

Glassboro 08028

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

BALANCED MARKET

\$365K

MEDIAN SALE PRICE

-3.7%

1-YR CHANGE

220

SALES (12 MO)

\$364K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



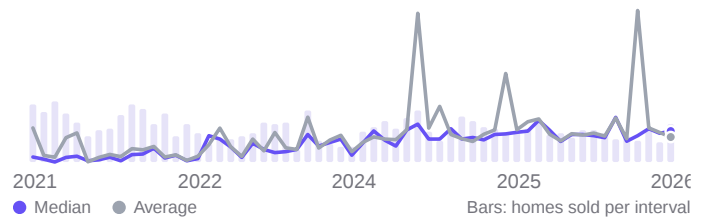
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$365K · Average \$339K

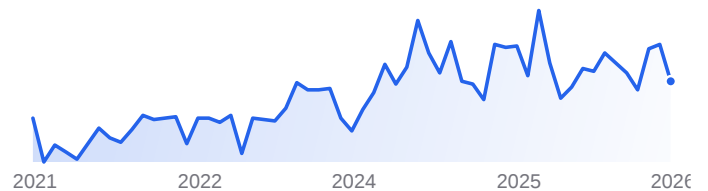
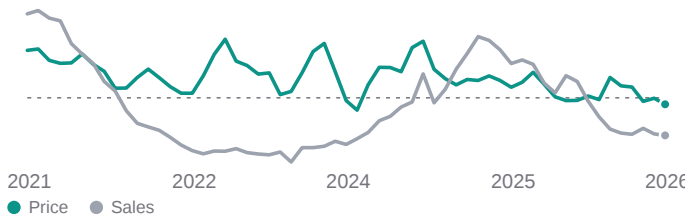


Growth (year over year)

Price -3.7% · Sales -21.1%

Price per square foot

\$198/ft²

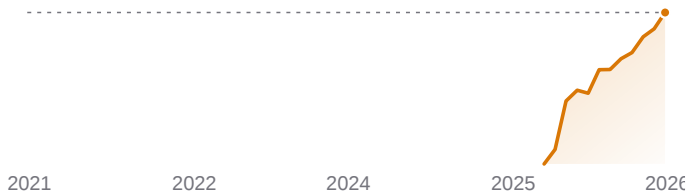


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

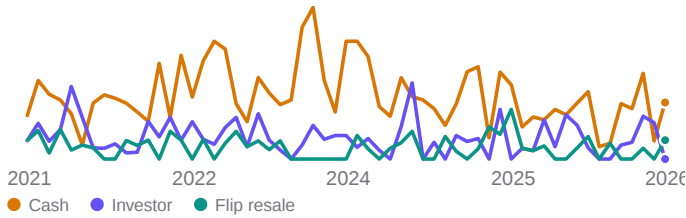
3.8%



BUYERS & OUTCOMES

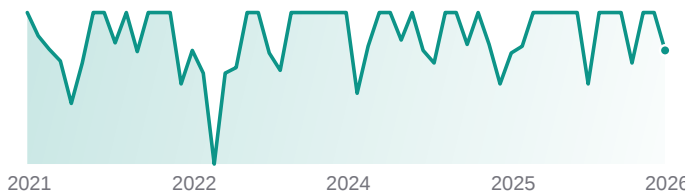
Buyer mix

Cash 24% · Investor 0% · Flip resale 8.0%



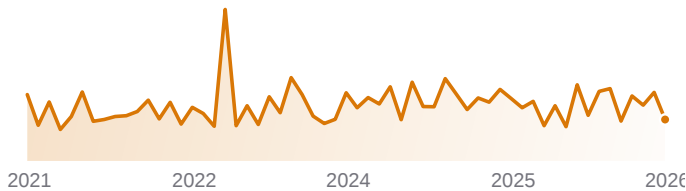
Sellers who sold at a gain

94%

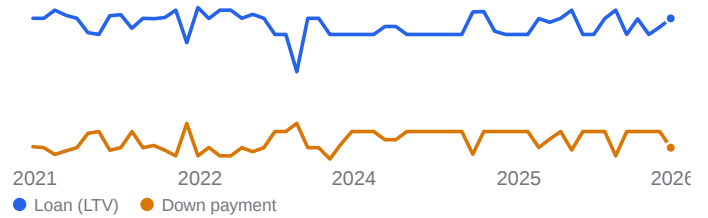


Median annualized return at resale

+5.0%

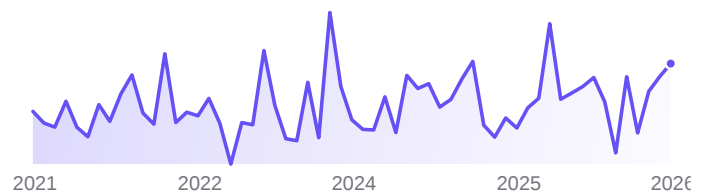


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



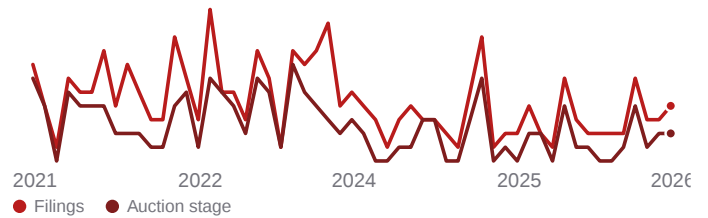
Typical hold before selling

10.3 yrs



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	5,794
Median value (AVM)	\$364K
Median size	1,724 ft²
Median year built	1987
Single family	98%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.5%
Owner occupied	71%
Company owned	17%
Median loan-to-value	47%
Typical ownership tenure	12.1 yrs

COMMUNITY

Population	25,214
Density	1,800 / mi²
Median household income	\$82K
Average household income	\$111K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	70
Homes occupied	89%
Bachelor's or higher	28%
Poverty rate	17.2%
Unemployment	1.3%
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.