

Newtonville 08346

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

SELLER'S MARKET

\$259K

MEDIAN SALE PRICE

+43.8%

1-YR CHANGE

10

SALES (12 MO)

\$299K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

Balanced

Seller's market

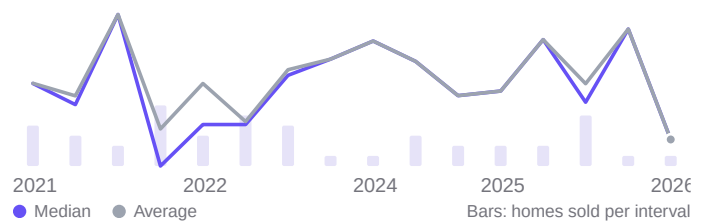
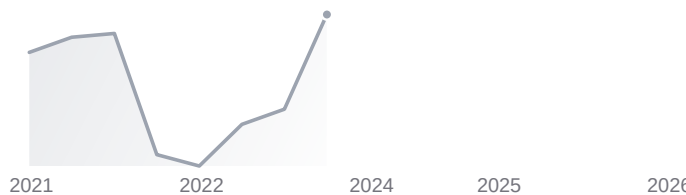
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

79 / 100

Sale prices

Median \$168K · Average \$168K

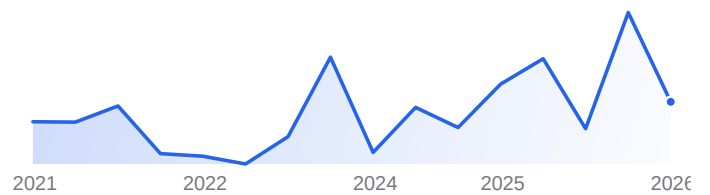
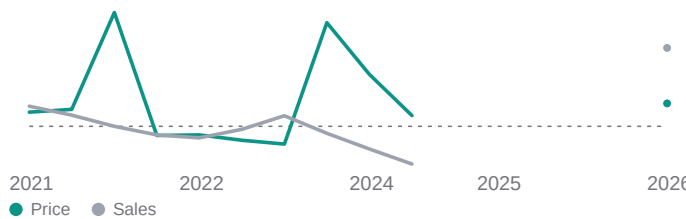


Growth (year over year)

Price +43.8% · Sales +150.0%

Price per square foot

\$181/ft²

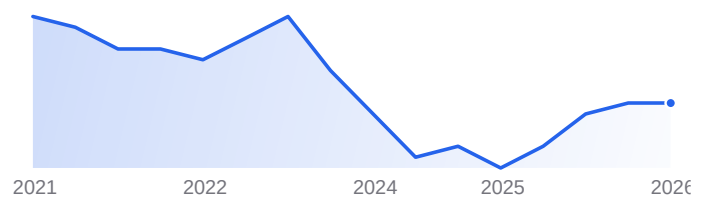


Sale premium vs estimated value

+19.1%

Annual turnover (share of homes sold)

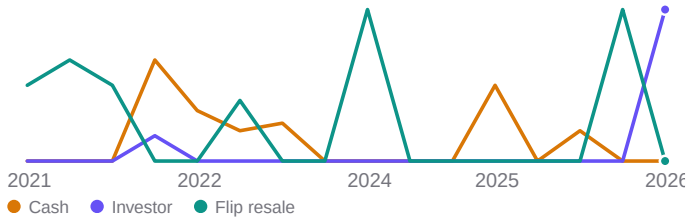
4.6%



BUYERS & OUTCOMES

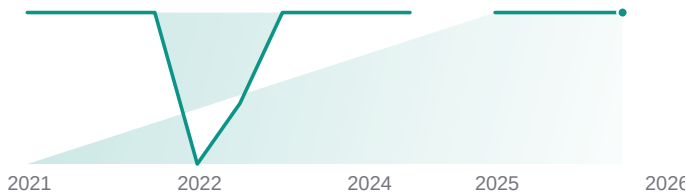
Buyer mix

Cash 0% · Investor 100% · Flip resale 0%



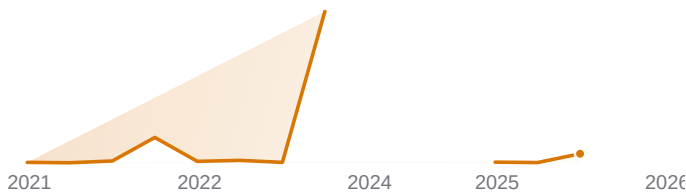
Sellers who sold at a gain

100%

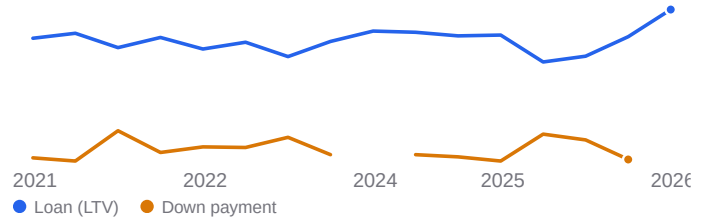


Median annualized return at resale

+54.0%

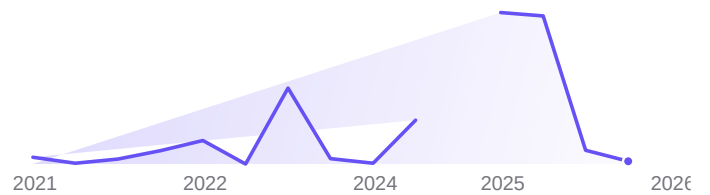


Financing (share of purchase price) Loan (LTV) 118% · Down payment 3.0%



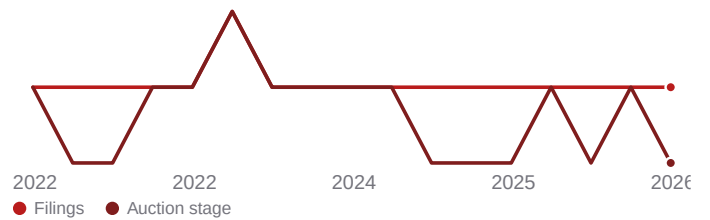
Typical hold before selling

0.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	216
Median value (AVM)	\$299K
Median size	1,508 ft²
Median year built	1970
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	2.0%
Owner occupied	76%
Company owned	8.3%
Median loan-to-value	49%
Typical ownership tenure	17.6 yrs

COMMUNITY

Population	413
Density	131 / mi²
Median household income	\$64K
Average household income	\$73K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	50
Homes occupied	93%
Bachelor's or higher	17%
Poverty rate	5.7%
Unemployment	1.6%
Average temp	54°F
Annual precip	45 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.