

Mantua 08051

ZIP code · NJ · New Jersey > Gloucester County

BALANCED MARKET

\$280K

MEDIAN SALE PRICE

+6.0%

1-YR CHANGE

158

SALES (12 MO)

\$311K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

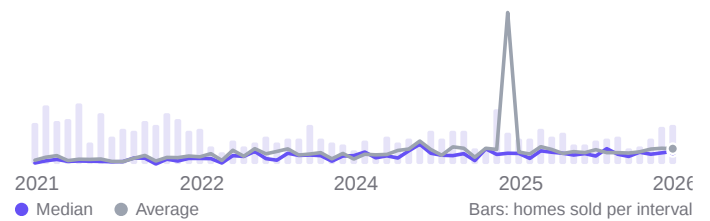
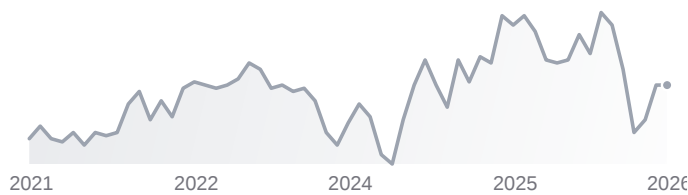
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$295K · Average \$324K

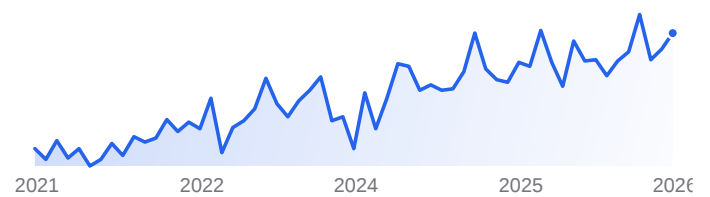
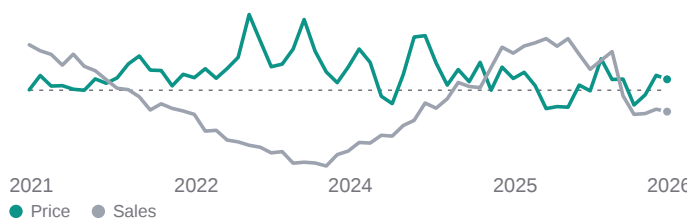


Growth (year over year)

Price +6.0% · Sales -11.7%

Price per square foot

\$249/ft²

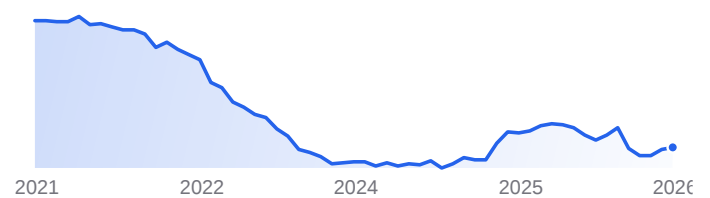
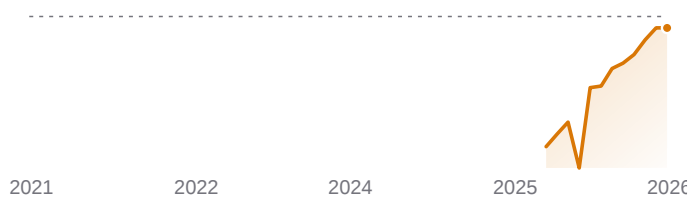


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

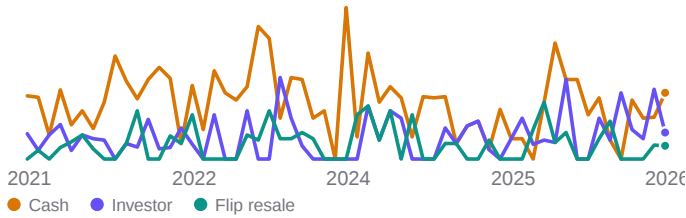
4.1%



BUYERS & OUTCOMES

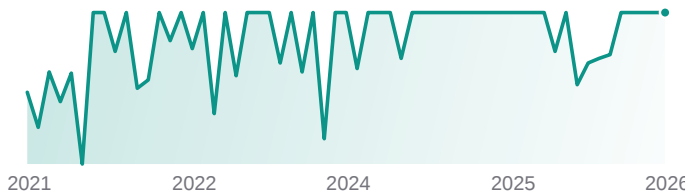
Buyer mix

Cash 25% · Investor 10% · Flip resale 5.0%



Sellers who sold at a gain

100%

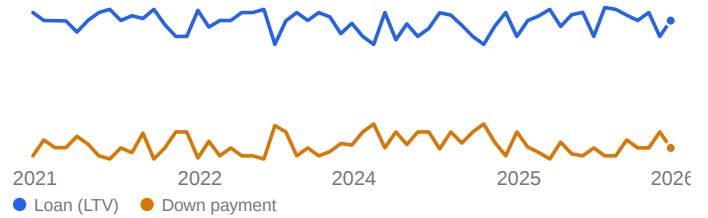


Median annualized return at resale

+4.2%

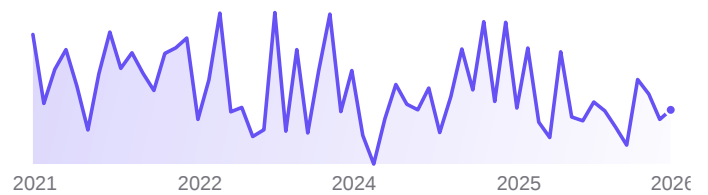


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



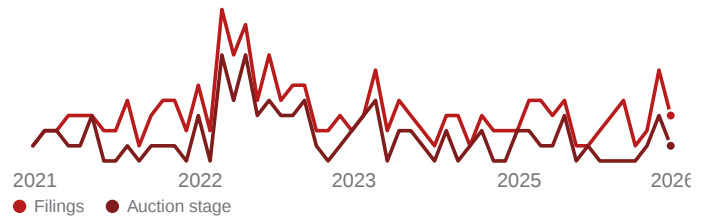
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	3,844
Median value (AVM)	\$311K
Median size	1,360 ft²
Median year built	1987
Single family	72%
Condos	27%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	0.9%
Owner occupied	81%
Company owned	7.7%
Median loan-to-value	50%
Typical ownership tenure	13.2 yrs

COMMUNITY

Population	8,413
Density	2,153 / mi²
Median household income	\$106K
Average household income	\$127K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	73
Homes occupied	96%
Bachelor's or higher	23%
Poverty rate	4.8%
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.