

Haddon Heights 08035

ZIP code · NJ · New Jersey > Camden County > Haddon Heights

STRONG BUYER'S MARKET

\$408K

MEDIAN SALE PRICE

-20.1%

1-YR CHANGE

70

SALES (12 MO)

\$522K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 18 / 100



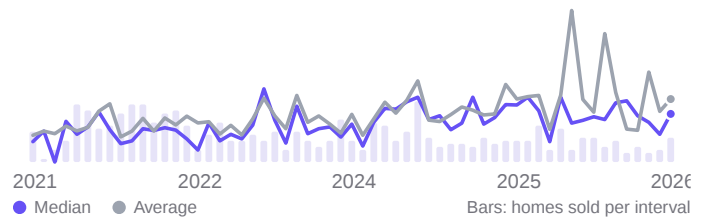
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

18 / 100

Sale prices

Median \$460K · Average \$540K

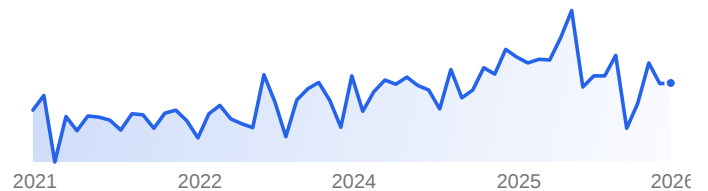
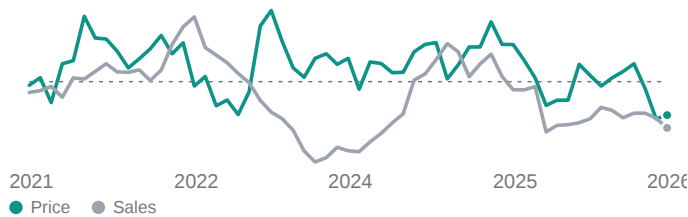


Growth (year over year)

Price -20.1% · Sales -27.8%

Price per square foot

\$277/ft²

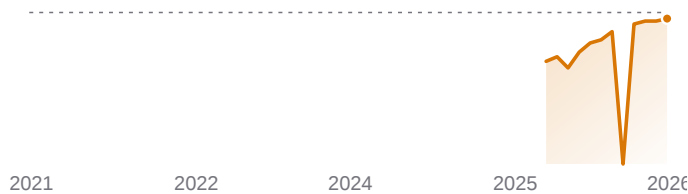


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

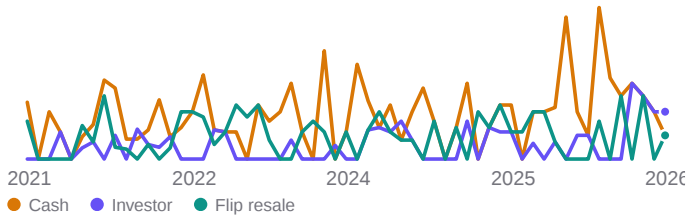
2.7%



BUYERS & OUTCOMES

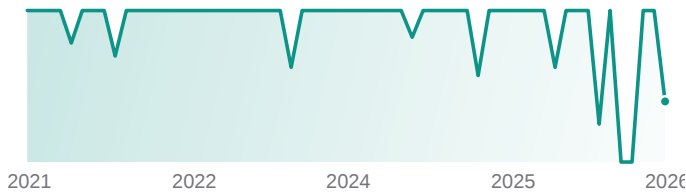
Buyer mix

Cash 13% · Investor 25% · Flip resale 13%



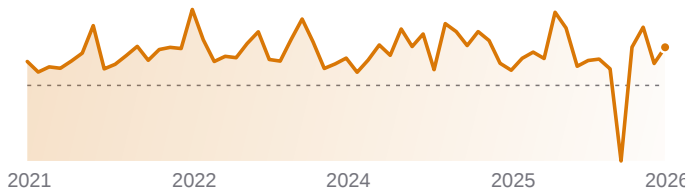
Sellers who sold at a gain

80%

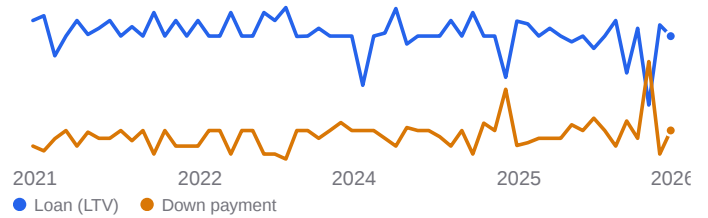


Median annualized return at resale

+7.4%

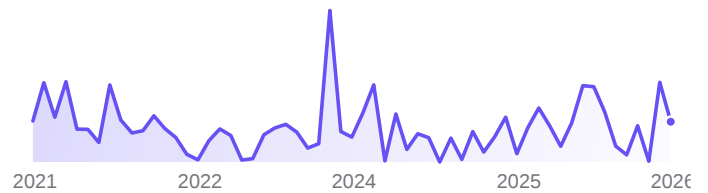


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

8.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,624
Median value (AVM)	\$522K
Median size	1,734 ft²
Median year built	1940
Single family	96%
Condos	2.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.0%
Owner occupied	87%
Company owned	7.8%
Median loan-to-value	43%
Typical ownership tenure	15.9 yrs

COMMUNITY

Population	7,517
Density	4,831 / mi²
Median household income	\$118K
Average household income	\$145K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	74
Homes occupied	96%
Bachelor's or higher	37%
Poverty rate	3.0%
Unemployment	1.7%
Average temp	55°F
Annual precip	47 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.