

Ventnor City 08406

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

SELLER'S MARKET

\$612K

MEDIAN SALE PRICE

+17.5%

1-YR CHANGE

249

SALES (12 MO)

\$665K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100



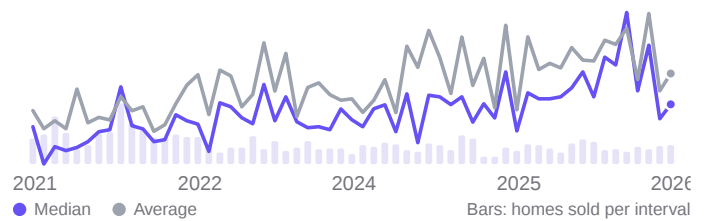
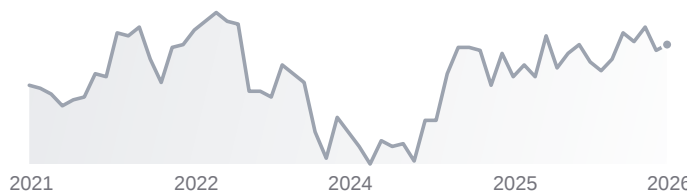
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$538K · Average \$692K

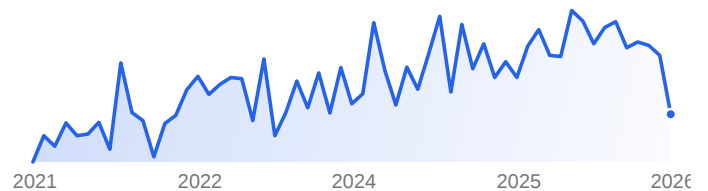
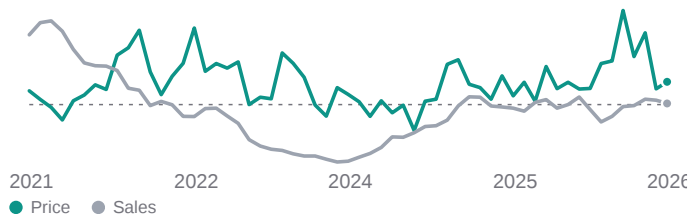


Growth (year over year)

Price +17.5% · Sales +0.8%

Price per square foot

\$317/ft²

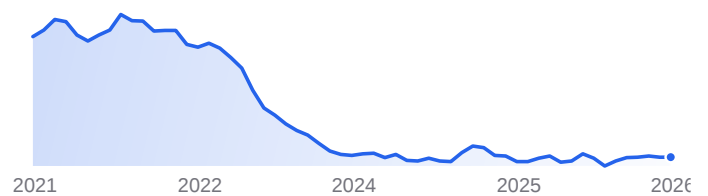
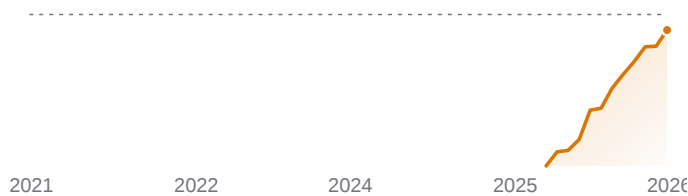


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

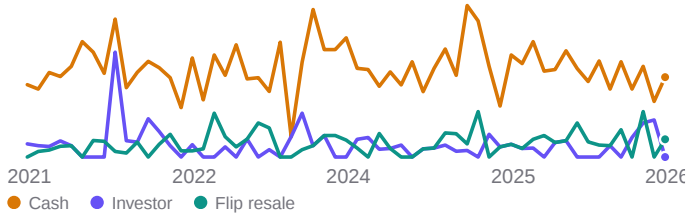
3.8%



BUYERS & OUTCOMES

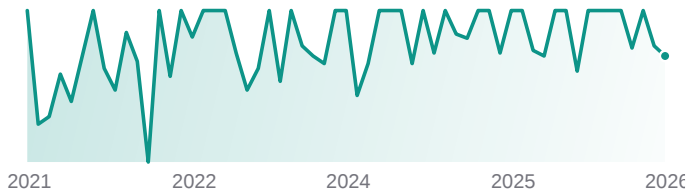
Buyer mix

Cash 39% · Investor 0% · Flip resale 8.7%



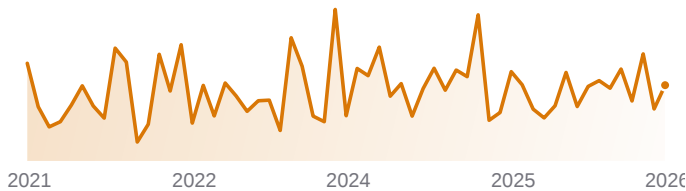
Sellers who sold at a gain

93%

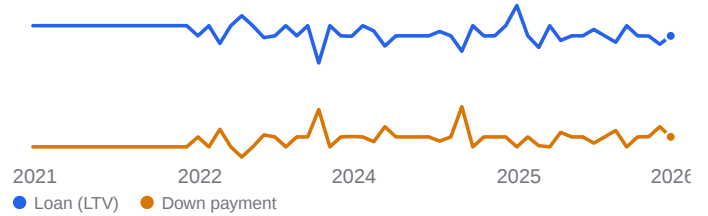


Median annualized return at resale

+9.4%

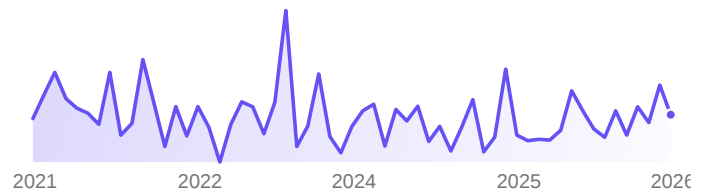


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



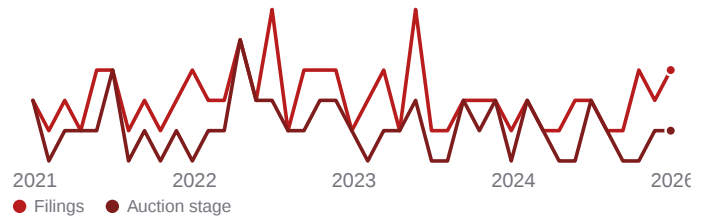
Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	6,488
Median value (AVM)	\$665K
Median size	1,554 ft²
Median year built	1960
Single family	72%
Condos	28%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	83%
Underwater (LTV 125% or more)	0.7%
Owner occupied	33%
Company owned	13%
Median loan-to-value	23%
Typical ownership tenure	12.9 yrs

COMMUNITY

Population	9,103
Density	2,680 / mi²
Median household income	\$72K
Average household income	\$105K
Crime index (US avg 100)	148
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	43
Homes occupied	57%
Bachelor's or higher	24%
Poverty rate	9.0%
Unemployment	1.4%
Average temp	54°F
Annual precip	39 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.