

# Glendora

Community · NJ · New Jersey · Camden County

BALANCED MARKET

**\$314K**

MEDIAN SALE PRICE

**-0.8%**

1-YR CHANGE

**57**

SALES (12 MO)

**\$318K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



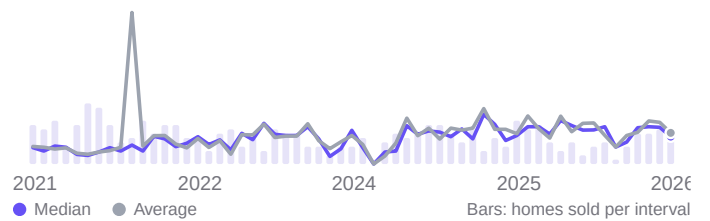
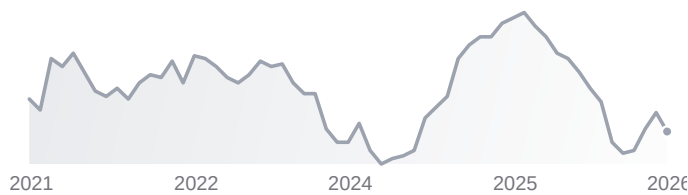
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$285K · Average \$302K

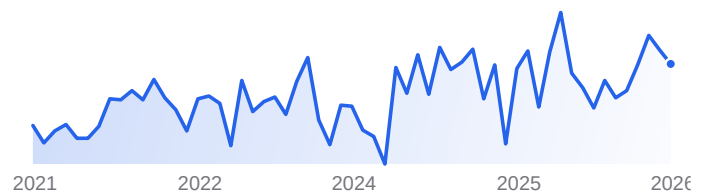
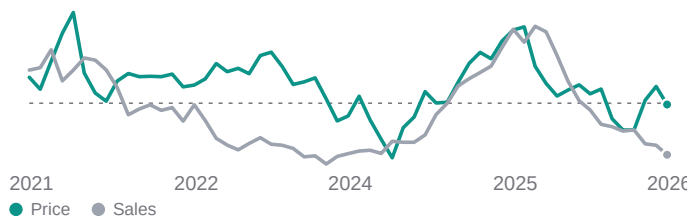


Growth (year over year)

Price -0.8% · Sales -32.9%

Price per square foot

\$227/ft²

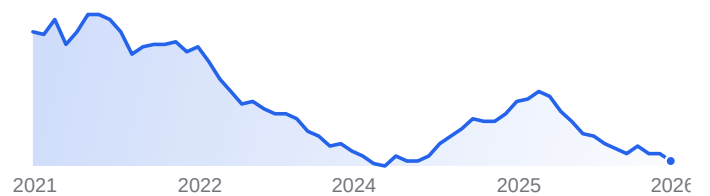
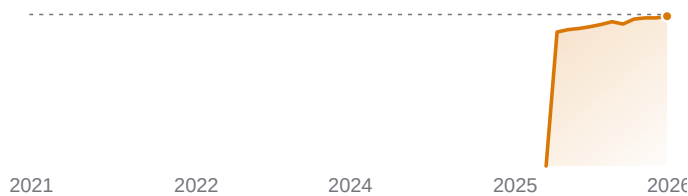


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

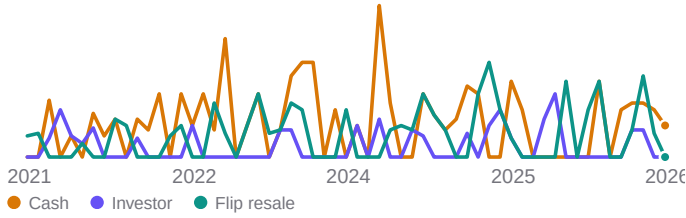
3.6%



## BUYERS & OUTCOMES

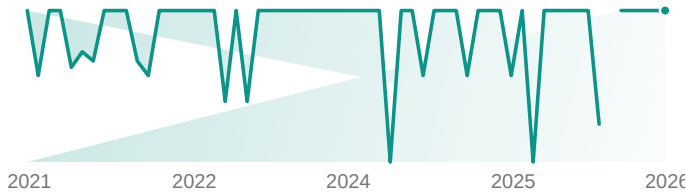
### Buyer mix

Cash 17% · Investor 0% · Flip resale 0%



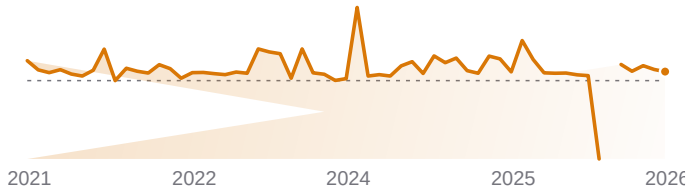
### Sellers who sold at a gain

100%

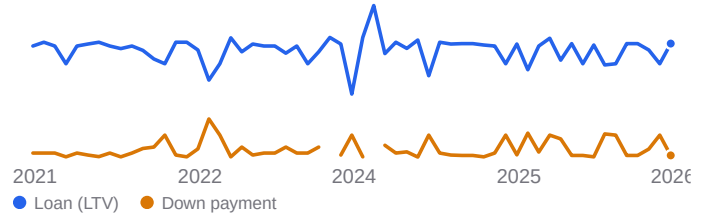


### Median annualized return at resale

+4.9%



### Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



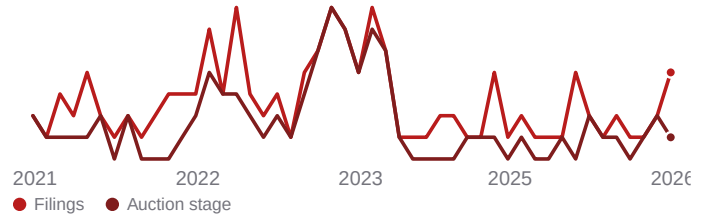
### Typical hold before selling

5.0 yrs



### Preforeclosure filings

Filings 4 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,592     |
| Median value (AVM) | \$318K    |
| Median size        | 1,468 ft² |
| Median bedrooms    | 2         |
| Median year built  | 1958      |
| Single family      | 99%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 50%      |
| Underwater (LTV 125% or more) | 0.9%     |
| Owner occupied                | 87%      |
| Company owned                 | 6.1%     |
| Median loan-to-value          | 51%      |
| Typical ownership tenure      | 15.8 yrs |

## COMMUNITY

|                                  |             |
|----------------------------------|-------------|
| Population                       | 4,824       |
| Density                          | 4,636 / mi² |
| Median household income          | \$88K       |
| Average household income         | \$100K      |
| Crime index (US avg 100)         | 140         |
| Air pollution index (US avg 100) | 92          |
| Earthquake index (US avg 100)    | 71          |
| Homes occupied                   | 96%         |
| Bachelor's or higher             | 14%         |
| Poverty rate                     | 7.3%        |
| Unemployment                     | 1.6%        |
| Average temp                     | 55°F        |
| Annual precip                    | 46 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.