

Margate City 08402

ZIP code · NJ · New Jersey > Atlantic County > Margate City

BALANCED MARKET

\$1000K

MEDIAN SALE PRICE

-9.1%

1-YR CHANGE

204

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



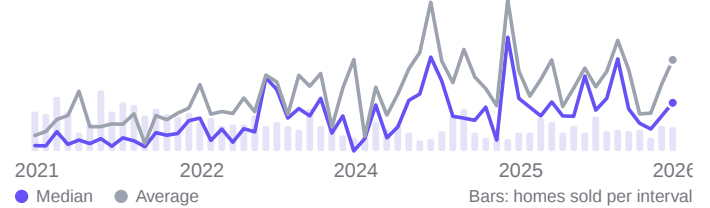
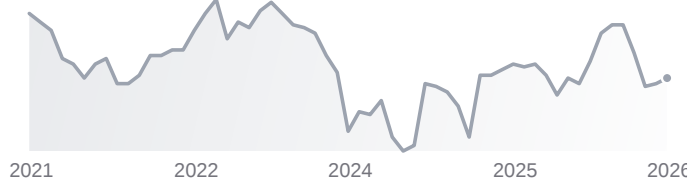
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$1.1M · Average \$1.6M

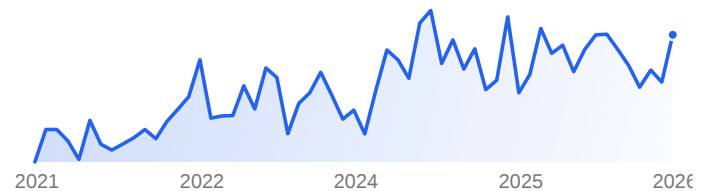
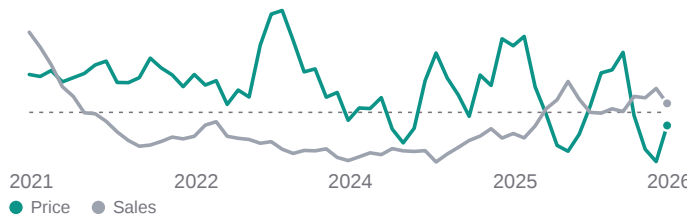


Growth (year over year)

Price -9.1% · Sales +6.3%

Price per square foot

\$771/ft²

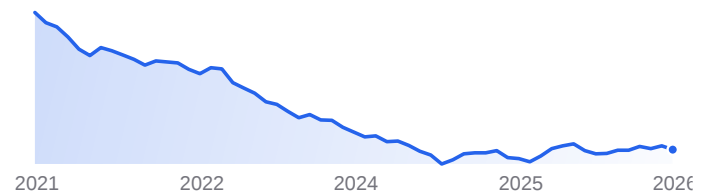
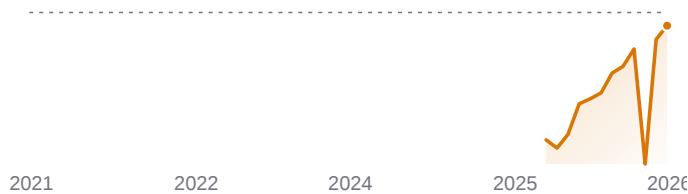


Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

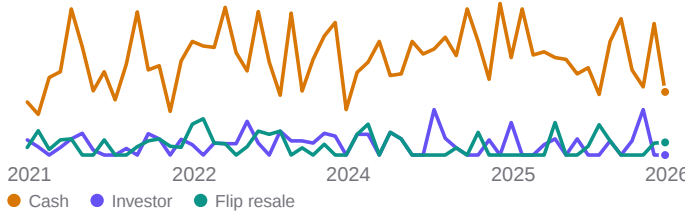
3.0%



BUYERS & OUTCOMES

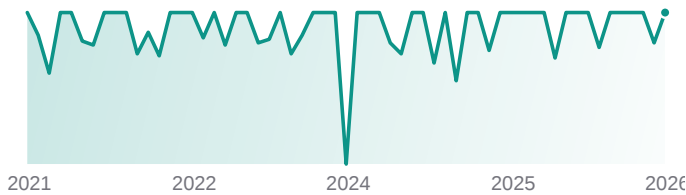
Buyer mix

Cash 28% · Investor 0% · Flip resale 5.6%



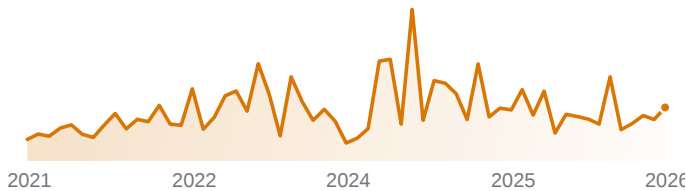
Sellers who sold at a gain

100%

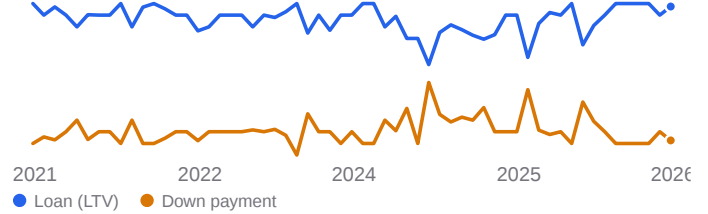


Median annualized return at resale

+10.2%

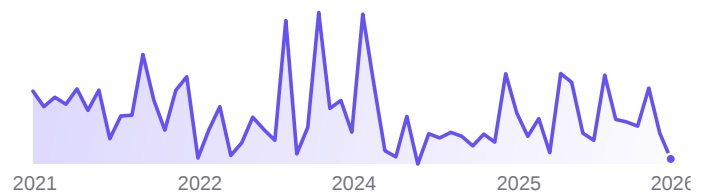


Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



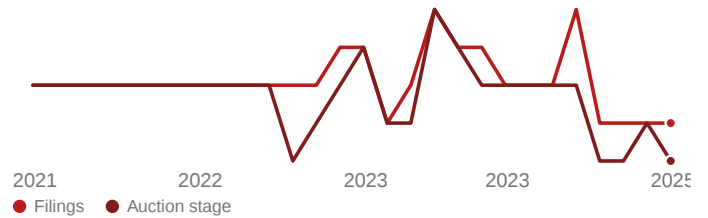
Typical hold before selling

2.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	6,706
Median value (AVM)	\$1.2M
Median size	1,842 ft²
Median bedrooms	4
Median year built	1966
Single family	71%
Condos	29%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	86%
Underwater (LTV 125% or more)	0.7%
Owner occupied	26%
Company owned	15%
Median loan-to-value	23%

Typical ownership tenure

14.6 yrs

COMMUNITY

Population	5,462
Density	1,382 / mi²
Median household income	\$129K
Average household income	\$157K
Crime index (US avg 100)	153
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	37
Homes occupied	39%
Bachelor's or higher	26%
Poverty rate	4.0%
Unemployment	1.2%
Average temp	54°F
Annual precip	40 in
Sunshine	56%

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