

Berlin

City · NJ · New Jersey > Camden County

BALANCED MARKET

\$387K

MEDIAN SALE PRICE

+7.7%

1-YR CHANGE

173

SALES (12 MO)

\$400K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

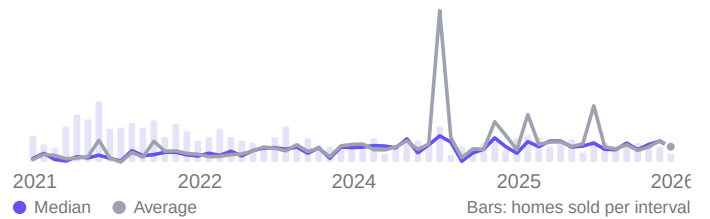
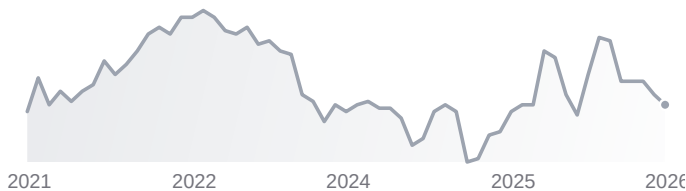
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

52 / 100

Sale prices

Median \$355K · Average \$364K

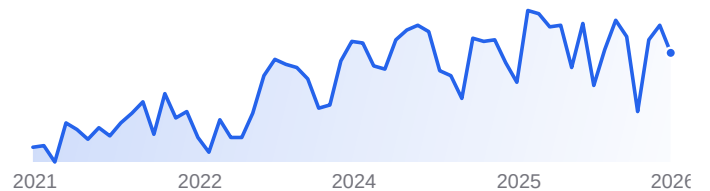
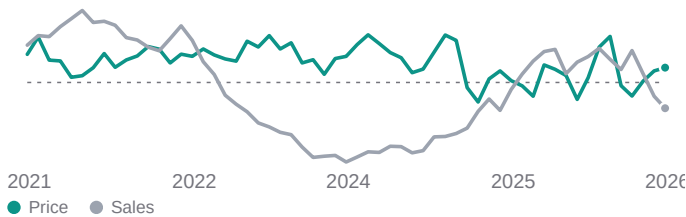


Growth (year over year)

Price +7.7% · Sales -13.5%

Price per square foot

\$207/ft²

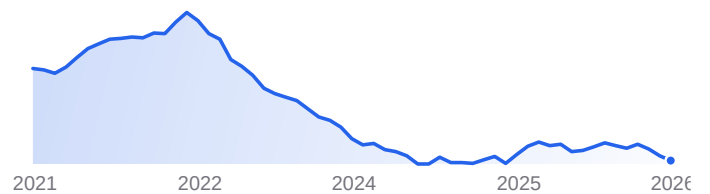
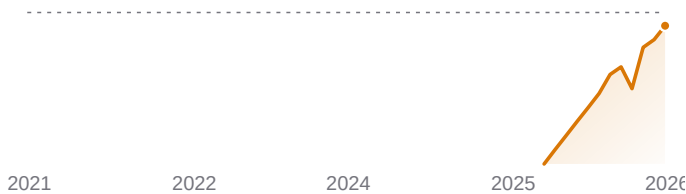


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

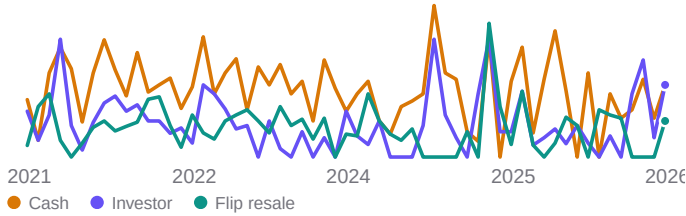
3.6%



BUYERS & OUTCOMES

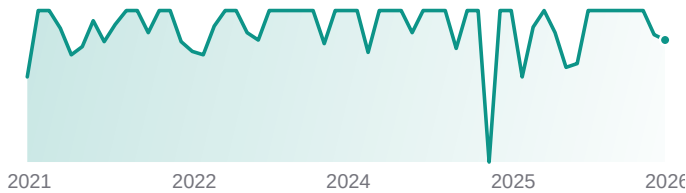
Buyer mix

Cash 29% · Investor 29% · Flip resale 14%



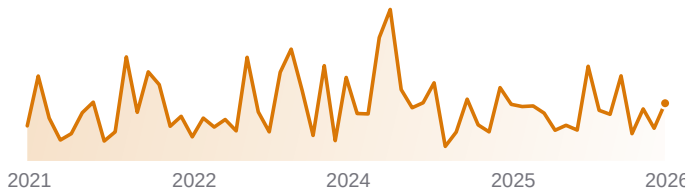
Sellers who sold at a gain

89%

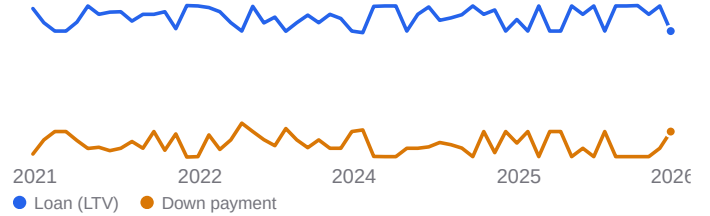


Median annualized return at resale

+6.8%

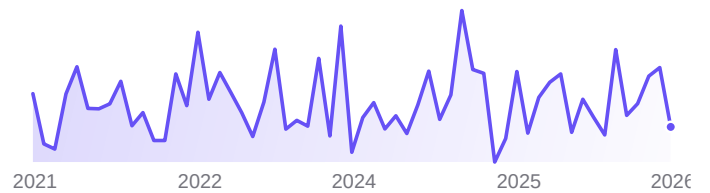


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



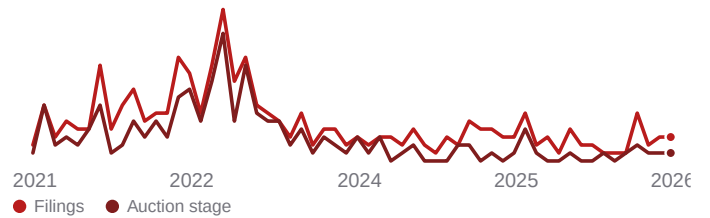
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	4,872
Median value (AVM)	\$400K
Median size	1,780 ft²
Median bedrooms	2
Median year built	1979
Single family	97%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.2%
Owner occupied	83%
Company owned	8.9%
Median loan-to-value	48%

Typical ownership tenure

13.9 yrs

COMMUNITY

Population	7,628
Density	2,123 / mi ²
Median household income	\$101K
Average household income	\$117K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	68
Homes occupied	96%
Bachelor's or higher	29%
Poverty rate	4.2%
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.