

Pennsville 08070

ZIP code · NJ · New Jersey > Salem County > Pennsville

STRONG SELLER'S MARKET

\$275K

MEDIAN SALE PRICE

+12.6%

1-YR CHANGE

246

SALES (12 MO)

\$277K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 82 / 100

Buyer's market

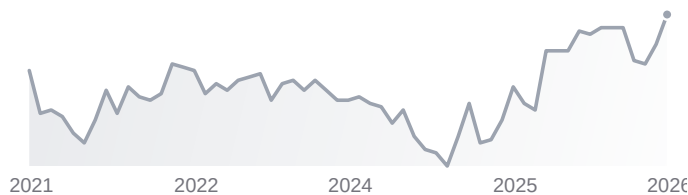
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

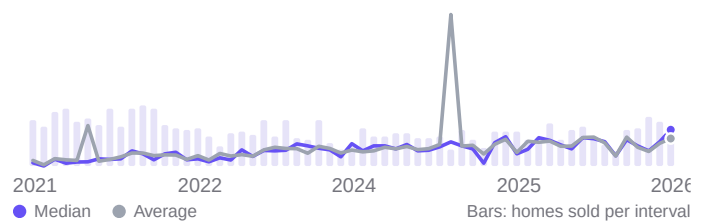
Market temperature (0-100)

82 / 100



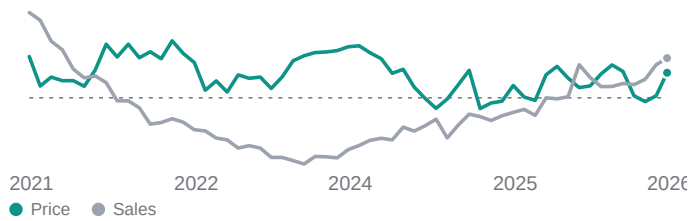
Sale prices

Median \$330K · Average \$286K



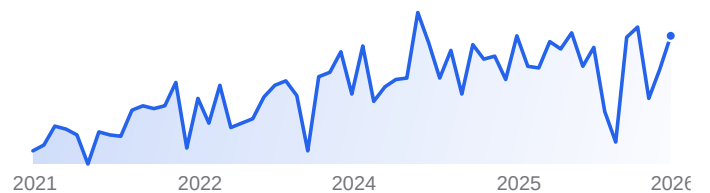
Growth (year over year)

Price +12.6% · Sales +20.0%



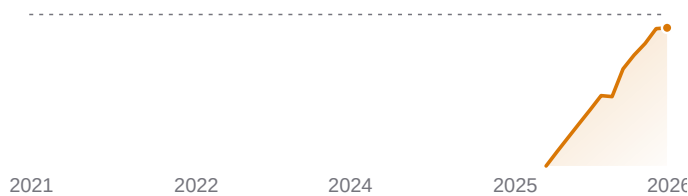
Price per square foot

\$200/ft²



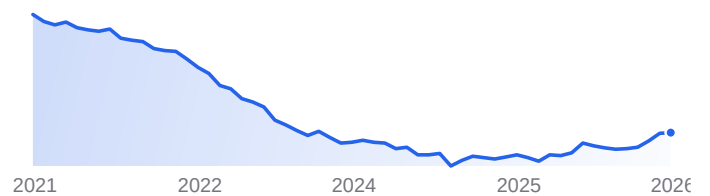
Sale premium vs estimated value

-0.4%



Annual turnover (share of homes sold)

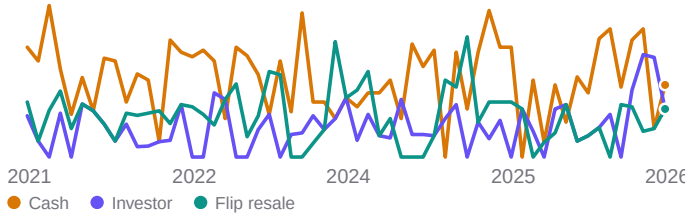
5.5%



BUYERS & OUTCOMES

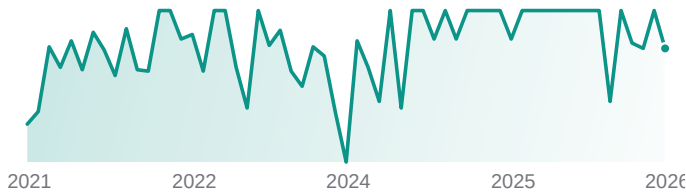
Buyer mix

Cash 19% · Investor 13% · Flip resale 13%



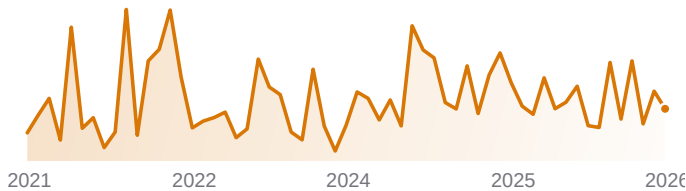
Sellers who sold at a gain

92%

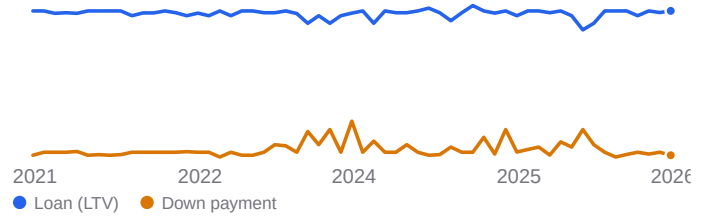


Median annualized return at resale

+5.9%

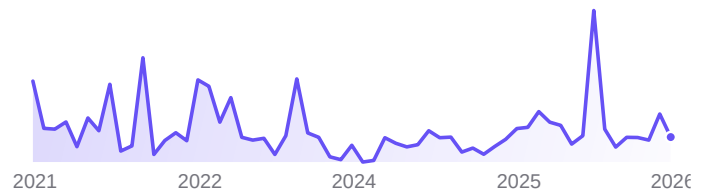


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.0%



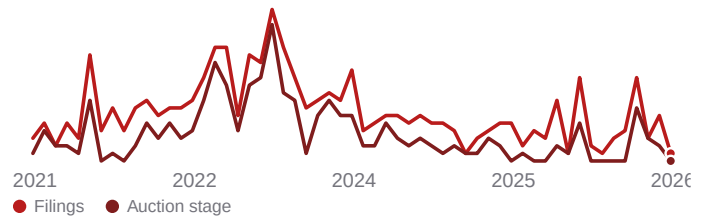
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,485
Median value (AVM)	\$277K
Median size	1,466 ft²
Median year built	1958
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	0.9%
Owner occupied	79%
Company owned	8.0%
Median loan-to-value	47%
Typical ownership tenure	12.8 yrs

COMMUNITY

Population	13,066
Density	526 / mi²
Median household income	\$75K
Average household income	\$92K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	70
Homes occupied	91%
Bachelor's or higher	11%
Poverty rate	13.2%
Unemployment	1.6%
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.