

Gloucester City 08030

ZIP code · NJ · New Jersey > Camden County > Gloucester City

BALANCED MARKET

\$233K

MEDIAN SALE PRICE

-1.5%

1-YR CHANGE

200

SALES (12 MO)

\$240K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



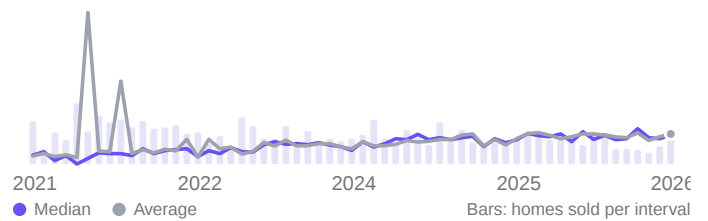
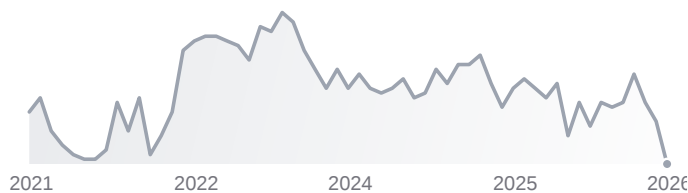
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$245K · Average \$249K

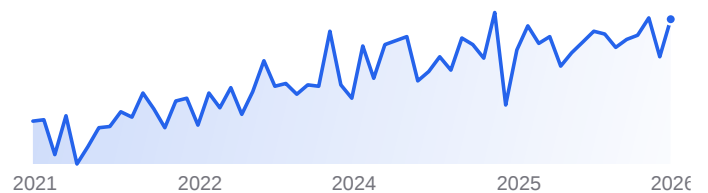
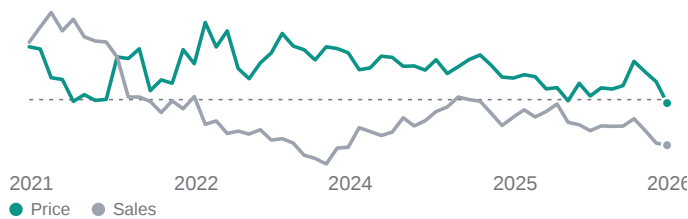


Growth (year over year)

Price -1.5% · Sales -20.3%

Price per square foot

\$191/ft²

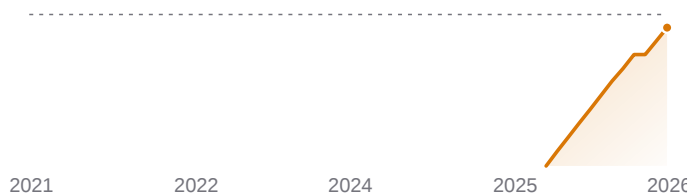


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

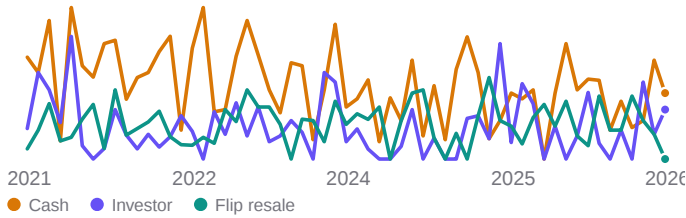
4.6%



BUYERS & OUTCOMES

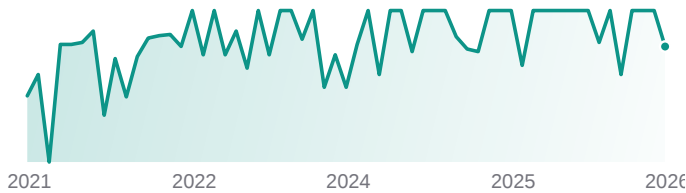
Buyer mix

Cash 19% · Investor 14% · Flip resale 0%



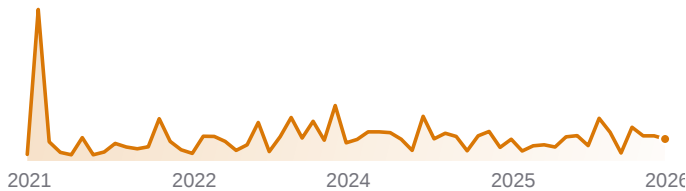
Sellers who sold at a gain

94%

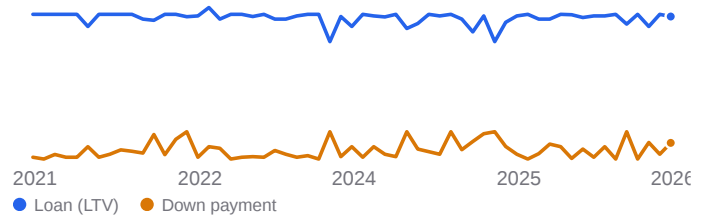


Median annualized return at resale

+10.7%

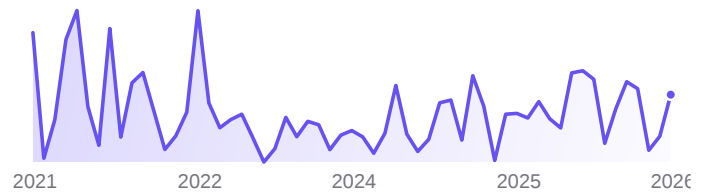


Financing (share of purchase price) Loan (LTV) 97% · Down payment 13%



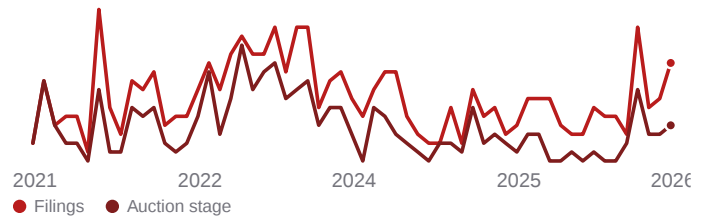
Typical hold before selling

7.5 yrs



Preforeclosure filings

Filings 11 · Auction stage 4



HOUSING STOCK

Homes	4,389
Median value (AVM)	\$240K
Median size	1,307 ft²
Median bedrooms	2
Median year built	1920
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.3%
Owner occupied	70%
Company owned	17%
Median loan-to-value	47%
Typical ownership tenure	10.2 yrs

COMMUNITY

Population	14,150
Density	4,222 / mi²
Median household income	\$71K
Average household income	\$84K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	71
Homes occupied	91%
Bachelor's or higher	12%
Poverty rate	10.8%
Unemployment	1.6%
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.