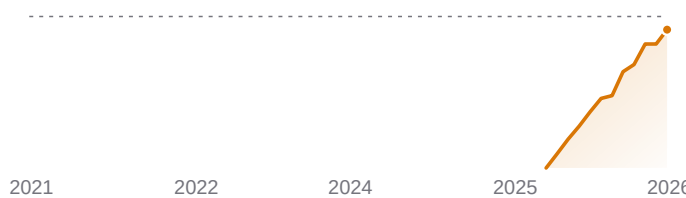
Price per square foot

\$346/ft²



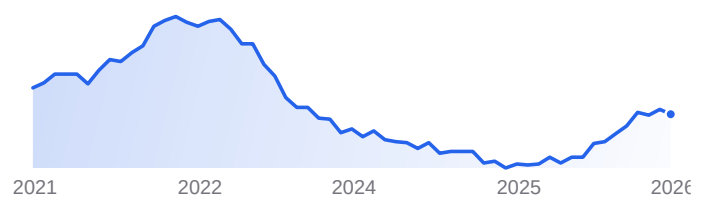
Sale premium vs estimated value

-0.6%



Annual turnover (share of homes sold)

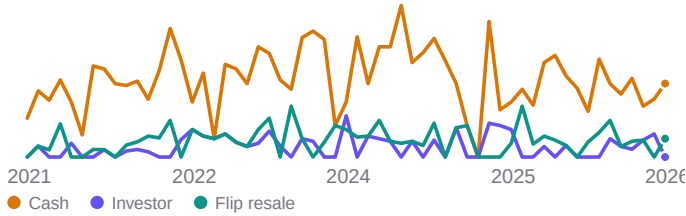
5.4%



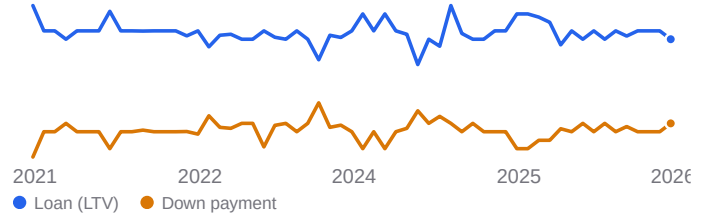
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 8.3%

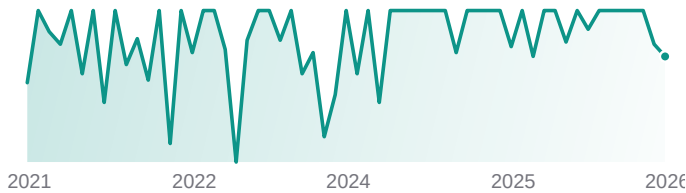


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



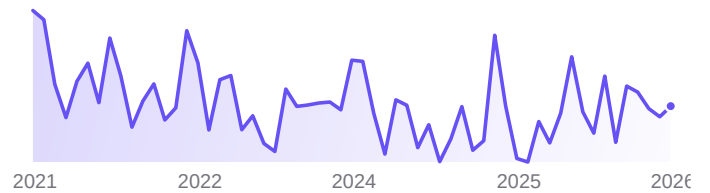
Sellers who sold at a gain

91%



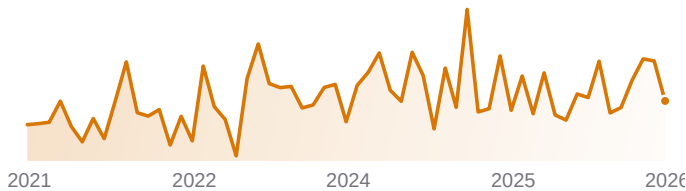
Typical hold before selling

7.2 yrs



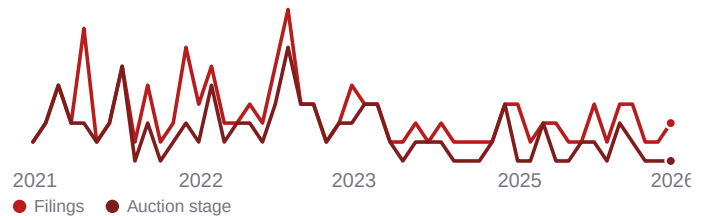
Median annualized return at resale

+6.6%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	3,895
Median value (AVM)	\$432K
Median size	1,419 ft²
Median year built	1966
Single family	94%
Condos	5.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.8%
Owner occupied	61%
Company owned	10%
Median loan-to-value	43%
Typical ownership tenure	12.6 yrs

COMMUNITY

Population	11,164
Density	1,411 / mi²
Median household income	\$75K
Average household income	\$95K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	42
Homes occupied	85%
Bachelor's or higher	20%
Poverty rate	10.8%
Unemployment	1.6%
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.