

Cumberland County, NJ

County · NJ · New Jersey

BALANCED MARKET

\$254K

MEDIAN SALE PRICE

+2.7%

1-YR CHANGE

1,600

SALES (12 MO)

\$261K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



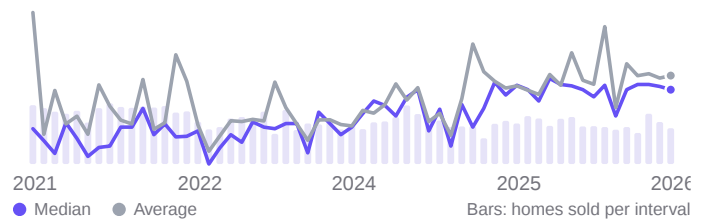
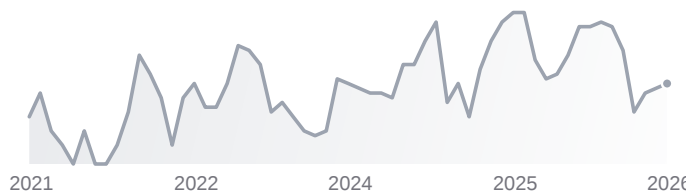
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$250K · Average \$269K

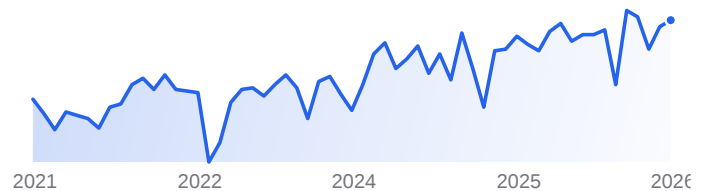
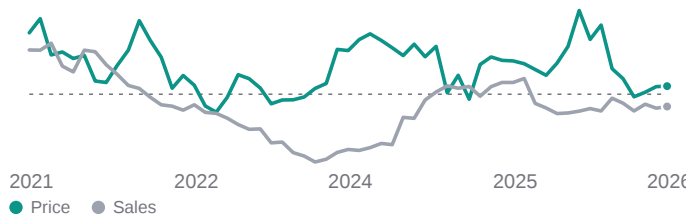


Growth (year over year)

Price +2.7% · Sales -4.1%

Price per square foot

\$185/ft²

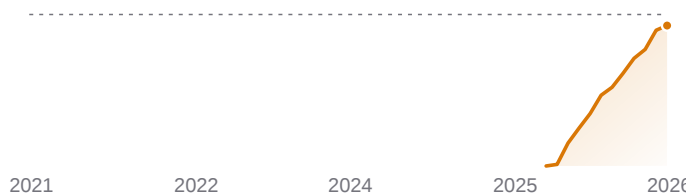


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

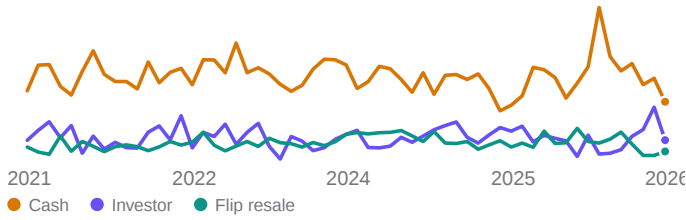
3.8%



BUYERS & OUTCOMES

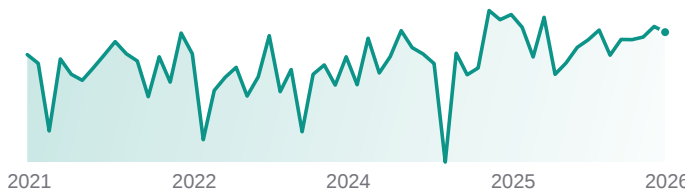
Buyer mix

Cash 23% · Investor 9.1% · Flip resale 5.0%



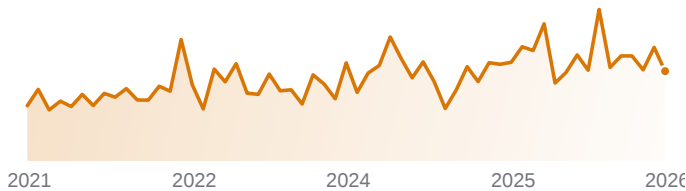
Sellers who sold at a gain

93%

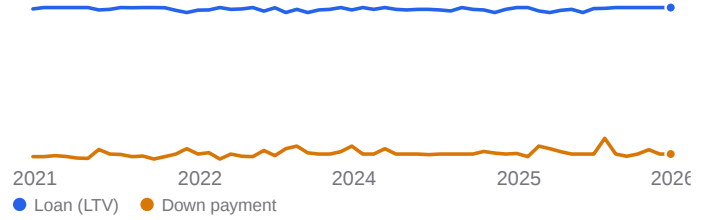


Median annualized return at resale

+6.3%

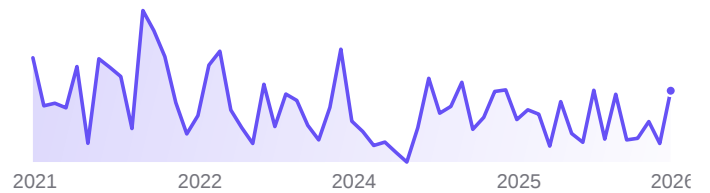


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



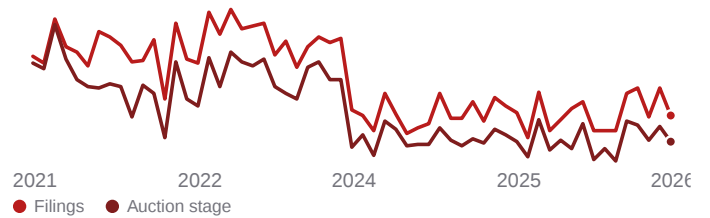
Typical hold before selling

8.9 yrs



Preforeclosure filings

Filings 33 · Auction stage 14



HOUSING STOCK

Homes	42,167
Median value (AVM)	\$261K
Median size	1,416 ft²
Median bedrooms	1
Median year built	1960
Single family	96%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	2.0%
Owner occupied	67%
Company owned	14%
Median loan-to-value	43%

Typical ownership tenure

17.3 yrs

COMMUNITY

Population	156,416
Density	324 / mi²
Median household income	\$64K
Average household income	\$91K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	51
Homes occupied	93%
Bachelor's or higher	13%
Poverty rate	16.3%
Unemployment	2.1%
Average temp	54°F
Annual precip	44 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.