

Blackwood 08012

ZIP code · NJ · New Jersey > Camden County > Blackwood

BALANCED MARKET

\$351K

MEDIAN SALE PRICE

+3.8%

1-YR CHANGE

424

SALES (12 MO)

\$371K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



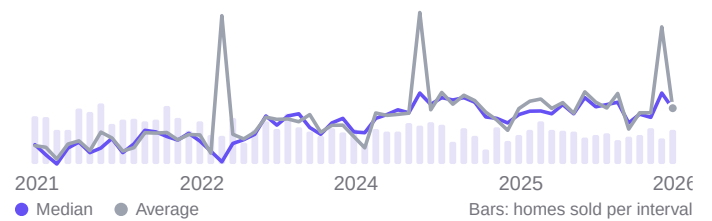
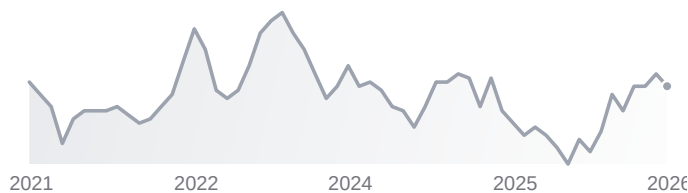
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$346K · Average \$347K

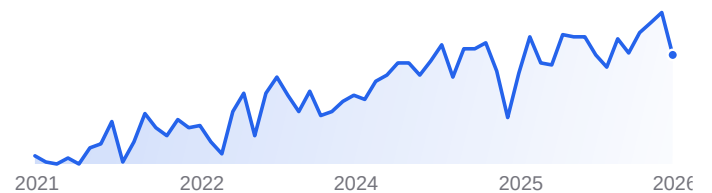
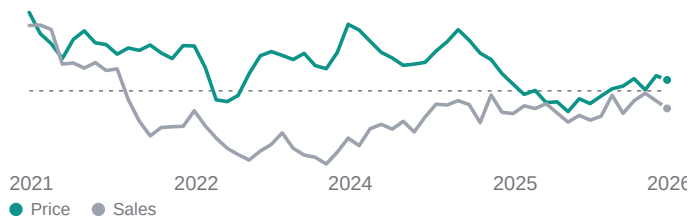


Growth (year over year)

Price +3.8% · Sales -6.2%

Price per square foot

\$211/ft²

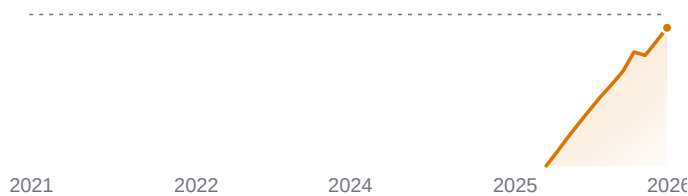


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

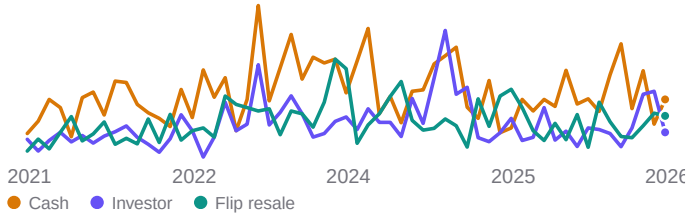
3.7%



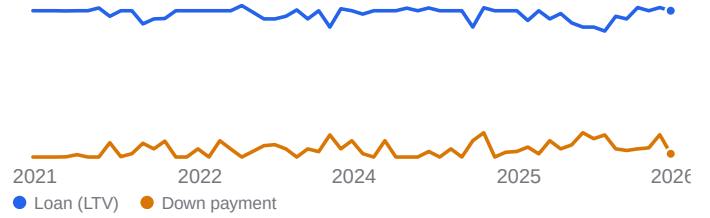
BUYERS & OUTCOMES

Buyer mix

Cash 18% · Investor 7.5% · Flip resale 13%

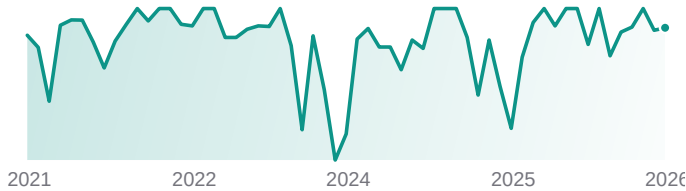


Financing (share of purchase price) Loan (LTV) 95% · Down payment 7.0%



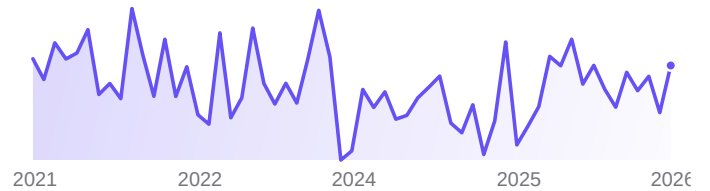
Sellers who sold at a gain

96%



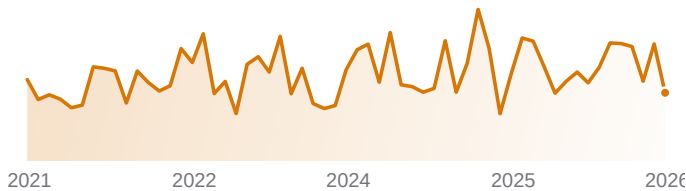
Typical hold before selling

7.8 yrs



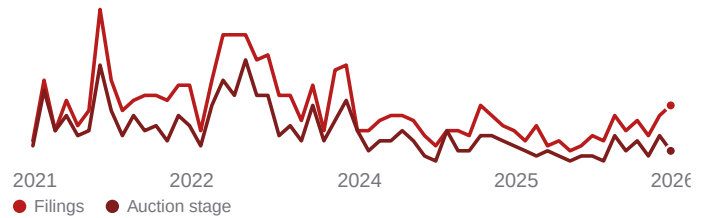
Median annualized return at resale

+4.8%



Preforeclosure filings

Filings 11 · Auction stage 2



HOUSING STOCK

Homes	11,307
Median value (AVM)	\$371K
Median size	1,714 ft²
Median bedrooms	2
Median year built	1973
Single family	92%
Condos	7.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.2%
Owner occupied	88%
Company owned	6.6%
Median loan-to-value	50%

Typical ownership tenure

17.0 yrs

COMMUNITY

Population	39,888
Density	2,698 / mi²
Median household income	\$95K
Average household income	\$115K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	70
Homes occupied	96%
Bachelor's or higher	26%
Poverty rate	8.2%
Unemployment	1.5%
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.