

# Buena 08310

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

BALANCED MARKET

**\$402K**

MEDIAN SALE PRICE

**-43.8%**

1-YR CHANGE

**21**

SALES (12 MO)

**\$326K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

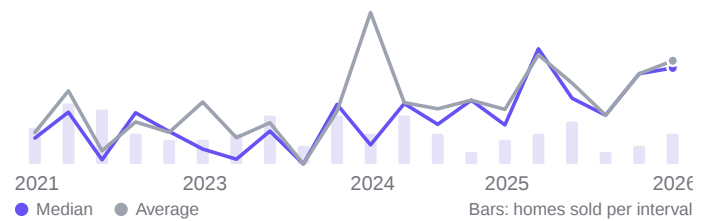
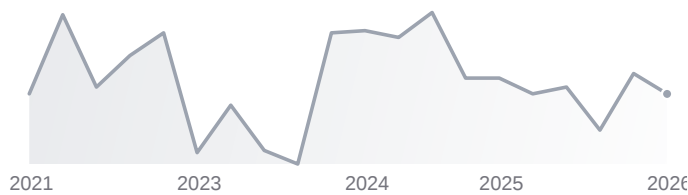
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$410K · Average \$433K

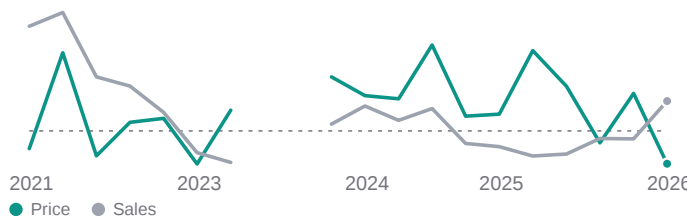


Growth (year over year)

Price -43.8% · Sales +40.0%

Price per square foot

\$207/ft²

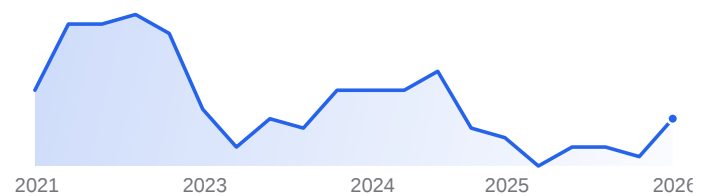
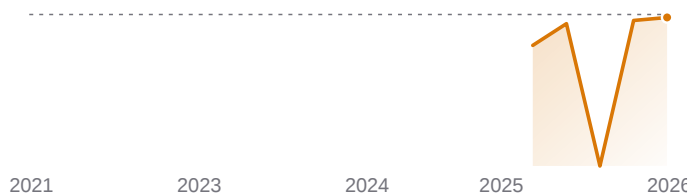


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

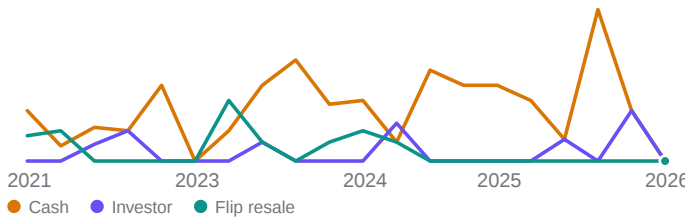
4.3%



## BUYERS & OUTCOMES

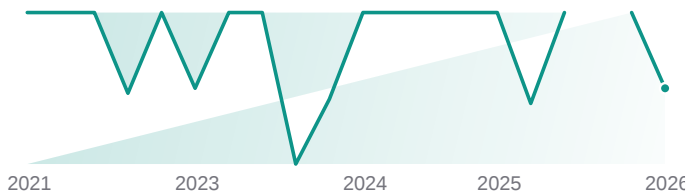
### Buyer mix

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



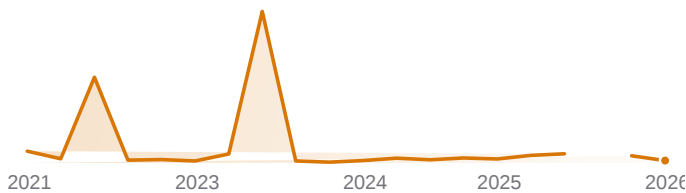
### Sellers who sold at a gain

75%

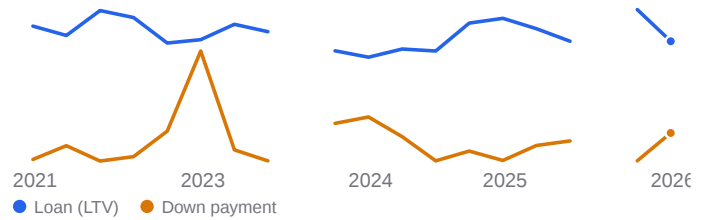


### Median annualized return at resale

+2.9%

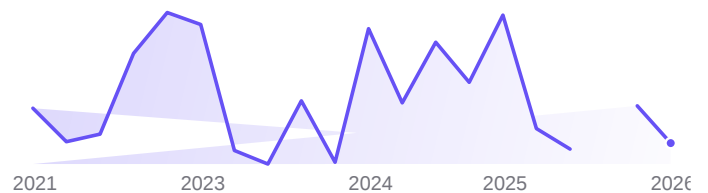


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



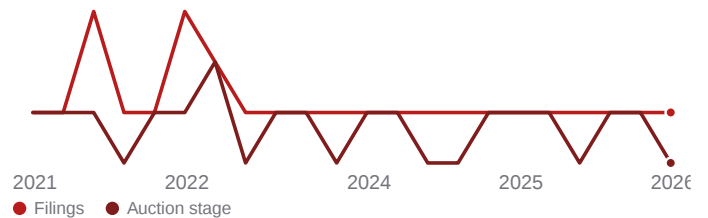
### Typical hold before selling

3.5 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 483       |
| Median value (AVM) | \$326K    |
| Median size        | 1,540 ft² |
| Median year built  | 1968      |
| Single family      | 97%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 62%      |
| Underwater (LTV 125% or more) | 2.2%     |
| Owner occupied                | 68%      |
| Company owned                 | 8.5%     |
| Median loan-to-value          | 40%      |
| Typical ownership tenure      | 19.0 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 3,429     |
| Density                          | 218 / mi² |
| Median household income          | \$68K     |
| Average household income         | \$82K     |
| Crime index (US avg 100)         | 48        |
| Air pollution index (US avg 100) | 95        |
| Earthquake index (US avg 100)    | 49        |
| Homes occupied                   | 93%       |
| Bachelor's or higher             | 16%       |
| Poverty rate                     | 5.2%      |
| Unemployment                     | 1.6%      |
| Average temp                     | 54°F      |
| Annual precip                    | 45 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.