

Mount Ephraim

City · NJ · New Jersey > Camden County

BALANCED MARKET

\$320K

MEDIAN SALE PRICE

+2.4%

1-YR CHANGE

76

SALES (12 MO)

\$314K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



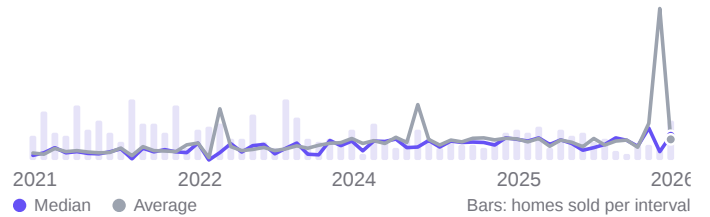
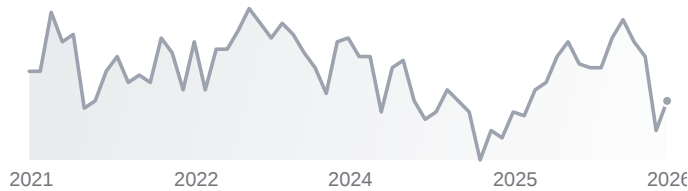
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$341K · Average \$313K

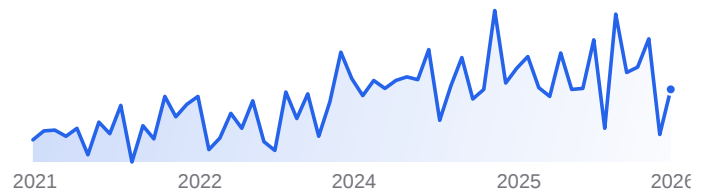
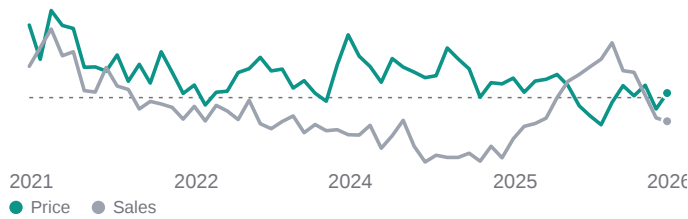


Growth (year over year)

Price +2.4% · Sales -12.6%

Price per square foot

\$216/ft²

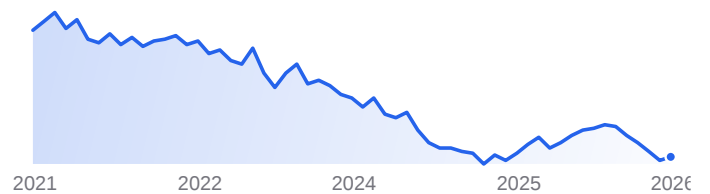
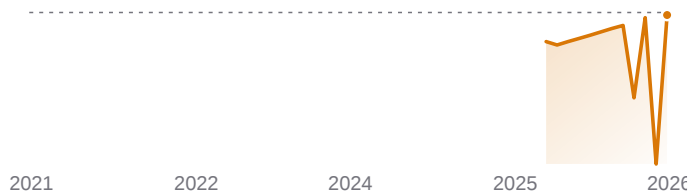


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

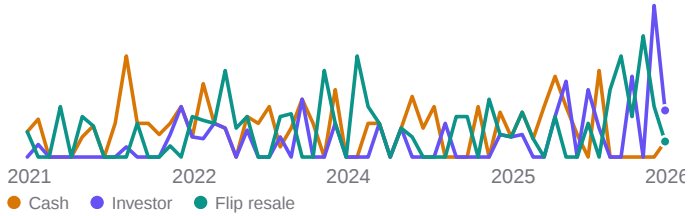
3.8%



BUYERS & OUTCOMES

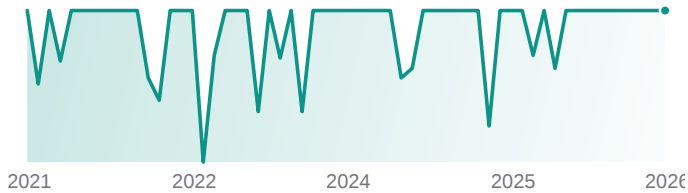
Buyer mix

Cash 7.7% · Investor 23% · Flip resale 7.7%



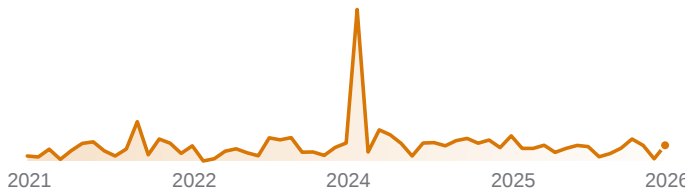
Sellers who sold at a gain

100%

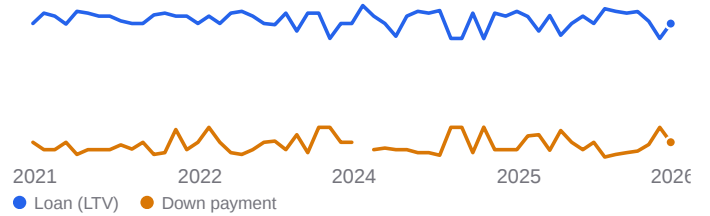


Median annualized return at resale

+9.0%

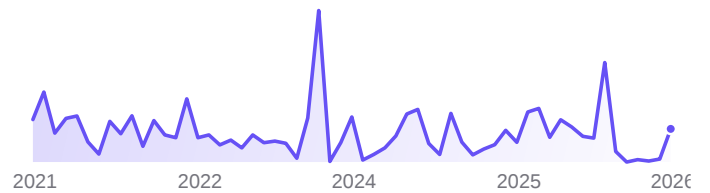


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



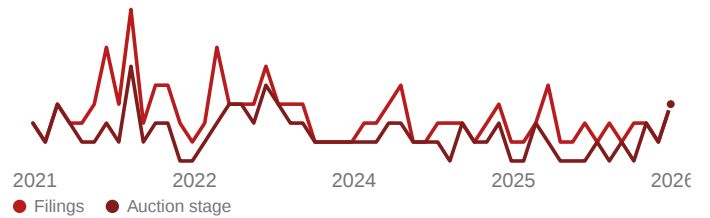
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	1,992
Median value (AVM)	\$314K
Median size	1,308 ft²
Median year built	1950
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.0%
Owner occupied	84%
Company owned	7.9%
Median loan-to-value	49%
Typical ownership tenure	16.3 yrs

COMMUNITY

Population	4,899
Density	5,542 / mi²
Median household income	\$80K
Average household income	\$95K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	74
Homes occupied	97%
Bachelor's or higher	15%
Poverty rate	7.4%
Unemployment	1.8%
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.