

Paulsboro 08066

ZIP code · NJ · New Jersey > Gloucester County > Paulsboro

SELLER'S MARKET

\$229K

MEDIAN SALE PRICE

+3.2%

1-YR CHANGE

139

SALES (12 MO)

\$228K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

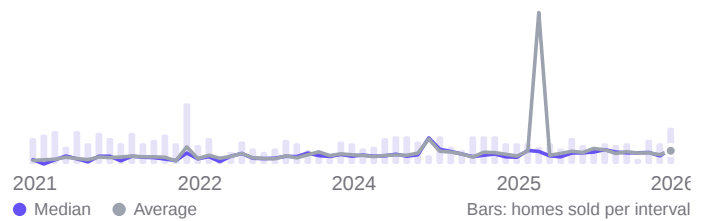
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$277K · Average \$255K

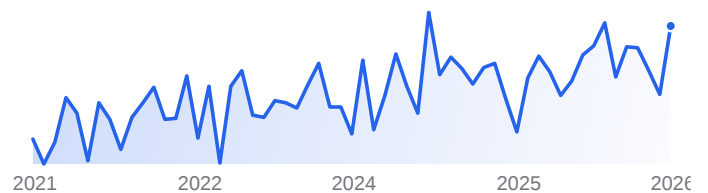
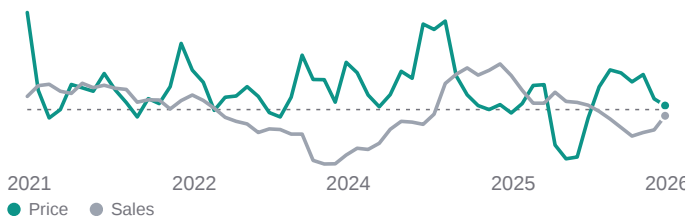


Growth (year over year)

Price +3.2% · Sales -4.8%

Price per square foot

\$197/ft²

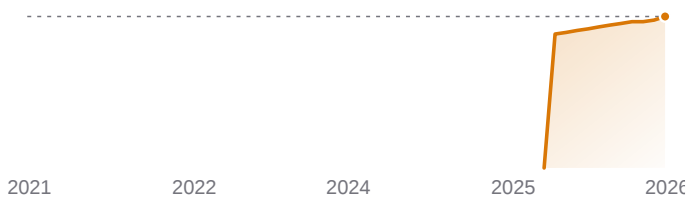


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

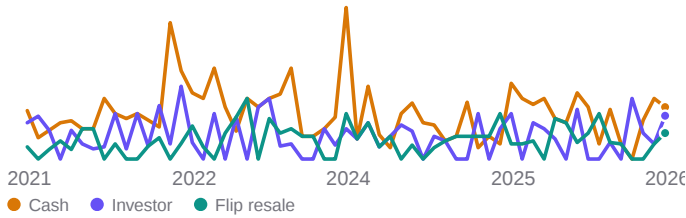
6.3%



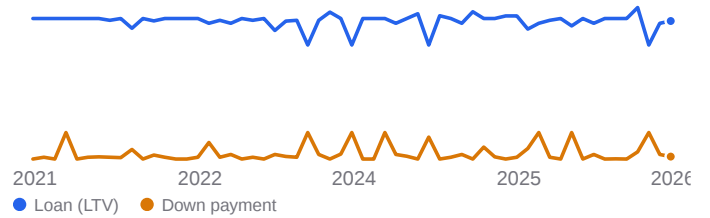
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 24% · Flip resale 14%

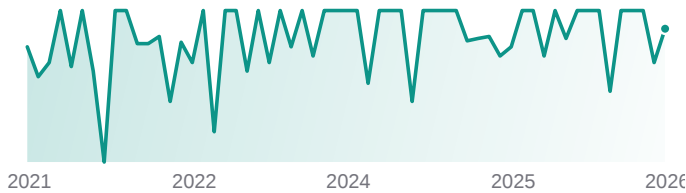


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.5%



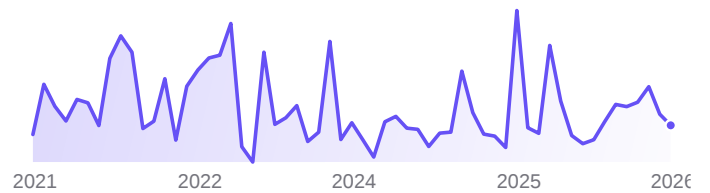
Sellers who sold at a gain

95%



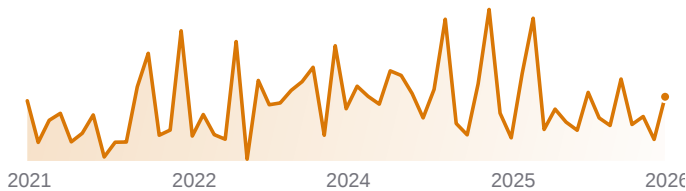
Typical hold before selling

4.7 yrs



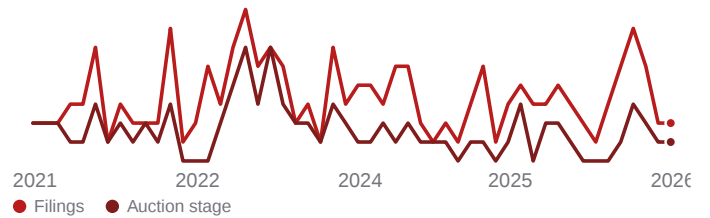
Median annualized return at resale

+9.4%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	2,220
Median value (AVM)	\$228K
Median size	1,360 ft²
Median year built	1938
Single family	95%
Condos	4.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	2.4%
Owner occupied	66%
Company owned	17%
Median loan-to-value	49%
Typical ownership tenure	10.5 yrs

COMMUNITY

Population	9,249
Density	1,266 / mi²
Median household income	\$78K
Average household income	\$100K
Crime index (US avg 100)	157
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	80
Homes occupied	92%
Bachelor's or higher	20%
Poverty rate	7.8%
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. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.