

Rancocas 08073

ZIP code · NJ · New Jersey > Burlington County

\$750K

MEDIAN SALE PRICE

2

SALES (12 MO)

\$378K

MEDIAN VALUE (AVM)

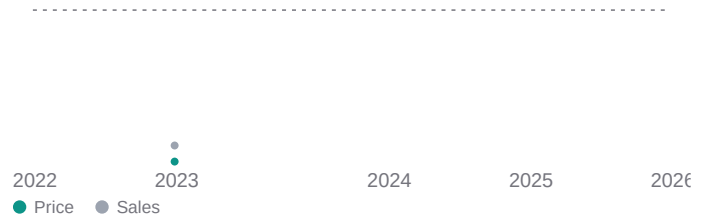
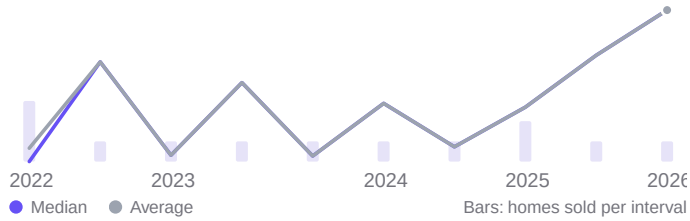
MARKET TRENDS (5 YEARS)

Sale prices

Median \$750K · Average \$750K

Growth (year over year)

Price -47.9% · Sales -42.9%



Price per square foot

\$167/ft²

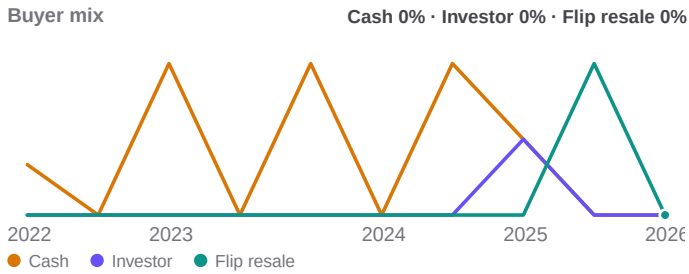
Annual turnover (share of homes sold)

2.5%



BUYERS & OUTCOMES

Buyer mix



Sellers who sold at a gain



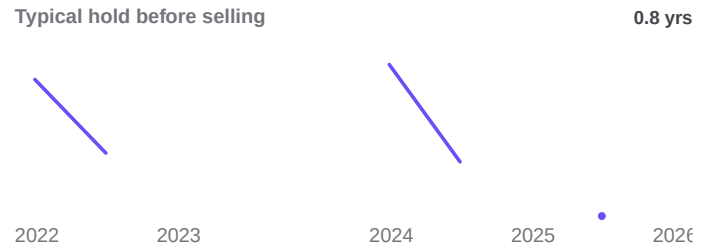
Median annualized return at resale



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



Typical hold before selling



HOUSING STOCK

Homes	79
Median value (AVM)	\$378K
Median size	1,872 ft²
Median year built	1890
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.5%
Owner occupied	39%
Company owned	10%
Median loan-to-value	44%
Typical ownership tenure	22.7 yrs

COMMUNITY

Population	51
Density	886 / mi²
Median household income	\$114K
Average household income	\$125K
Crime index (US avg 100)	38
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	78
Homes occupied	95%
Bachelor's or higher	26%
Poverty rate	3.0%
Unemployment	1.4%
Average temp	54°F
Annual precip	48 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.