

# Gloucester County, NJ

County · NJ · New Jersey

BALANCED MARKET

**\$364K**

MEDIAN SALE PRICE

**+0.0%**

1-YR CHANGE

**3,732**

SALES (12 MO)

**\$381K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



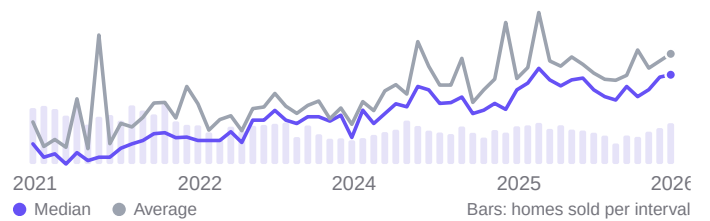
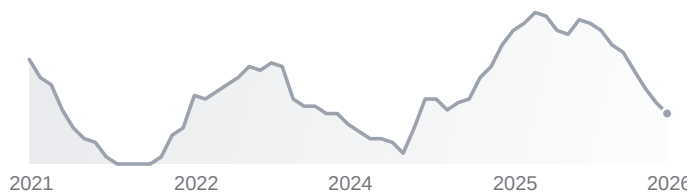
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$373K · Average \$404K

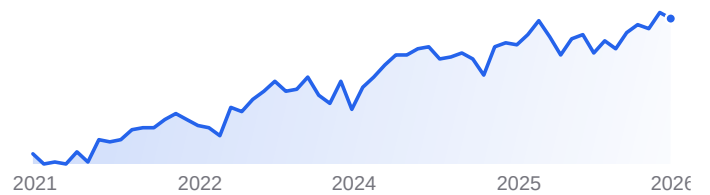
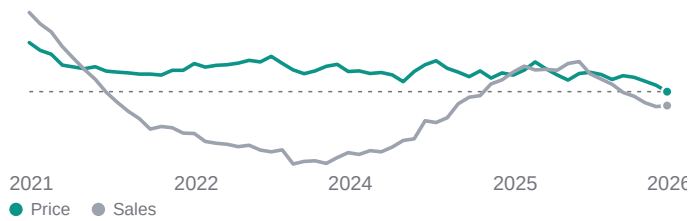


Growth (year over year)

Price +0.0% · Sales -5.9%

Price per square foot

\$226/ft²

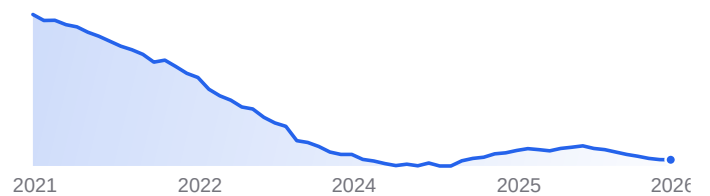
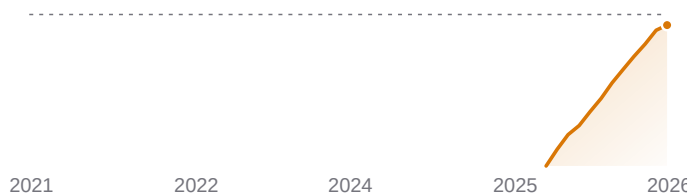


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

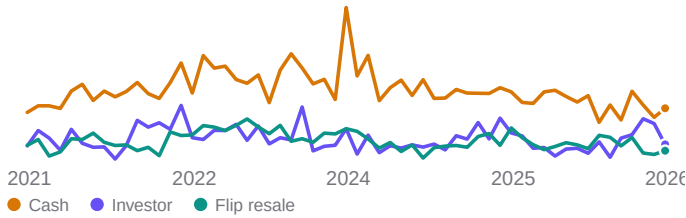
3.9%



## BUYERS & OUTCOMES

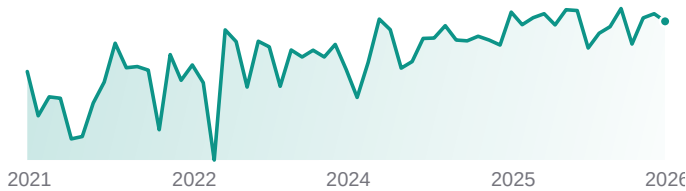
### Buyer mix

Cash 19% · Investor 9.1% · Flip resale 7.4%



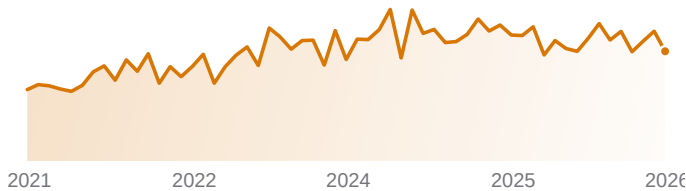
### Sellers who sold at a gain

97%

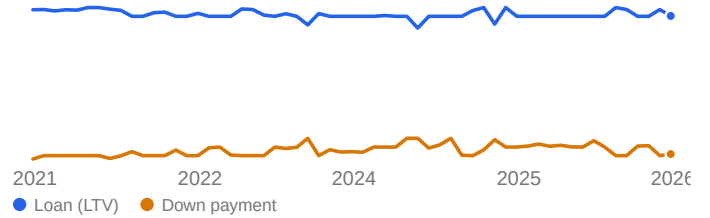


### Median annualized return at resale

+5.7%

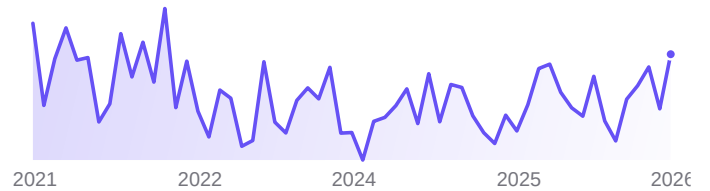


### Financing (share of purchase price) Loan (LTV) 90% · Down payment 11%



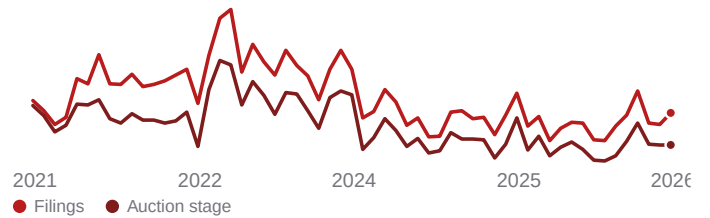
### Typical hold before selling

8.3 yrs



### Preforeclosure filings

Filings 66 · Auction stage 22



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 96,362    |
| Median value (AVM) | \$381K    |
| Median size        | 1,774 ft² |
| Median bedrooms    | 2         |
| Median year built  | 1979      |
| Single family      | 96%       |
| Condos             | 3.2%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 52%  |
| Underwater (LTV 125% or more) | 1.2% |
| Owner occupied                | 83%  |
| Company owned                 | 8.3% |
| Median loan-to-value          | 49%  |

Typical ownership tenure

**14.9 yrs**

## COMMUNITY

|                                  |                             |
|----------------------------------|-----------------------------|
| Population                       | <b>313,633</b>              |
| Density                          | <b>974 / mi<sup>2</sup></b> |
| Median household income          | <b>\$100K</b>               |
| Average household income         | <b>\$126K</b>               |
| Crime index (US avg 100)         | <b>92</b>                   |
| Air pollution index (US avg 100) | <b>92</b>                   |
| Earthquake index (US avg 100)    | <b>70</b>                   |
| Homes occupied                   | <b>95%</b>                  |
| Bachelor's or higher             | <b>25%</b>                  |
| Poverty rate                     | <b>7.8%</b>                 |
| Unemployment                     | <b>1.4%</b>                 |
| Average temp                     | <b>55°F</b>                 |
| Annual precip                    | <b>46 in</b>                |
| Sunshine                         | <b>56%</b>                  |

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.