

Stratford 08084

ZIP code · NJ · New Jersey > Camden County > Stratford

BALANCED MARKET

\$318K

MEDIAN SALE PRICE

-6.8%

1-YR CHANGE

84

SALES (12 MO)

\$343K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



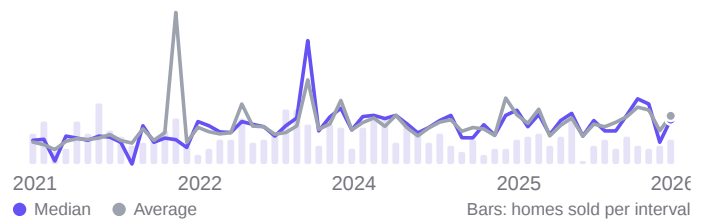
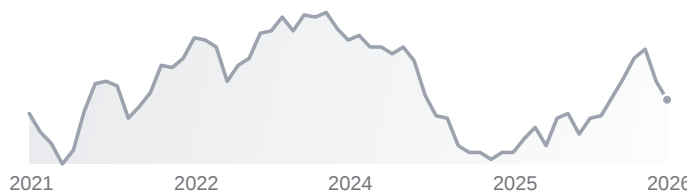
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

51 / 100

Sale prices

Median \$330K · Average \$348K

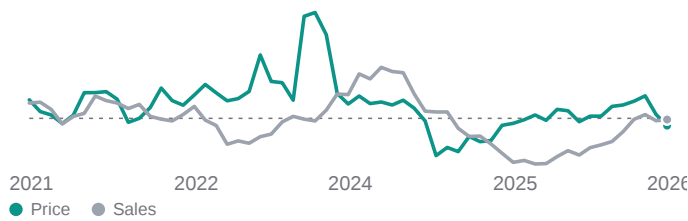


Growth (year over year)

Price -6.8% · Sales -1.2%

Price per square foot

\$250/ft²

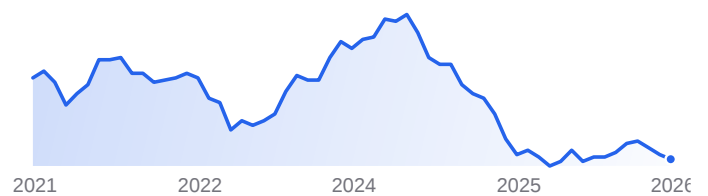
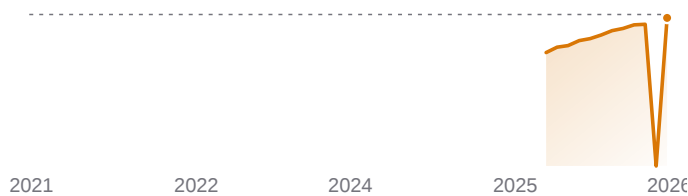


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

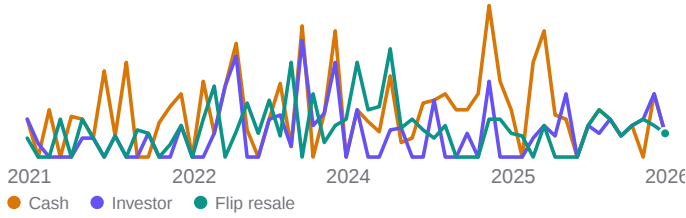
3.9%



BUYERS & OUTCOMES

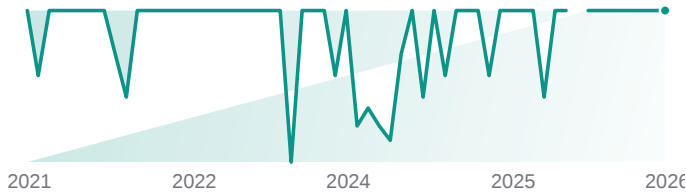
Buyer mix

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



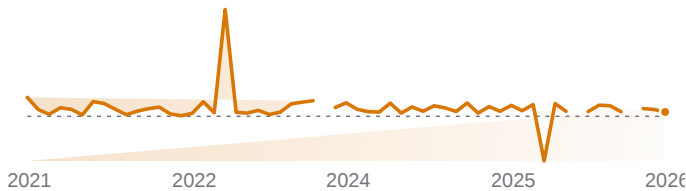
Sellers who sold at a gain

100%

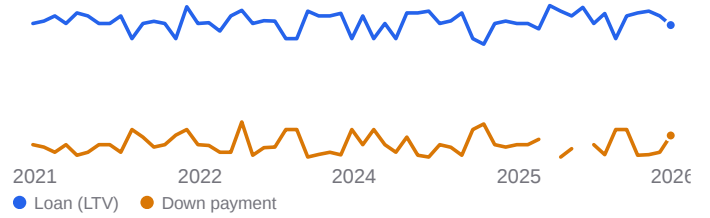


Median annualized return at resale

+3.8%

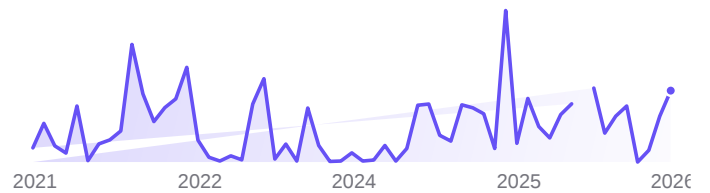


Financing (share of purchase price) Loan (LTV) 89% · Down payment 16%



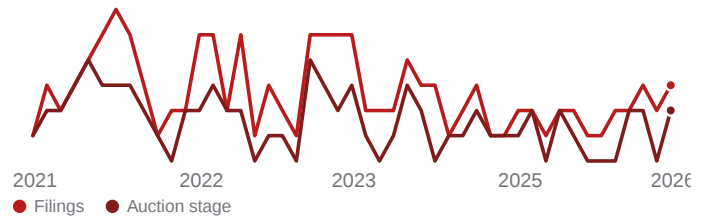
Typical hold before selling

10.2 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	2,169
Median value (AVM)	\$343K
Median size	1,582 ft²
Median year built	1960
Single family	96%
Condos	3.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.1%
Owner occupied	85%
Company owned	7.4%
Median loan-to-value	50%
Typical ownership tenure	17.2 yrs

COMMUNITY

Population	7,034
Density	4,579 / mi²
Median household income	\$97K
Average household income	\$114K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	69
Homes occupied	96%
Bachelor's or higher	28%
Poverty rate	8.4%
Unemployment	1.8%
Average temp	55°F
Annual precip	47 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.