

Pitman 08071

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

BALANCED MARKET

\$380K

MEDIAN SALE PRICE

+12.6%

1-YR CHANGE

111

SALES (12 MO)

\$367K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



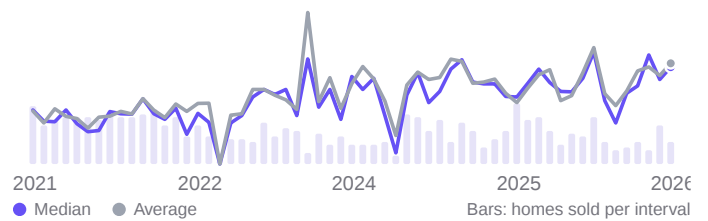
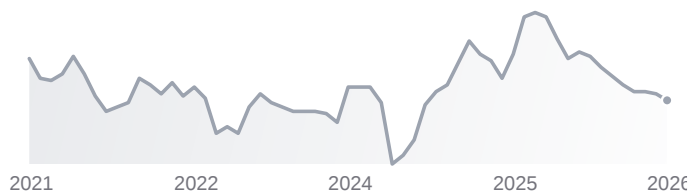
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$380K · Average \$390K

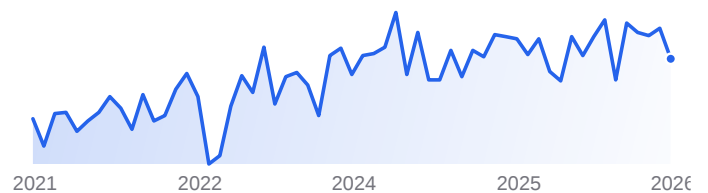
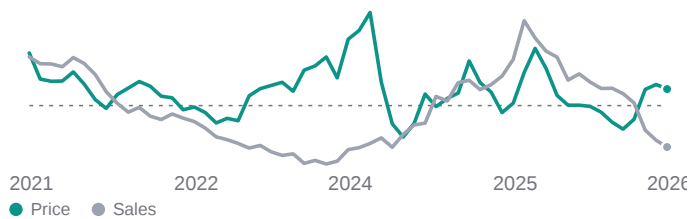


Growth (year over year)

Price +12.6% · Sales -31.5%

Price per square foot

\$217/ft²

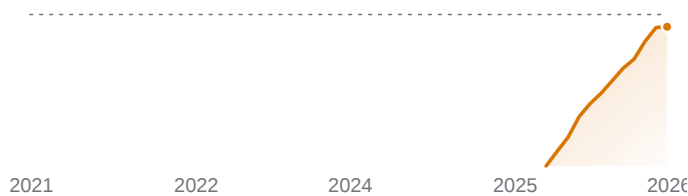


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

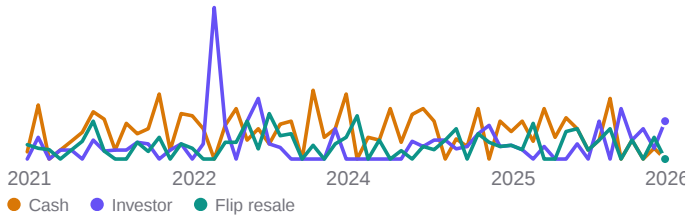
3.5%



BUYERS & OUTCOMES

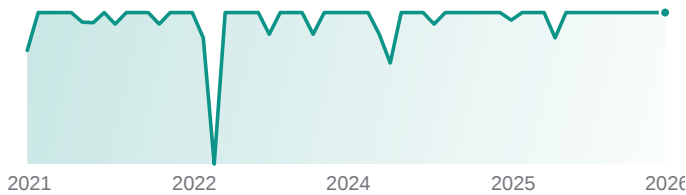
Buyer mix

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



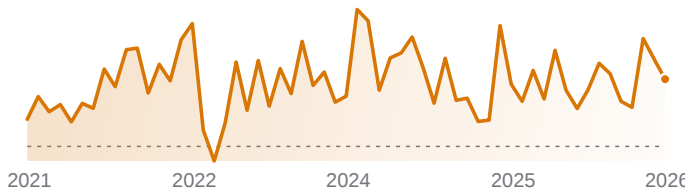
Sellers who sold at a gain

100%

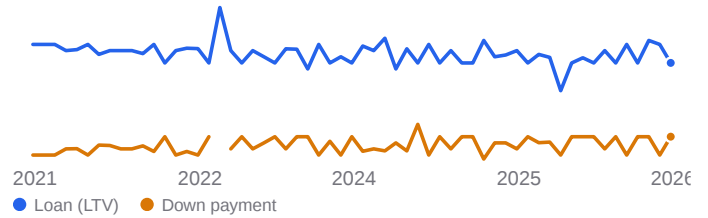


Median annualized return at resale

+7.0%

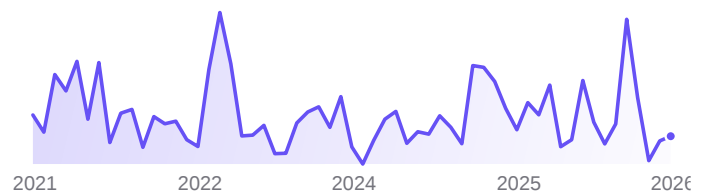


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



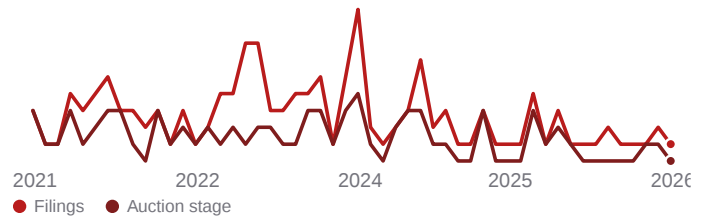
Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,214
Median value (AVM)	\$367K
Median size	1,584 ft²
Median year built	1930
Single family	98%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	0.7%
Owner occupied	84%
Company owned	7.6%
Median loan-to-value	45%
Typical ownership tenure	14.7 yrs

COMMUNITY

Population	9,970
Density	2,992 / mi²
Median household income	\$96K
Average household income	\$113K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	68
Homes occupied	93%
Bachelor's or higher	30%
Poverty rate	6.0%
Unemployment	1.3%
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.