

Medford 08055

ZIP code · NJ · New Jersey > Burlington County

BUYER'S MARKET

\$609K

MEDIAN SALE PRICE

-4.1%

1-YR CHANGE

298

SALES (12 MO)

\$620K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



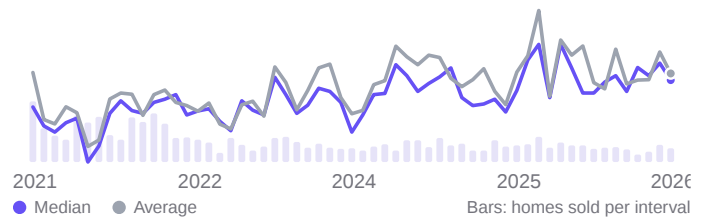
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$586K · Average \$607K

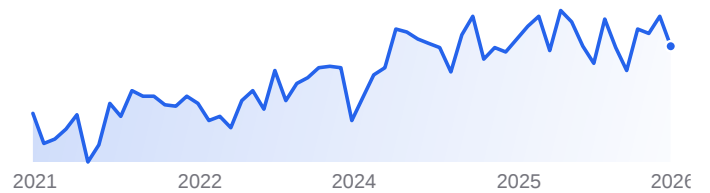
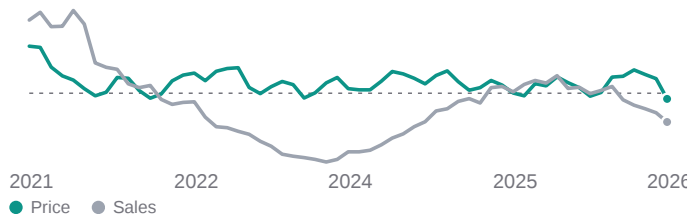


Growth (year over year)

Price -4.1% · Sales -20.7%

Price per square foot

\$251/ft²

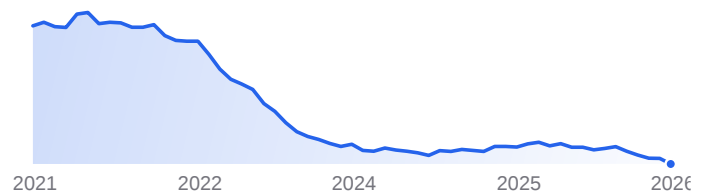
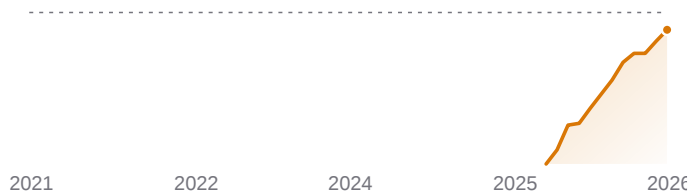


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

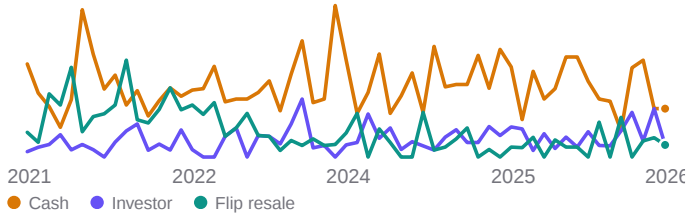
3.0%



BUYERS & OUTCOMES

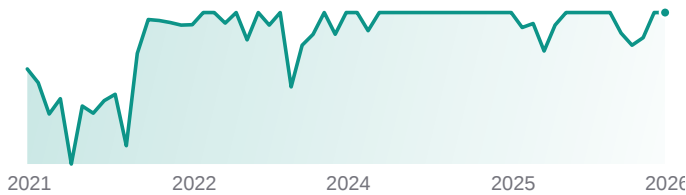
Buyer mix

Cash 17% · Investor 4.2% · Flip resale 4.2%



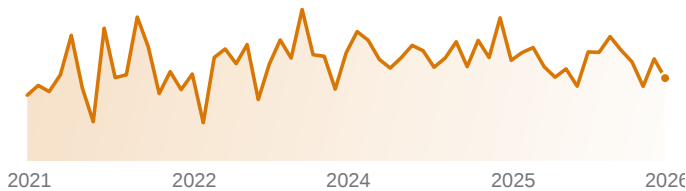
Sellers who sold at a gain

100%

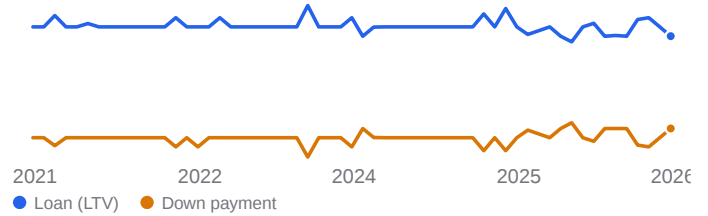


Median annualized return at resale

+5.8%

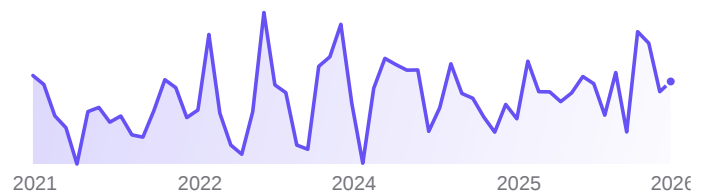


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



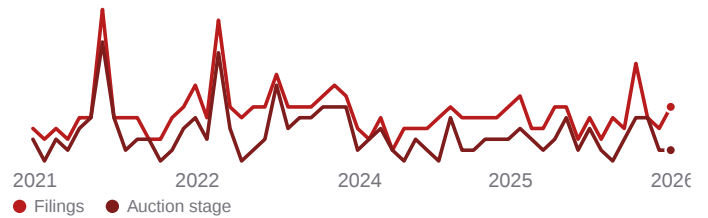
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 5 · Auction stage 1



HOUSING STOCK

Homes	10,032
Median value (AVM)	\$620K
Median size	2,346 ft²
Median bedrooms	1
Median year built	1977
Single family	97%
Condos	2.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.8%
Owner occupied	88%
Company owned	7.4%
Median loan-to-value	46%

Typical ownership tenure

13.0 yrs

COMMUNITY

Population	29,843
Density	711 / mi²
Median household income	\$151K
Average household income	\$175K
Crime index (US avg 100)	50
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	72
Homes occupied	96%
Bachelor's or higher	42%
Poverty rate	2.4%
Unemployment	1.4%
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.