

Clementon 08021

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

BALANCED MARKET

\$262K

MEDIAN SALE PRICE

-4.1%

1-YR CHANGE

564

SALES (12 MO)

\$285K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



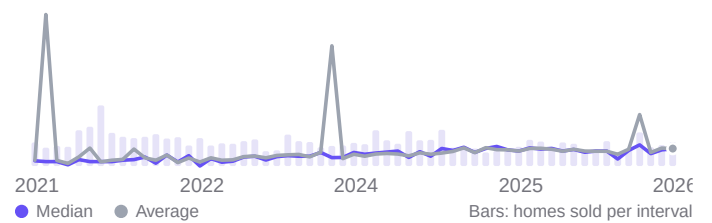
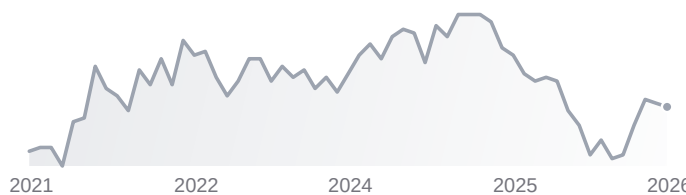
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$276K · Average \$279K

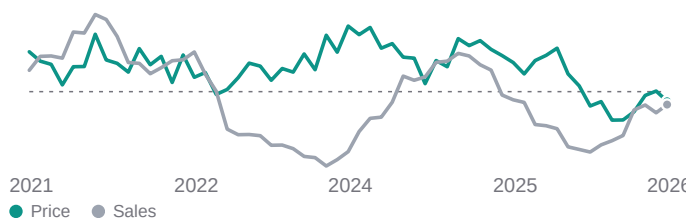


Growth (year over year)

Price -4.1% · Sales -5.5%

Price per square foot

\$202/ft²



Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

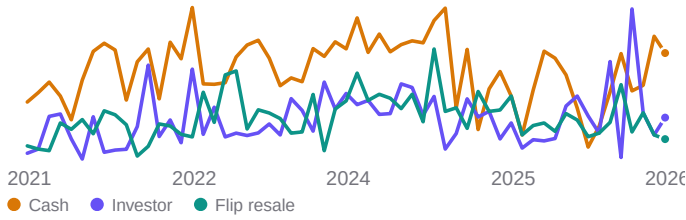
4.8%



BUYERS & OUTCOMES

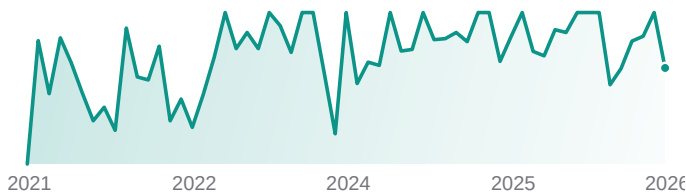
Buyer mix

Cash 29% · Investor 13% · Flip resale 7.3%



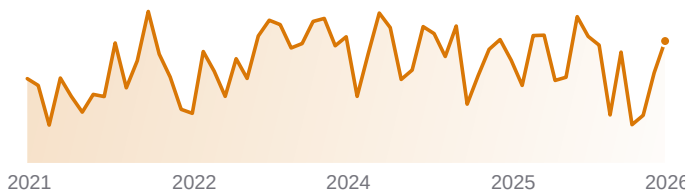
Sellers who sold at a gain

93%

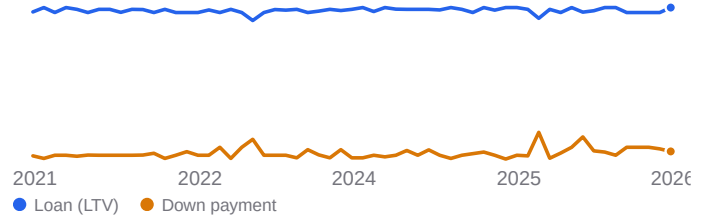


Median annualized return at resale

+9.8%

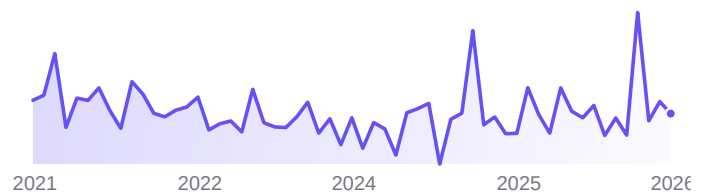


Financing (share of purchase price) Loan (LTV) 98% · Down payment 7.4%



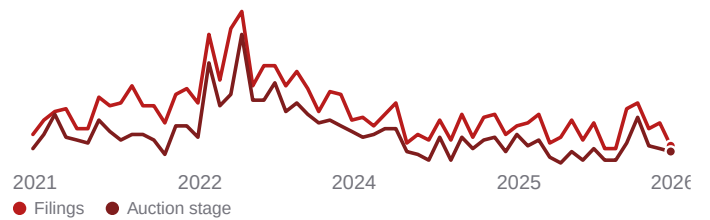
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 6 · Auction stage 4



HOUSING STOCK

Homes	11,810
Median value (AVM)	\$285K
Median size	1,408 ft²
Median bedrooms	2
Median year built	1970
Single family	94%
Condos	5.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.1%
Owner occupied	77%
Company owned	10%
Median loan-to-value	47%

Typical ownership tenure

12.6 yrs

COMMUNITY

Population	49,974
Density	3,895 / mi²
Median household income	\$67K
Average household income	\$85K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	67
Homes occupied	95%
Bachelor's or higher	18%
Poverty rate	15.4%
Unemployment	1.7%
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.