

# Gibbstown 08027

ZIP code · NJ · New Jersey > Gloucester County > Gibbstown

**SELLER'S MARKET**

**\$340K**

MEDIAN SALE PRICE

**+0.6%**

1-YR CHANGE

**69**

SALES (12 MO)

**\$328K**

MEDIAN VALUE (AVM)

Market temperature

**Seller's market · 67 / 100**

Buyer's market

Balanced

Seller's market

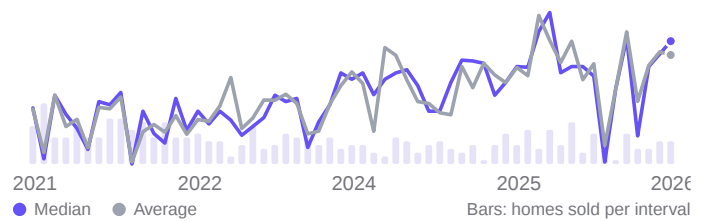
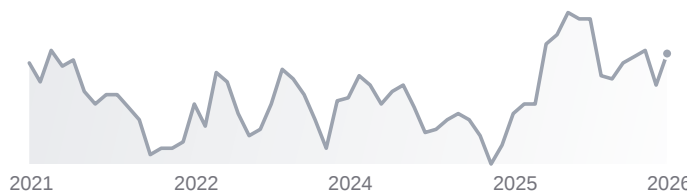
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

**67 / 100**

Sale prices

**Median \$360K · Average \$338K**

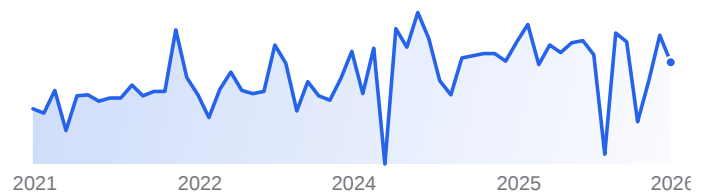
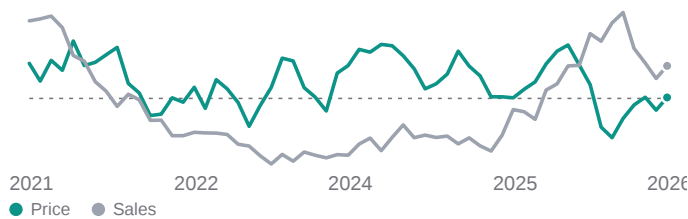


Growth (year over year)

**Price +0.6% · Sales +19.0%**

Price per square foot

**\$185/ft²**

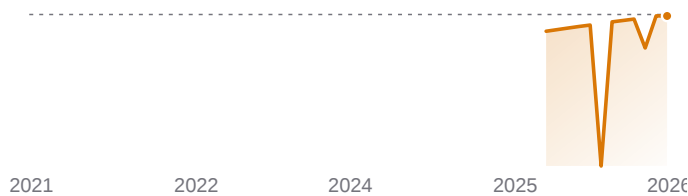


Sale premium vs estimated value

**-0.5%**

Annual turnover (share of homes sold)

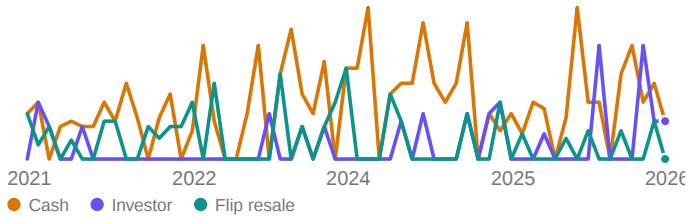
**3.8%**



## BUYERS & OUTCOMES

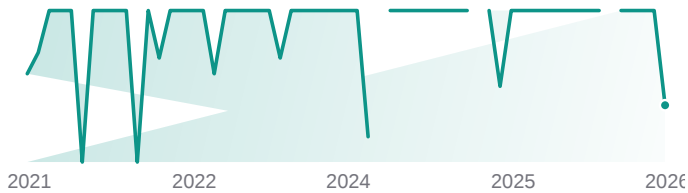
### Buyer mix

Cash 17% · Investor 17% · Flip resale 0%



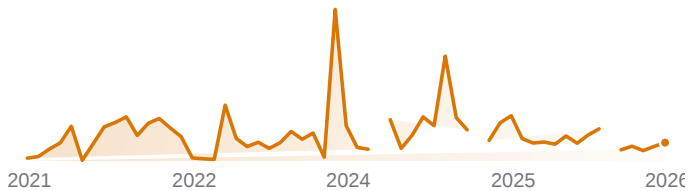
### Sellers who sold at a gain

75%

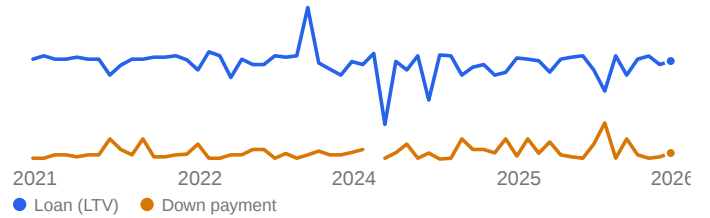


### Median annualized return at resale

+5.1%

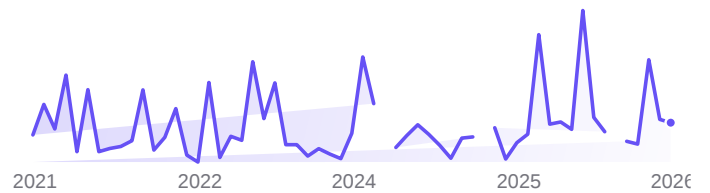


### Financing (share of purchase price) Loan (LTV) 93% · Down payment 6.7%



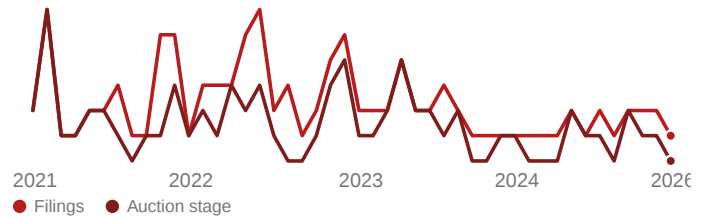
### Typical hold before selling

8.3 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,833     |
| Median value (AVM) | \$328K    |
| Median size        | 1,632 ft² |
| Median year built  | 1960      |
| Single family      | 98%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 51%      |
| Underwater (LTV 125% or more) | 1.4%     |
| Owner occupied                | 85%      |
| Company owned                 | 7.0%     |
| Median loan-to-value          | 50%      |
| Typical ownership tenure      | 18.0 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 4,663     |
| Density                          | 506 / mi² |
| Median household income          | \$87K     |
| Average household income         | \$103K    |
| Crime index (US avg 100)         | 130       |
| Air pollution index (US avg 100) | 98        |
| Earthquake index (US avg 100)    | 77        |
| Homes occupied                   | 95%       |
| Bachelor's or higher             | 20%       |
| Poverty rate                     | 8.4%      |
| Unemployment                     | 1.4%      |
| Average temp                     | 55°F      |
| Annual precip                    | 45 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.