

Sewell 08080

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

BALANCED MARKET

\$387K

MEDIAN SALE PRICE

-6.5%

1-YR CHANGE

431

SALES (12 MO)

\$450K

MEDIAN VALUE (AVM)

Market temperature

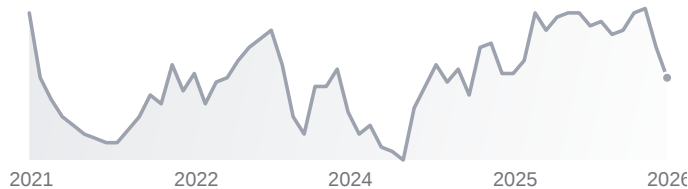
Balanced market · 49 / 100



MARKET TRENDS (5 YEARS)

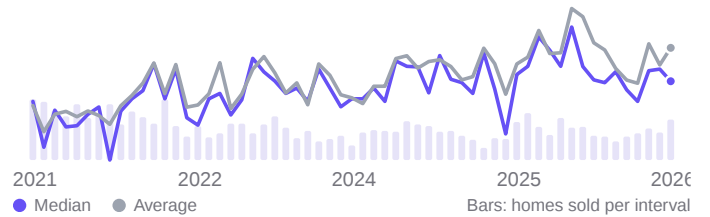
Market temperature (0-100)

49 / 100



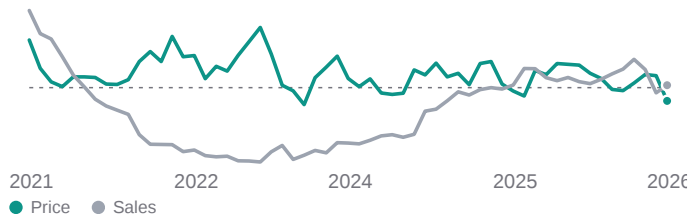
Sale prices

Median \$373K · Average \$434K



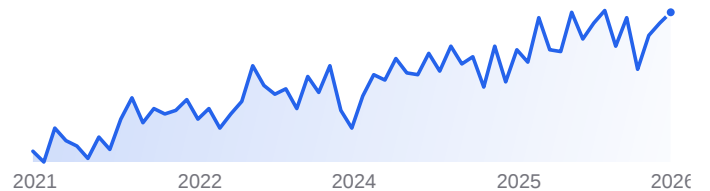
Growth (year over year)

Price -6.5% · Sales +1.2%



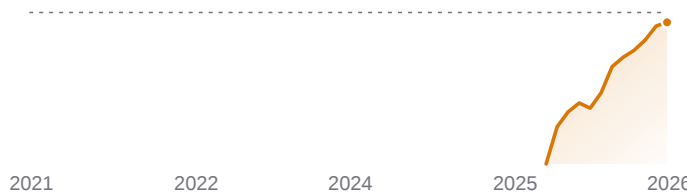
Price per square foot

\$239/ft²



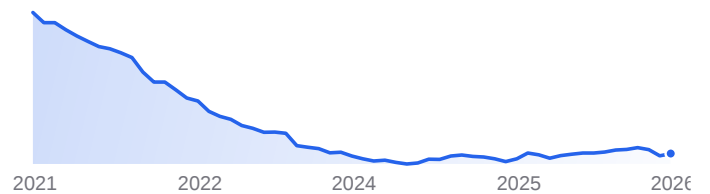
Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

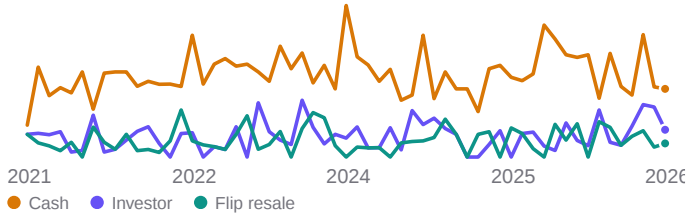
3.3%



BUYERS & OUTCOMES

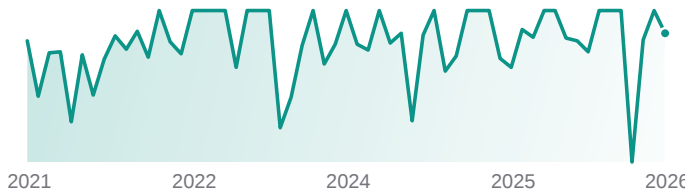
Buyer mix

Cash 20% · Investor 8.0% · Flip resale 4.0%



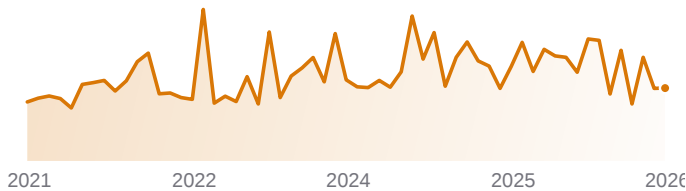
Sellers who sold at a gain

98%

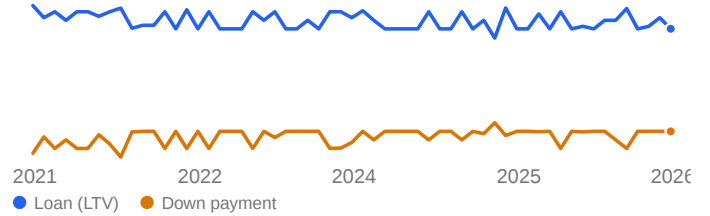


Median annualized return at resale

+4.4%

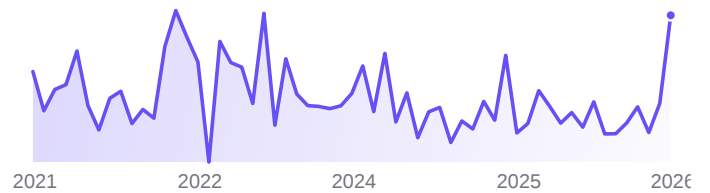


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



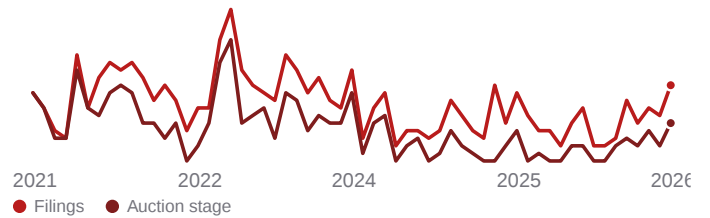
Typical hold before selling

17.3 yrs



Preforeclosure filings

Filings 10 · Auction stage 5



HOUSING STOCK

Homes	13,178
Median value (AVM)	\$450K
Median size	2,018 ft²
Median bedrooms	1
Median year built	1987
Single family	92%
Condos	6.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	0.9%
Owner occupied	86%
Company owned	6.9%
Median loan-to-value	47%

Typical ownership tenure

15.9 yrs

COMMUNITY

Population	42,430
Density	1,444 / mi ²
Median household income	\$115K
Average household income	\$138K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	71
Homes occupied	97%
Bachelor's or higher	31%
Poverty rate	4.9%
Unemployment	1.4%
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.