

Newport 08345

ZIP code · NJ · New Jersey > Cumberland County > Newport

SELLER'S MARKET

\$270K

MEDIAN SALE PRICE

+326.3%

1-YR CHANGE

17

SALES (12 MO)

\$197K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

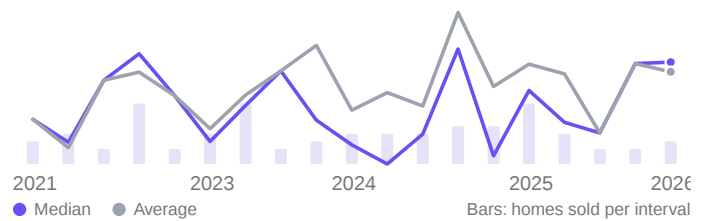
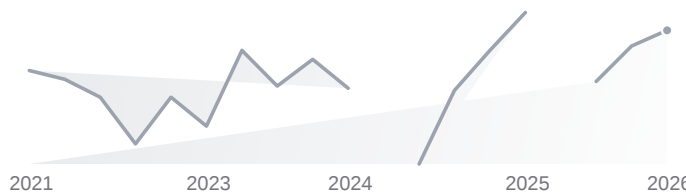
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$225K · Average \$208K

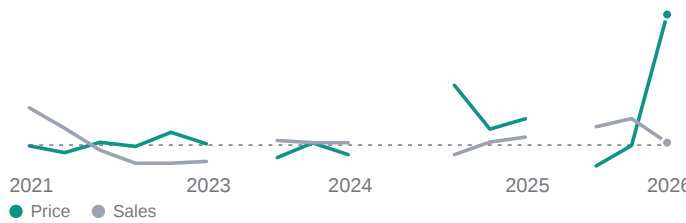


Growth (year over year)

Price +326.3% · Sales +6.3%

Price per square foot

\$234/ft²

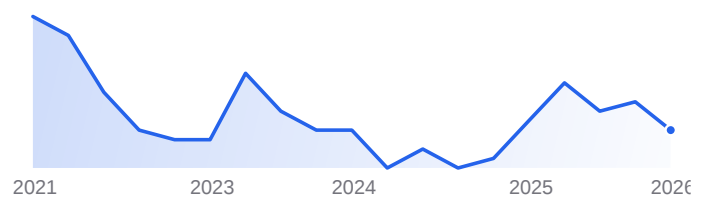


Sale premium vs estimated value

-4.3%

Annual turnover (share of homes sold)

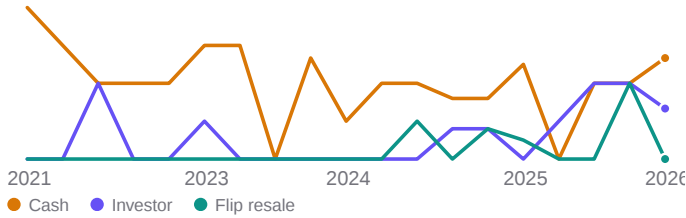
3.7%



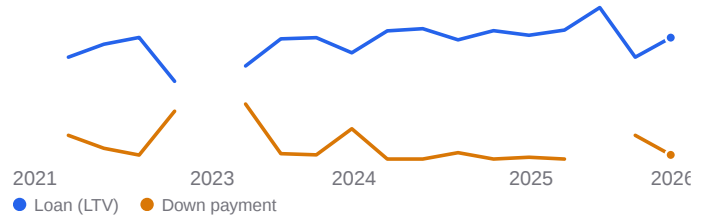
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 33% · Flip resale 0%

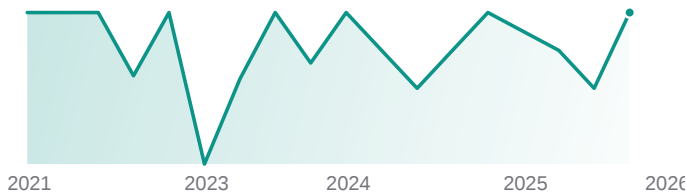


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



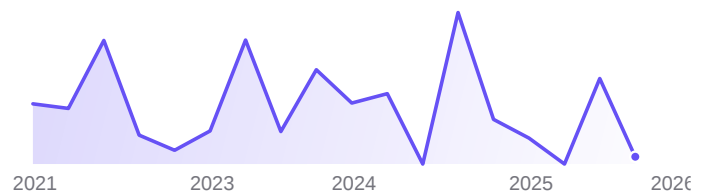
Sellers who sold at a gain

100%



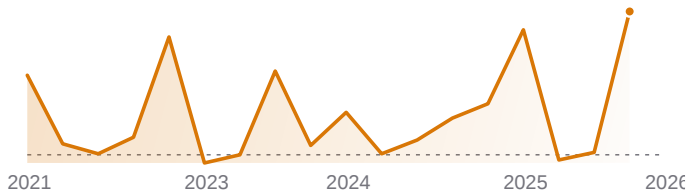
Typical hold before selling

3.3 yrs



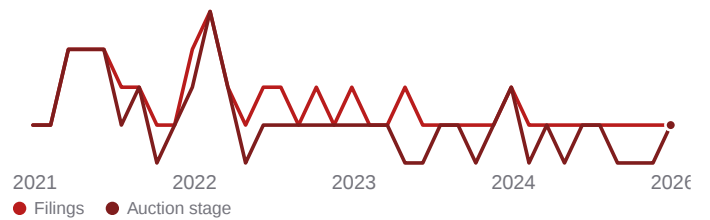
Median annualized return at resale

+48.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	463
Median value (AVM)	\$197K
Median size	1,360 ft²
Median year built	1950
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	4.0%
Owner occupied	49%
Company owned	9.9%
Median loan-to-value	22%
Typical ownership tenure	21.4 yrs

COMMUNITY

Population	516
Density	27 / mi²
Median household income	\$62K
Average household income	\$88K
Crime index (US avg 100)	170
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	42
Homes occupied	68%
Bachelor's or higher	13%
Poverty rate	12.1%
Unemployment	2.3%
Average temp	55°F
Annual precip	42 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.