

Clarksboro 08020

ZIP code · NJ · New Jersey > Gloucester County

SELLER'S MARKET

\$482K

MEDIAN SALE PRICE

+15.6%

1-YR CHANGE

43

SALES (12 MO)

\$443K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

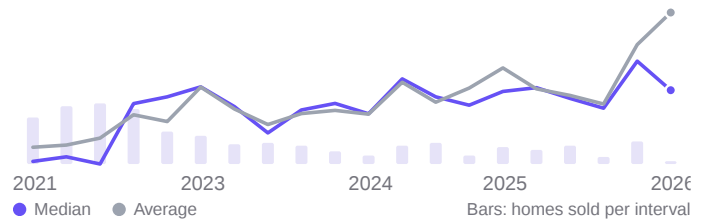
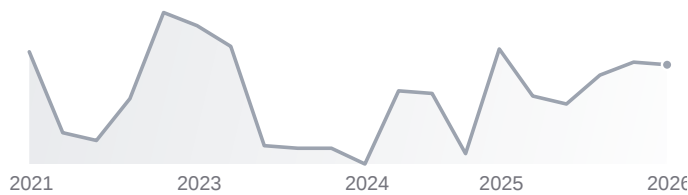
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

66 / 100

Sale prices

Median \$408K · Average \$617K

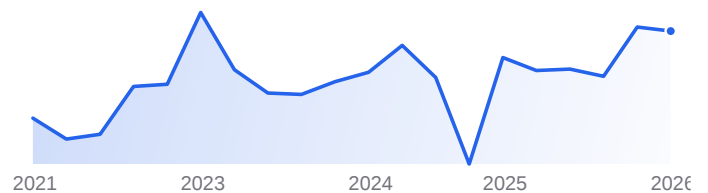
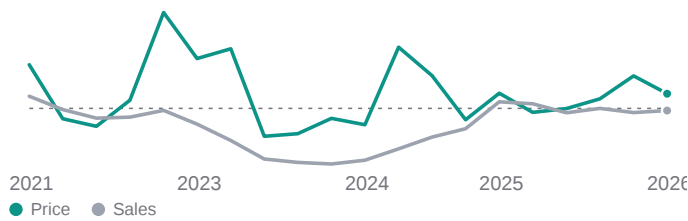


Growth (year over year)

Price +15.6% · Sales -2.3%

Price per square foot

\$251/ft²

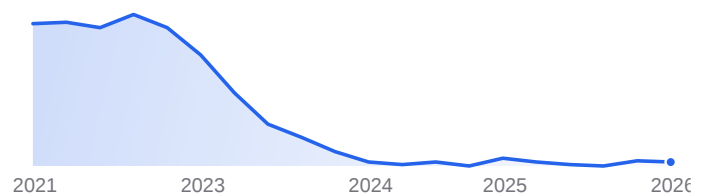
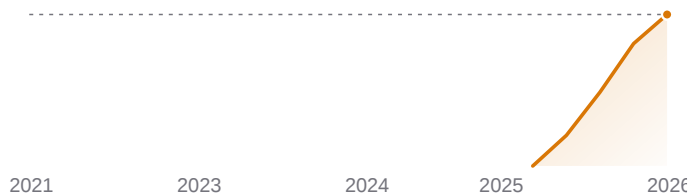


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

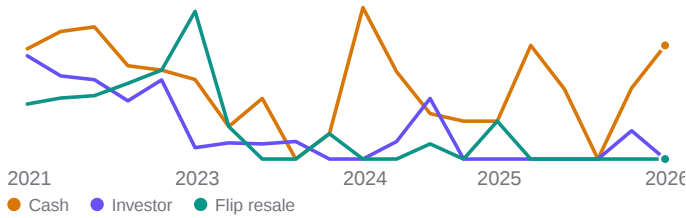
3.6%



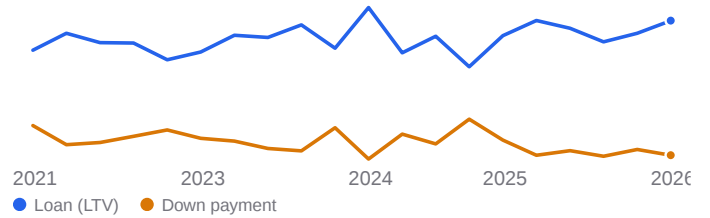
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



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



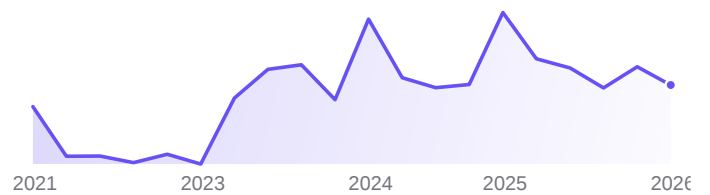
Sellers who sold at a gain

100%



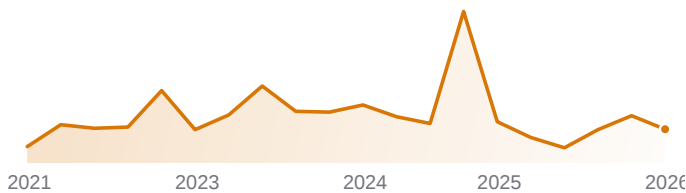
Typical hold before selling

4.3 yrs



Median annualized return at resale

+4.3%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,202
Median value (AVM)	\$443K
Median size	1,928 ft²
Median year built	1996
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.0%
Owner occupied	88%
Company owned	5.7%
Median loan-to-value	49%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	4,576
Density	1,041 / mi²
Median household income	\$118K
Average household income	\$149K
Crime index (US avg 100)	49
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	71
Homes occupied	97%
Bachelor's or higher	25%
Poverty rate	1.8%
Unemployment	1.3%
Average temp	55°F
Annual precip	45 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.