

Mullica Hill 08062

ZIP code · NJ · New Jersey > Gloucester County > Mullica Hill

BALANCED MARKET

\$718K

MEDIAN SALE PRICE

+39.0%

1-YR CHANGE

157

SALES (12 MO)

\$608K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



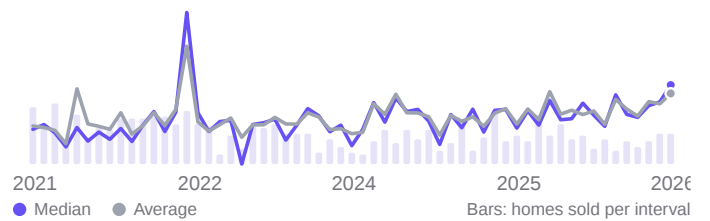
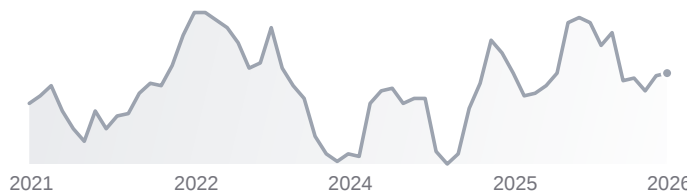
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$825K · Average \$754K

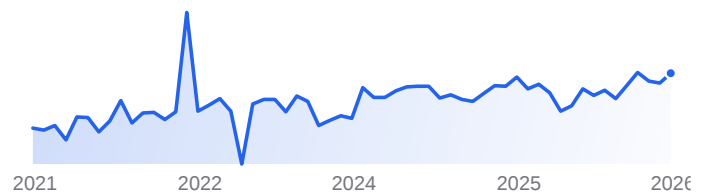
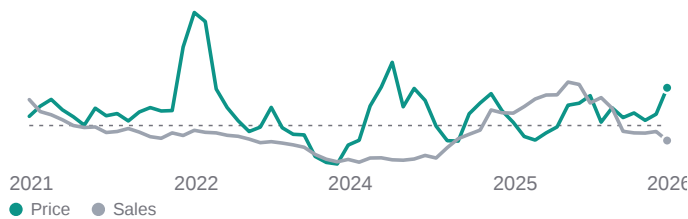


Growth (year over year)

Price +39.0% · Sales -15.6%

Price per square foot

\$260/ft²

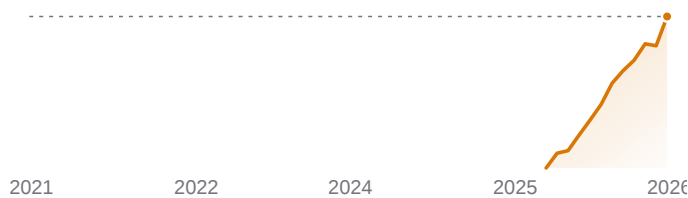


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

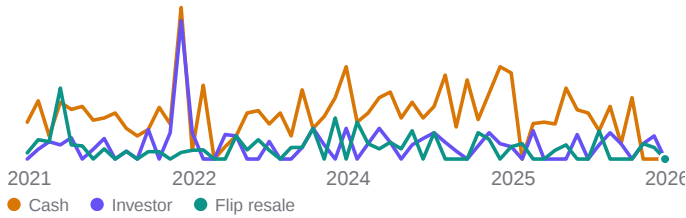
3.1%



BUYERS & OUTCOMES

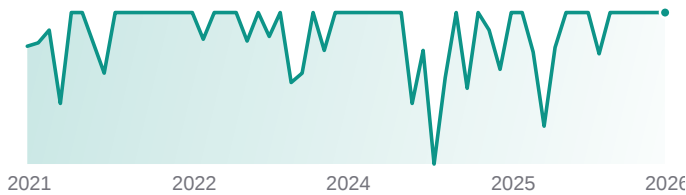
Buyer mix

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



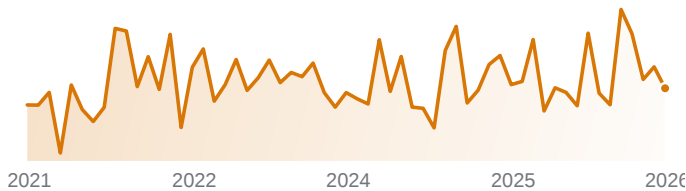
Sellers who sold at a gain

100%

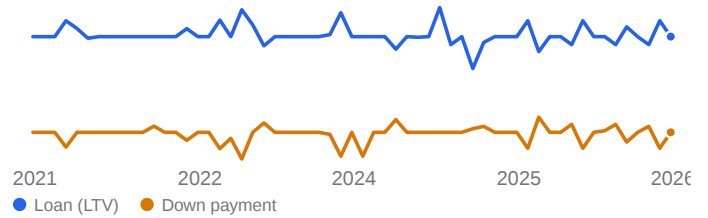


Median annualized return at resale

+4.1%

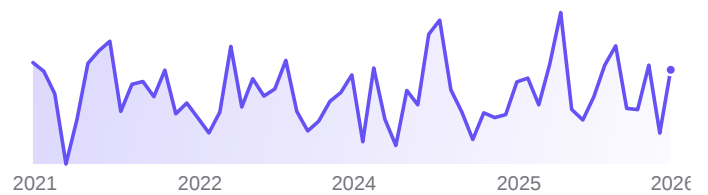


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



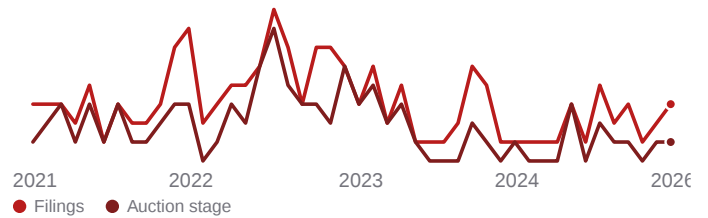
Typical hold before selling

12.4 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	5,126
Median value (AVM)	\$608K
Median size	2,564 ft²
Median bedrooms	4
Median year built	1996
Single family	99%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.2%
Owner occupied	88%
Company owned	5.9%
Median loan-to-value	49%

Typical ownership tenure

15.1 yrs

COMMUNITY

Population	17,848
Density	561 / mi²
Median household income	\$155K
Average household income	\$184K
Crime index (US avg 100)	42
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	69
Homes occupied	97%
Bachelor's or higher	35%
Poverty rate	4.6%
Unemployment	1.4%
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.