

West Berlin

Community · NJ · New Jersey · Camden County

BALANCED MARKET

\$368K

MEDIAN SALE PRICE

-7.3%

1-YR CHANGE

75

SALES (12 MO)

\$361K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



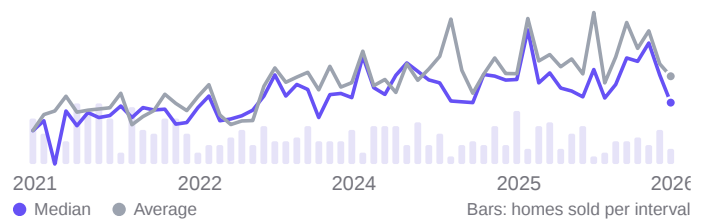
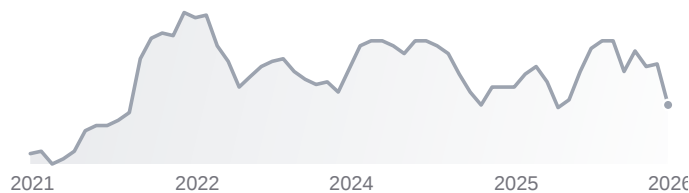
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$280K · Average \$360K

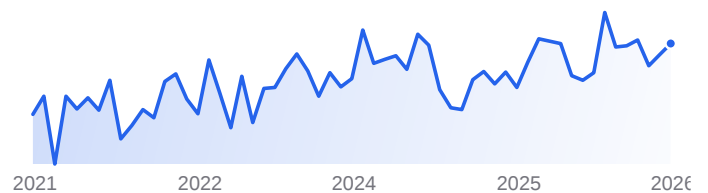
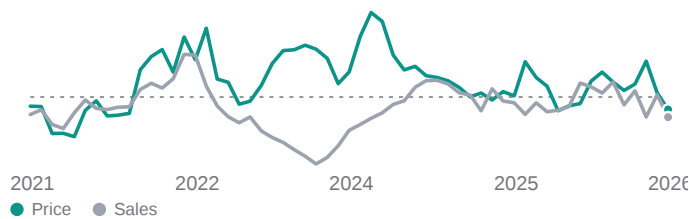


Growth (year over year)

Price -7.3% · Sales -11.8%

Price per square foot

\$266/ft²

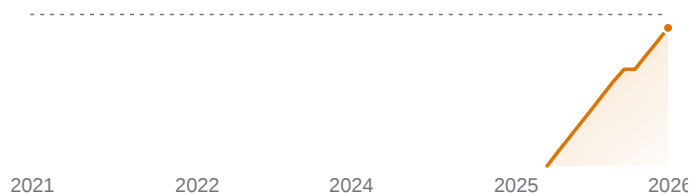


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

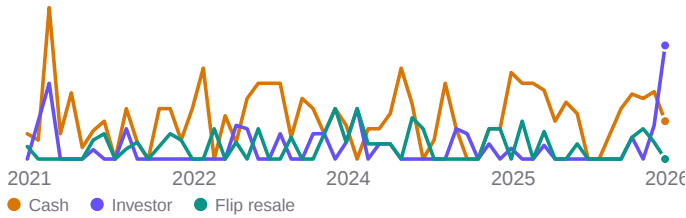
3.8%



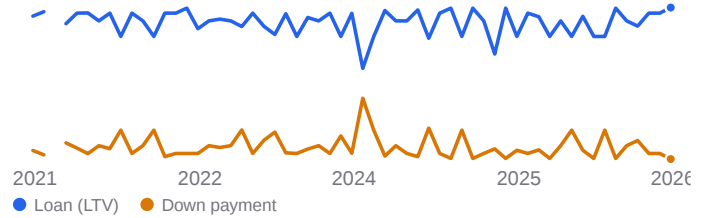
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 75% · Flip resale 0%

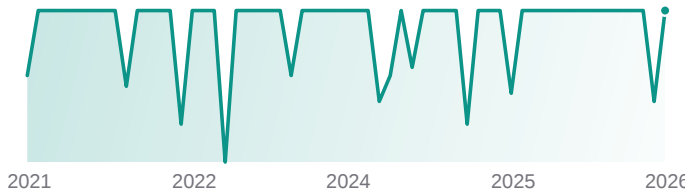


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.4%



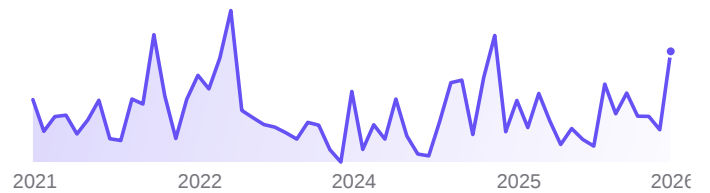
Sellers who sold at a gain

100%



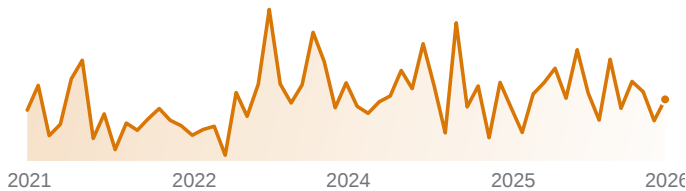
Typical hold before selling

13.0 yrs



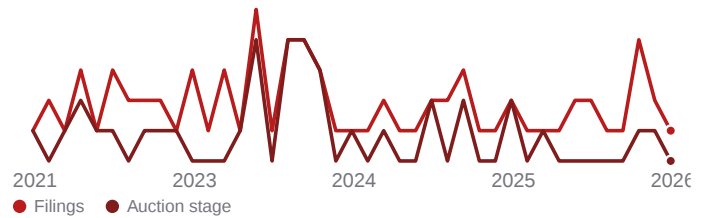
Median annualized return at resale

+6.7%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,951
Median value (AVM)	\$361K
Median size	1,662 ft²
Median bedrooms	4
Median year built	1967
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	0.5%
Owner occupied	85%
Company owned	8.8%
Median loan-to-value	41%
Typical ownership tenure	11.7 yrs

COMMUNITY

Population	2,786
Density	2,380 / mi²
Median household income	\$81K
Average household income	\$102K
Crime index (US avg 100)	60
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	68
Homes occupied	99%
Bachelor's or higher	30%
Poverty rate	3.2%
Unemployment	1.6%
Average temp	55°F
Annual precip	47 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.