

National Park 08063

ZIP code · NJ · New Jersey > Gloucester County > National Park

BALANCED MARKET

\$277K

MEDIAN SALE PRICE

-16.8%

1-YR CHANGE

50

SALES (12 MO)

\$274K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



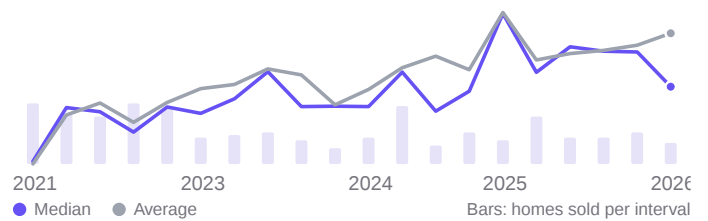
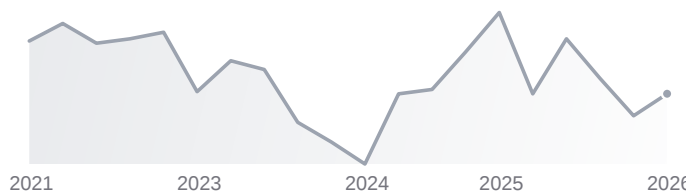
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$230K · Average \$296K

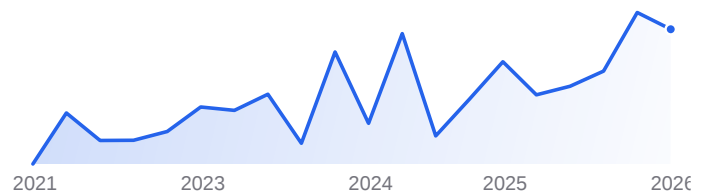
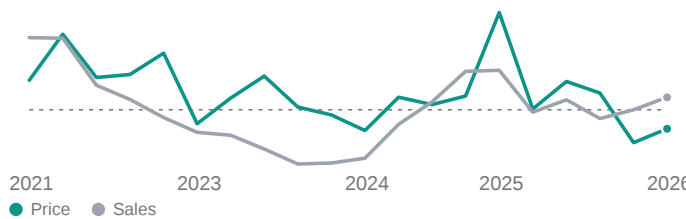


Growth (year over year)

Price -16.8% · Sales +11.1%

Price per square foot

\$247/ft²

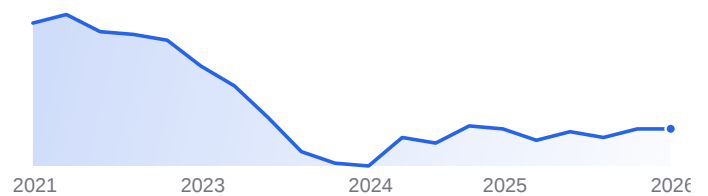


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

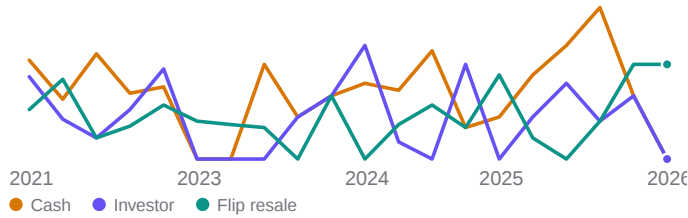
4.4%



BUYERS & OUTCOMES

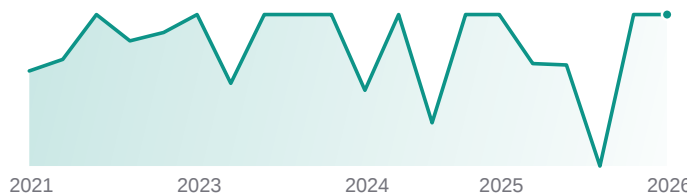
Buyer mix

Cash 0% · Investor 0% · Flip resale 25%



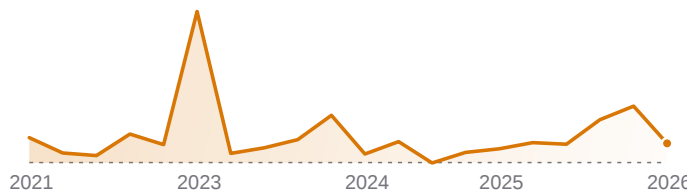
Sellers who sold at a gain

100%

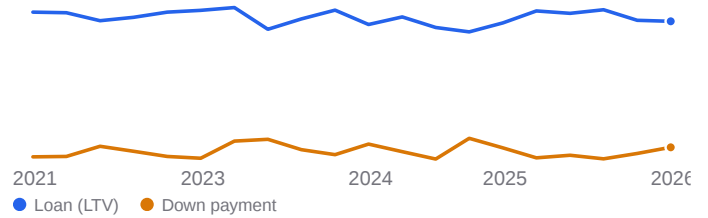


Median annualized return at resale

+7.4%

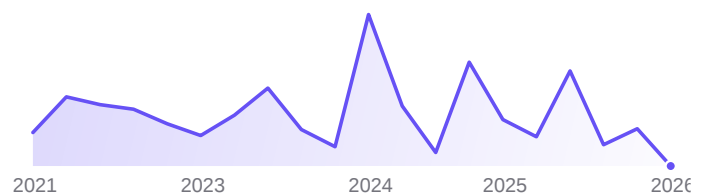


Financing (share of purchase price) Loan (LTV) 91% · Down payment 9.3%



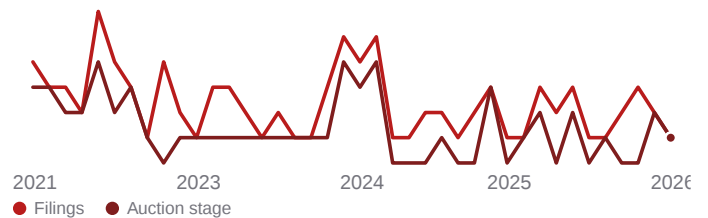
Typical hold before selling

0.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,139
Median value (AVM)	\$274K
Median size	1,228 ft²
Median year built	1952
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.0%
Owner occupied	79%
Company owned	8.9%
Median loan-to-value	46%
Typical ownership tenure	15.3 yrs

COMMUNITY

Population	3,238
Density	2,118 / mi²
Median household income	\$82K
Average household income	\$104K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	72
Homes occupied	95%
Bachelor's or higher	16%
Poverty rate	8.0%
Unemployment	1.4%
Average temp	56°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.