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Real Estate Report Card

Atlantic County, NJ

- 1yr Appr. Forecast | - Jobs | - 5yr Appr. Forecast | - Median Income | - Historical Appr. | - Affordability

Median Home Price

$254,785

Price / Sq Ft
$139

Appreciation

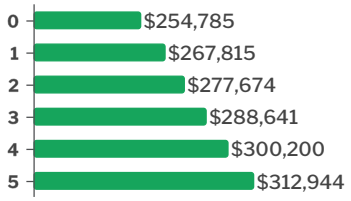
Historical | Forecast

62 yr	10 yr	5 yr	1 yr	5 yr*
3.77%	2.84%	6.35%	5.11%	22.83%

Average Per Year | *5 yr - Cumulative Appr.

5 yr Gain: $58,159

Forecast



Inventory

Homes For Sale
per 1000 people
10

Y/Y -14% | M/M -5%

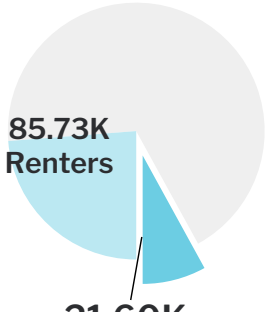
Demographics

Ages

18-26	35.17
27-35	31.56
36-44	30.29
45-54	38.35
55-64	38.97

*In thousands

269.89K Total Pop.



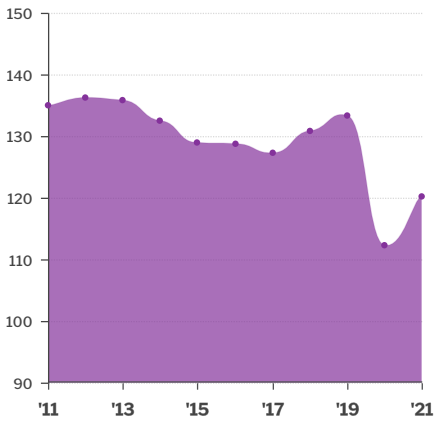
*Household Formations Based on 27-35 population	2,998
*1st Time Home Purchases To Be Taken From Inventory Accounts for 68% home ownership rate	2,046
*Actual Homes Being Built	999

Actual
Needed

*Annual

Total Employment

In Thousands

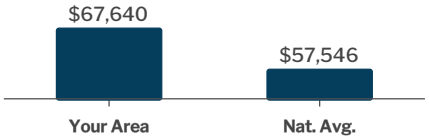


Unemployment Rate

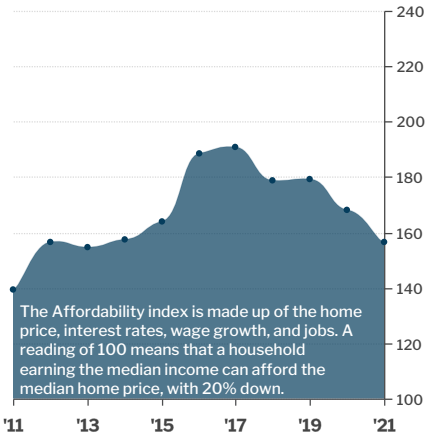
National Average: 4.8%

Year	Rate
2021	10.07%
2020	17.65%
2019	4.88%
2018	5.7%

Median Household Income



Affordability Index



The Affordability index is made up of the home price, interest rates, wage growth, and jobs. A reading of 100 means that a household earning the median income can afford the median home price, with 20% down.

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