

Magnolia 08049

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

SELLER'S MARKET

\$313K

MEDIAN SALE PRICE

+3.3%

1-YR CHANGE

64

SALES (12 MO)

\$308K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



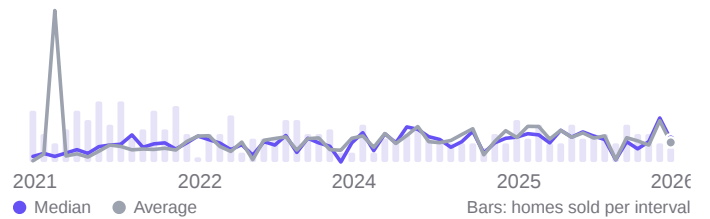
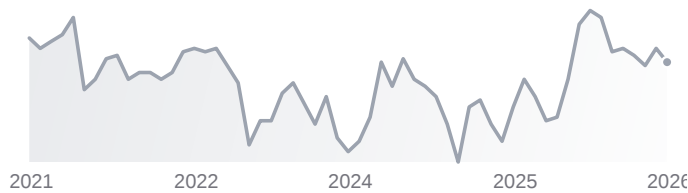
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$285K · Average \$272K

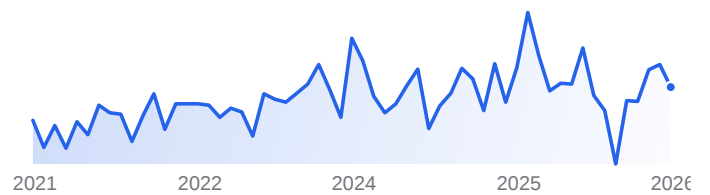
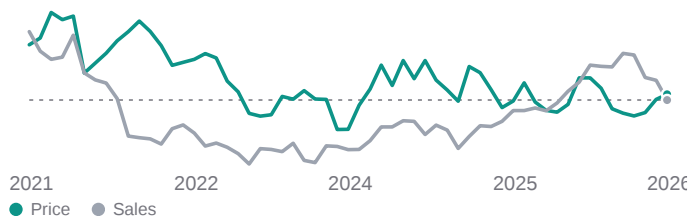


Growth (year over year)

Price +3.3% · Sales +0.0%

Price per square foot

\$216/ft²

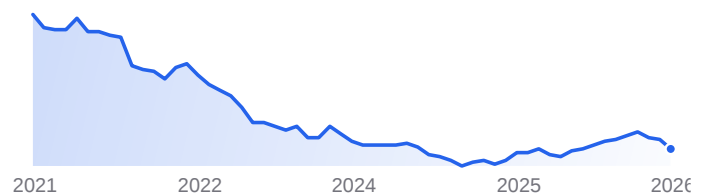
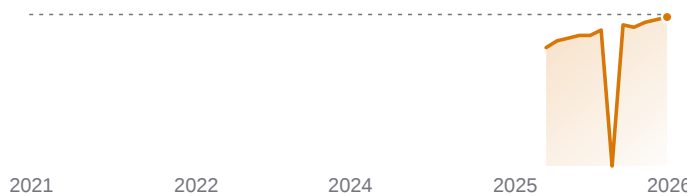


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

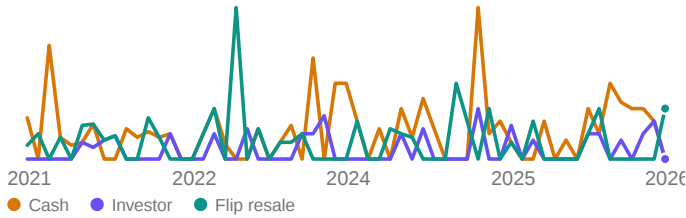
3.6%



BUYERS & OUTCOMES

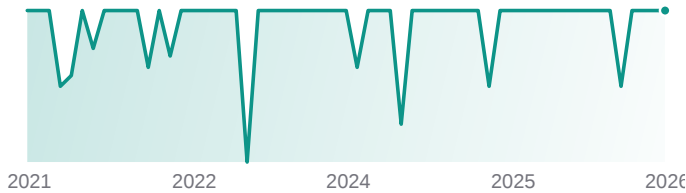
Buyer mix

Cash 0% · Investor 0% · Flip resale 33%



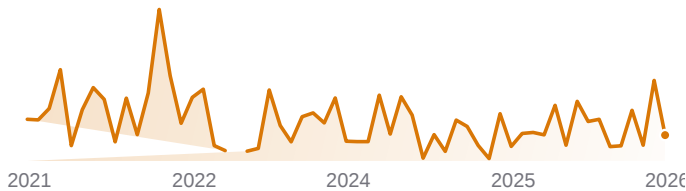
Sellers who sold at a gain

100%

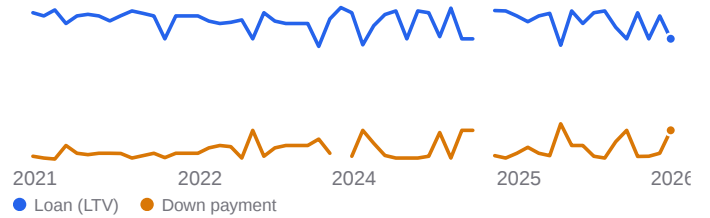


Median annualized return at resale

+5.0%

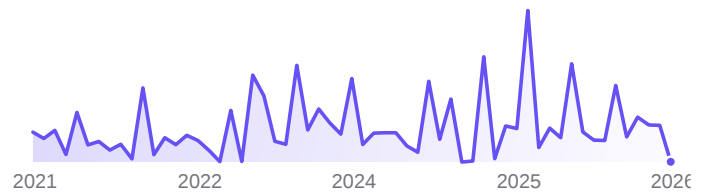


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



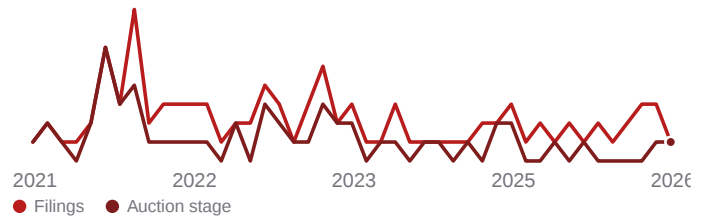
Typical hold before selling

0.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,767
Median value (AVM)	\$308K
Median size	1,304 ft²
Median year built	1957
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	0.8%
Owner occupied	86%
Company owned	7.7%
Median loan-to-value	48%
Typical ownership tenure	16.3 yrs

COMMUNITY

Population	5,317
Density	4,141 / mi²
Median household income	\$84K
Average household income	\$106K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	69
Homes occupied	96%
Bachelor's or higher	26%
Poverty rate	4.4%
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.