

Estell Manor 08319

ZIP code · NJ · New Jersey > Atlantic County > Estell Manor

BALANCED MARKET

\$272K

MEDIAN SALE PRICE

+24.3%

1-YR CHANGE

17

SALES (12 MO)

\$327K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



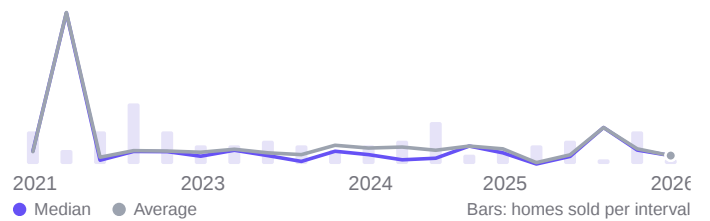
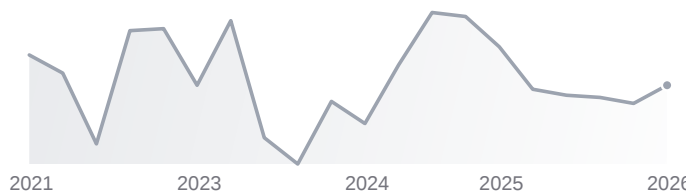
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$200K · Average \$200K

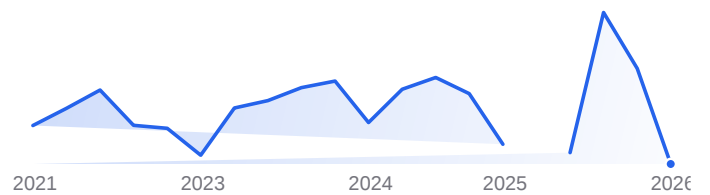
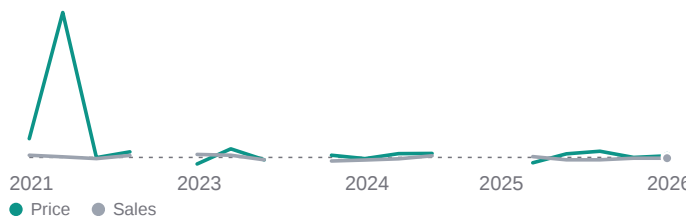


Growth (year over year)

Price +24.3% · Sales -10.5%

Price per square foot

\$85/ft²



Sale premium vs estimated value

-56.0%

Annual turnover (share of homes sold)

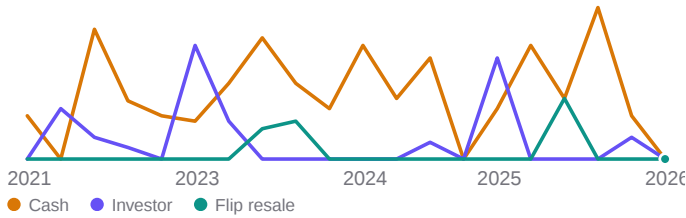
2.8%



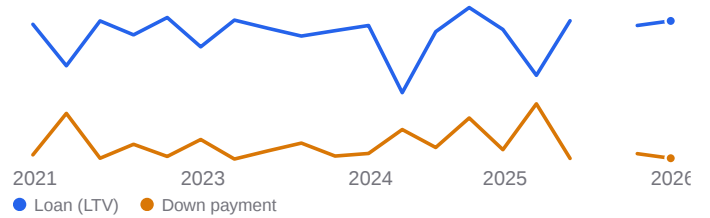
BUYERS & OUTCOMES

Buyer mix

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

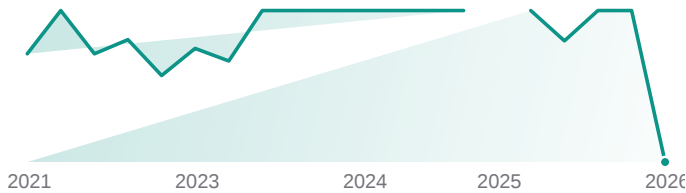


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



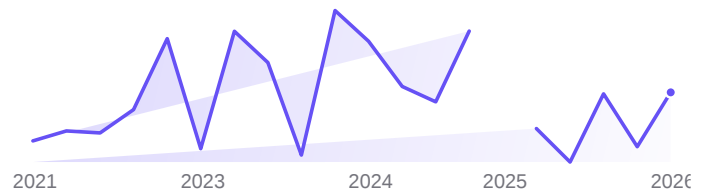
Sellers who sold at a gain

0%



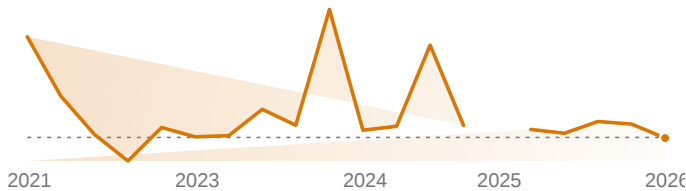
Typical hold before selling

10.4 yrs



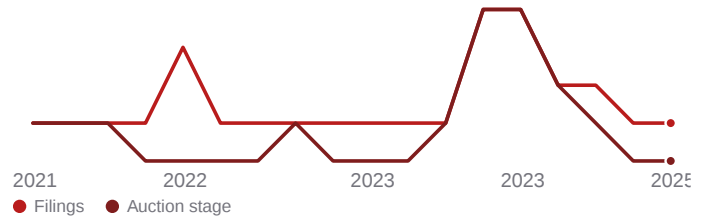
Median annualized return at resale

-0.5%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	599
Median value (AVM)	\$327K
Median size	1,680 ft²
Median year built	1985
Single family	83%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.2%
Owner occupied	66%
Company owned	6.0%
Median loan-to-value	34%
Typical ownership tenure	20.6 yrs

COMMUNITY

Population	755
Density	47 / mi²
Median household income	\$109K
Average household income	\$120K
Crime index (US avg 100)	27
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	42
Homes occupied	90%
Bachelor's or higher	26%
Poverty rate	9.6%
Unemployment	1.4%
Average temp	54°F
Annual precip	44 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.