

Bellmawr 08031

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

BALANCED MARKET

\$333K

MEDIAN SALE PRICE

+12.8%

1-YR CHANGE

129

SALES (12 MO)

\$303K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



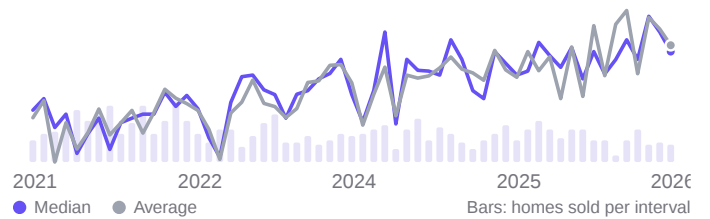
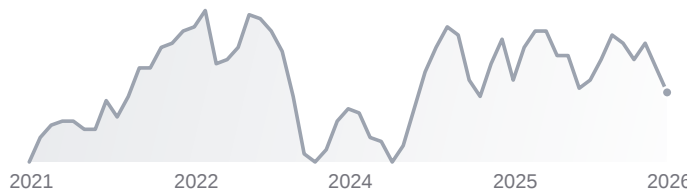
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

57 / 100

Sale prices

Median \$310K · Average \$318K

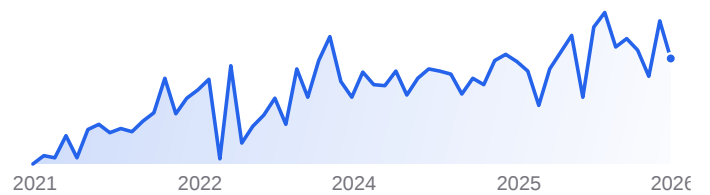
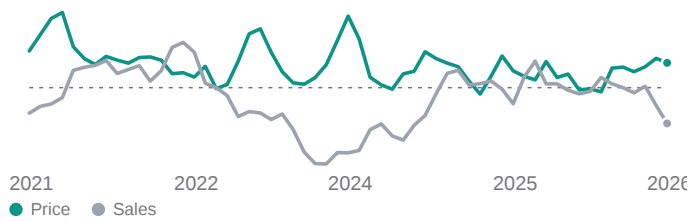


Growth (year over year)

Price +12.8% · Sales -18.4%

Price per square foot

\$230/ft²

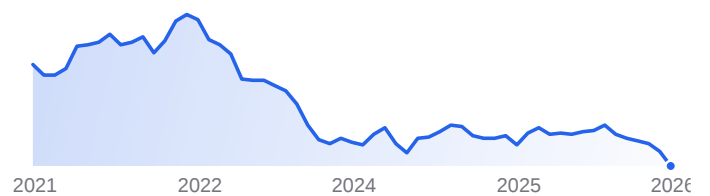


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

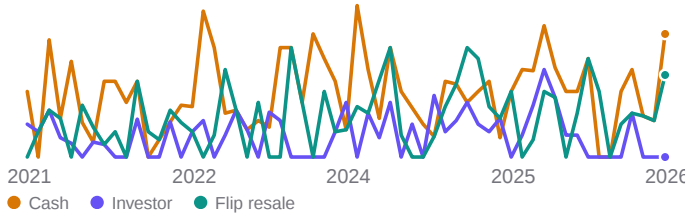
3.7%



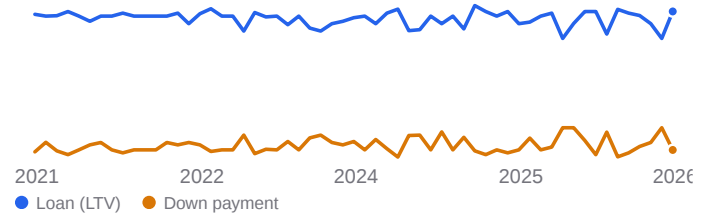
BUYERS & OUTCOMES

Buyer mix

Cash 38% · Investor 0% · Flip resale 25%

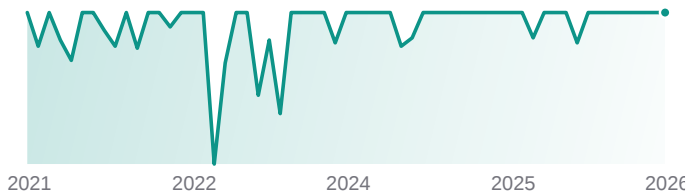


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



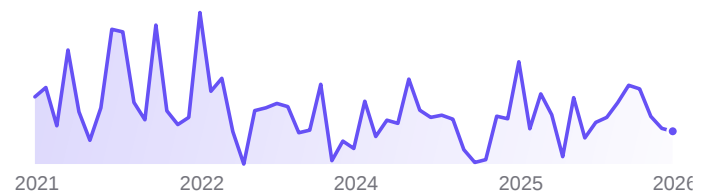
Sellers who sold at a gain

100%



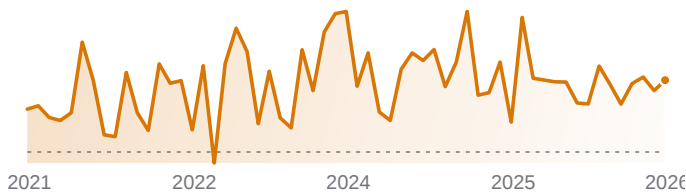
Typical hold before selling

3.7 yrs



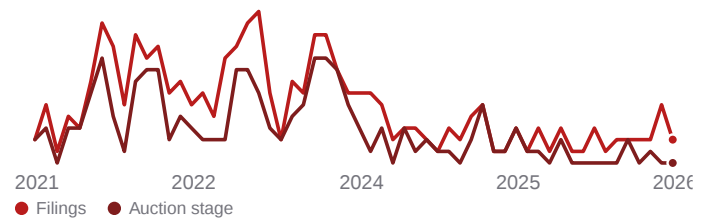
Median annualized return at resale

+8.5%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	3,476
Median value (AVM)	\$303K
Median size	1,344 ft²
Median bedrooms	4
Median year built	1960
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.2%
Owner occupied	84%
Company owned	7.9%
Median loan-to-value	51%
Typical ownership tenure	14.9 yrs

COMMUNITY

Population	11,984
Density	3,784 / mi²
Median household income	\$73K
Average household income	\$95K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	76
Homes occupied	97%
Bachelor's or higher	17%
Poverty rate	8.2%
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.