

Richland 08350

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

SELLER'S MARKET

\$315K

MEDIAN SALE PRICE

9

SALES (12 MO)

\$328K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

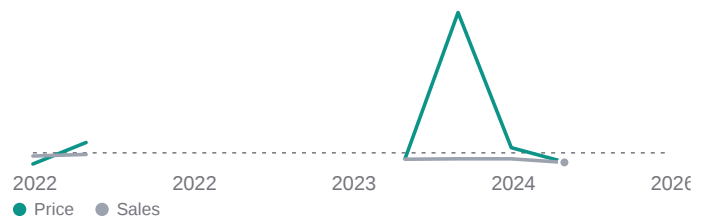
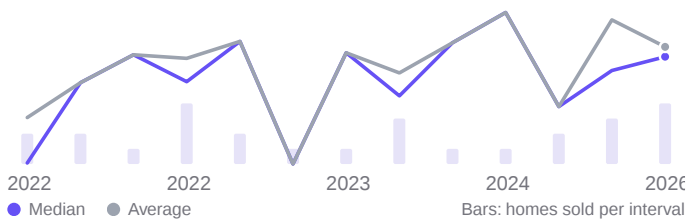
MARKET TRENDS (5 YEARS)

Sale prices

Median \$315K · Average \$341K

Growth (year over year)

Price -57.0% · Sales -60.0%

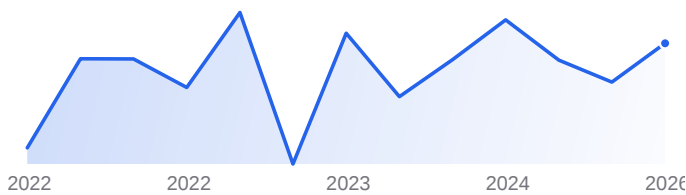


Price per square foot

\$205/ft²

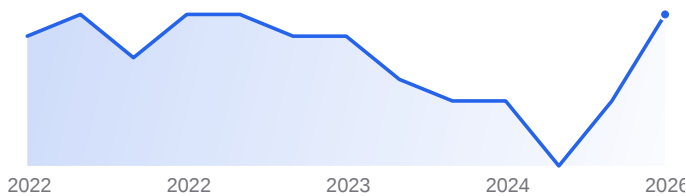
Sale premium vs estimated value

-7.4%



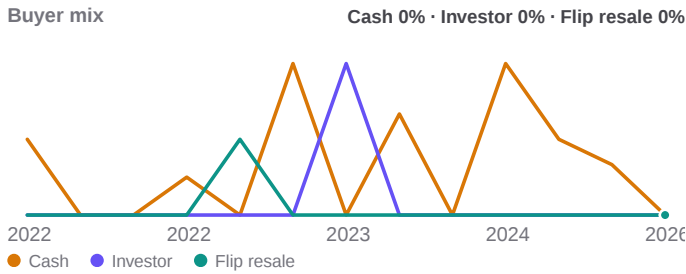
Annual turnover (share of homes sold)

3.8%



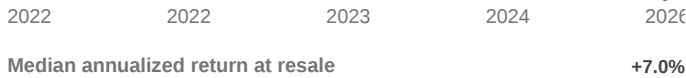
BUYERS & OUTCOMES

Buyer mix

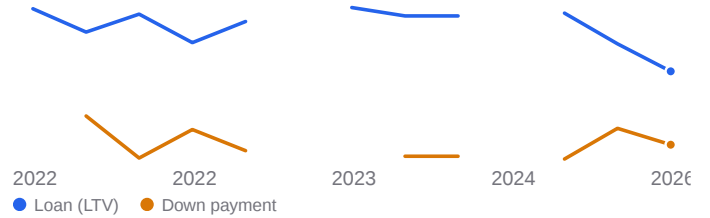


Sellers who sold at a gain

100%

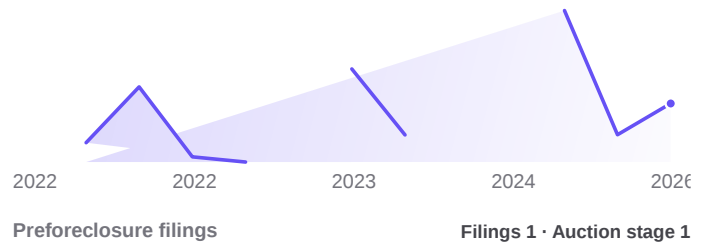


Financing (share of purchase price) Loan (LTV) 60% · Down payment 11%



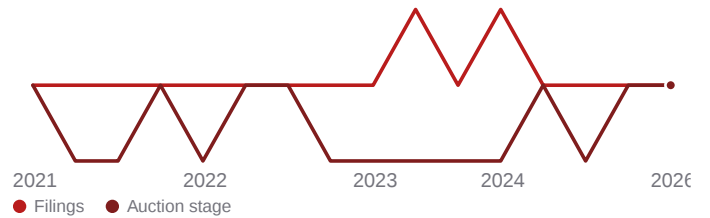
Typical hold before selling

9.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	234
Median value (AVM)	\$328K
Median size	1,612 ft²
Median year built	1969
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.5%
Owner occupied	62%
Company owned	8.1%
Median loan-to-value	45%
Typical ownership tenure	20.9 yrs

COMMUNITY

Population	612
Density	125 / mi²
Median household income	\$82K
Average household income	\$88K
Crime index (US avg 100)	46
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	48
Homes occupied	93%
Bachelor's or higher	13%
Poverty rate	5.3%
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.