

Mount Royal 08061

ZIP code · NJ · New Jersey > Gloucester County > Mount Royal

SELLER'S MARKET

\$430K

MEDIAN SALE PRICE

-3.0%

1-YR CHANGE

53

SALES (12 MO)

\$477K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

Balanced

Seller's market

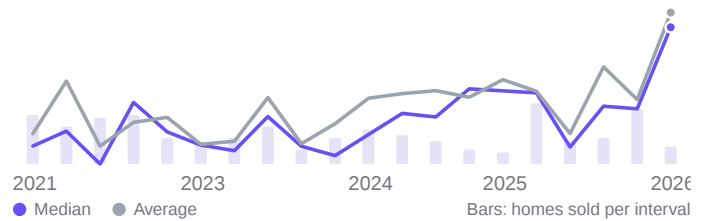
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

71 / 100

Sale prices

Median \$560K · Average \$590K

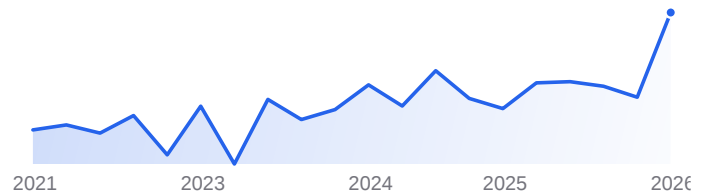
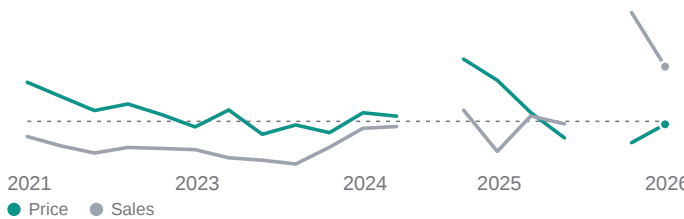


Growth (year over year)

Price -3.0% · Sales +55.9%

Price per square foot

\$267/ft²

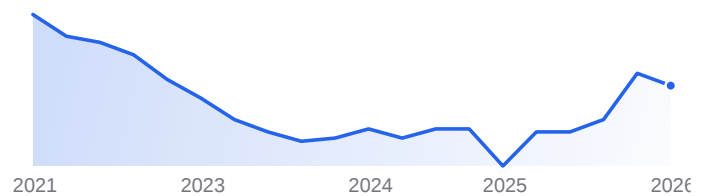
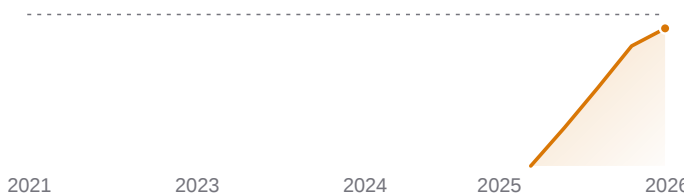


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

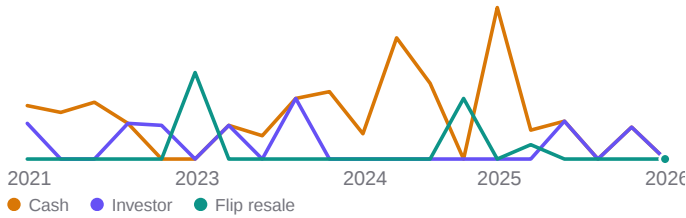
4.7%



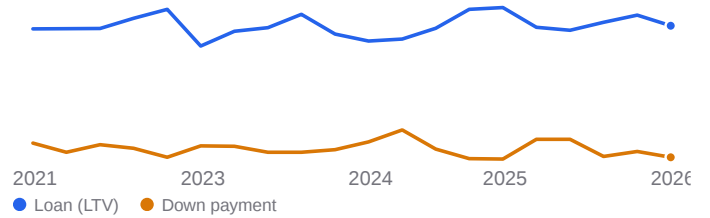
BUYERS & OUTCOMES

Buyer mix

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

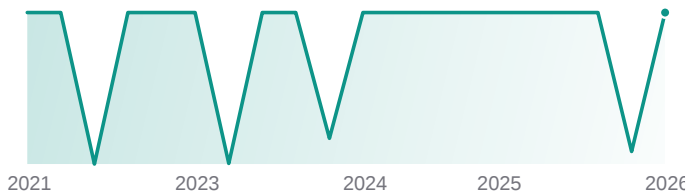


Financing (share of purchase price) Loan (LTV) 85% · Down payment 5.0%



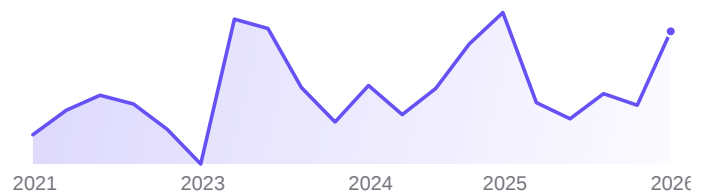
Sellers who sold at a gain

100%



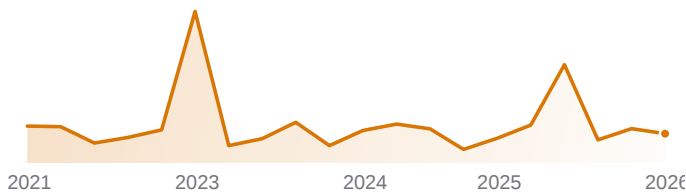
Typical hold before selling

14.0 yrs



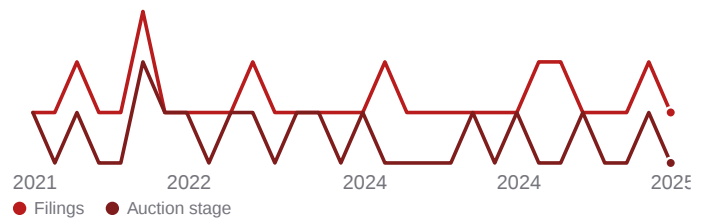
Median annualized return at resale

+5.0%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,116
Median value (AVM)	\$477K
Median size	2,190 ft²
Median year built	2004
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	0.7%
Owner occupied	90%
Company owned	5.8%
Median loan-to-value	55%
Typical ownership tenure	11.2 yrs

COMMUNITY

Population	2,040
Density	1,223 / mi²
Median household income	\$119K
Average household income	\$146K
Crime index (US avg 100)	46
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	75
Homes occupied	97%
Bachelor's or higher	23%
Poverty rate	2.0%
Unemployment	1.3%
Average temp	55°F
Annual precip	45 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.