Minotola 08341

STRONG SELLER'S MARKET

ZIP code · NJ · New Jersey › Atlantic County

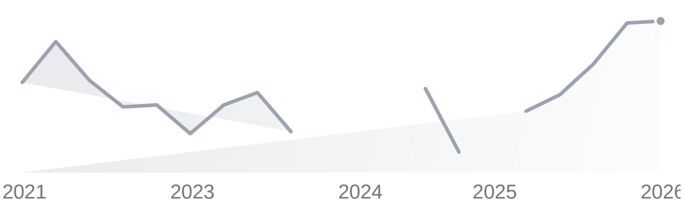
$300K	+80.8%	21	$297K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

Market temperature — Strong seller's market · 91 / 100

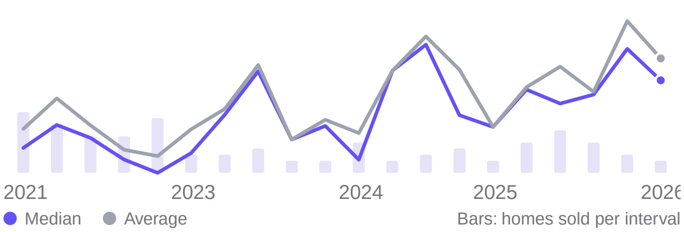
Buyer's market · Balanced · Seller's market

MARKET TRENDS (5 YEARS)

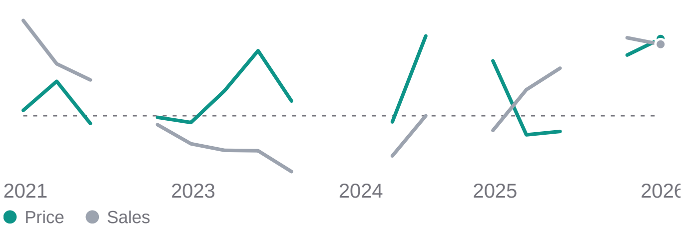
Market temperature (0–100) — 91 / 100



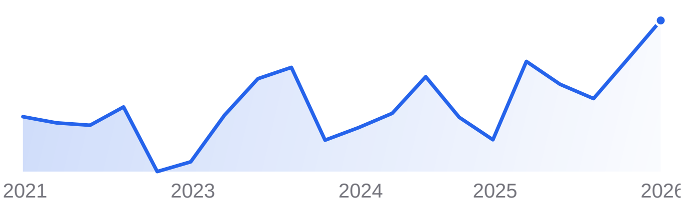
Sale prices — Median $274K · Average $310K



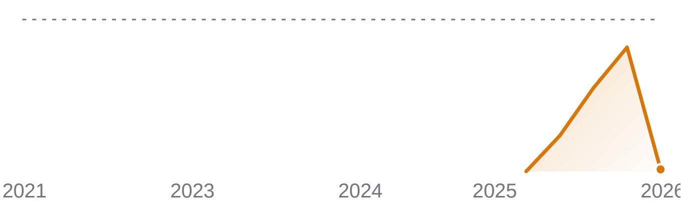
Growth (year over year) — Price +80.8% · Sales +75.0%



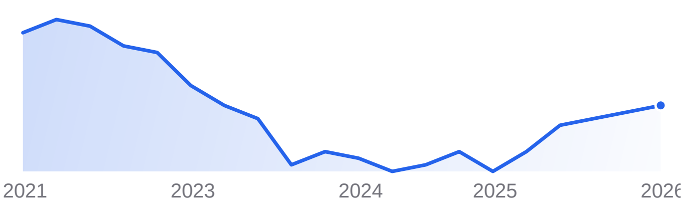
Price per square foot — $228/ft²



Sale premium vs estimated value — -6.7%

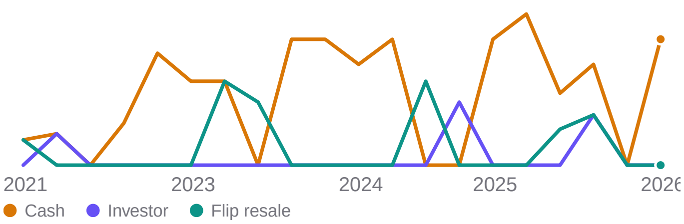


Annual turnover (share of homes sold) — 5.2%

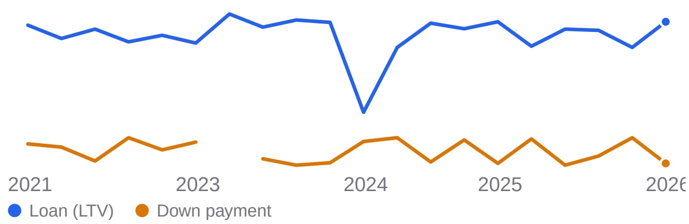


BUYERS & OUTCOMES

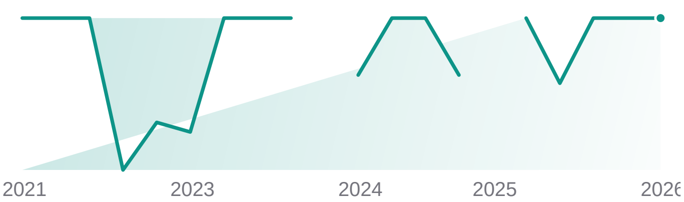
Buyer mix — **Cash 50% · Investor 0% · Flip resale 0%**



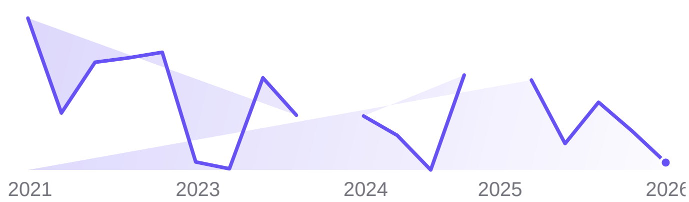
Financing (share of purchase price) — **Loan (LTV) 97% · Down payment 3.0%**



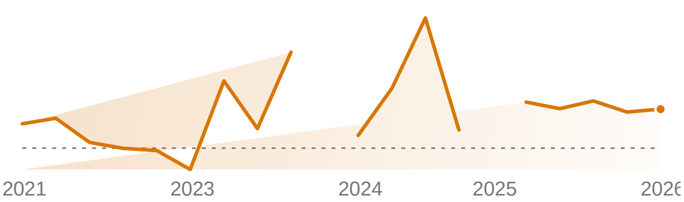
Sellers who sold at a gain — **100%**



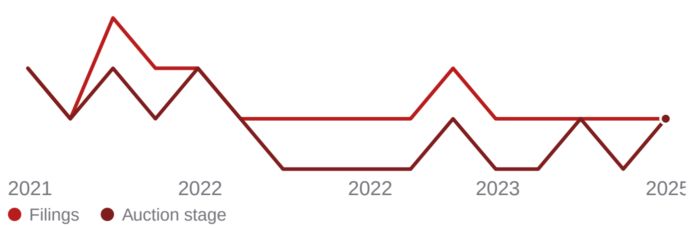
Typical hold before selling — **1.2 yrs**



Median annualized return at resale — **+7.1%**



Preforeclosure filings — **Filings 1 · Auction stage 1**



HOUSING STOCK

Homes	**401**
Median value (AVM)	**$297K**
Median size	**1,477 ft²**
Median year built	**1965**
Single family	**97%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**49%**
Underwater (LTV 125% or more)	**1.5%**
Owner occupied	**71%**
Company owned	**13%**
Median loan-to-value	**51%**
Typical ownership tenure	**16.0 yrs**

COMMUNITY

Population	1,178
Density	756 / mi²
Median household income	$78K
Average household income	$104K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	54
Homes occupied	92%
Bachelor's or higher	20%
Poverty rate	6.3%
Unemployment	1.5%
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.