

Thorofare 08086

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

SELLER'S MARKET

\$422K

MEDIAN SALE PRICE

+15.9%

1-YR CHANGE

104

SALES (12 MO)

\$370K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

Balanced

Seller's market

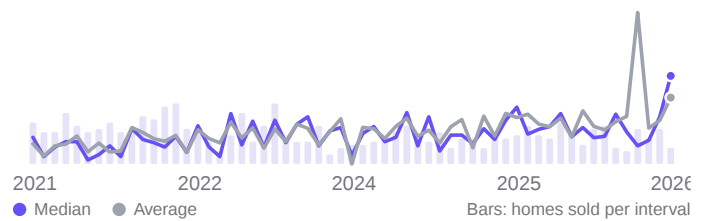
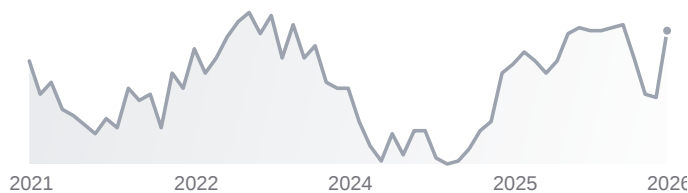
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

74 / 100

Sale prices

Median \$585K · Average \$484K

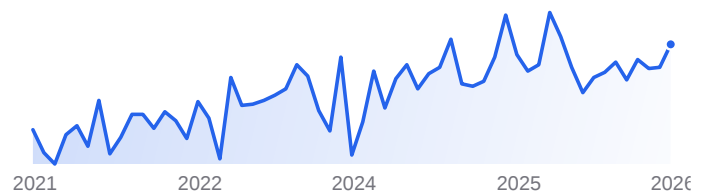
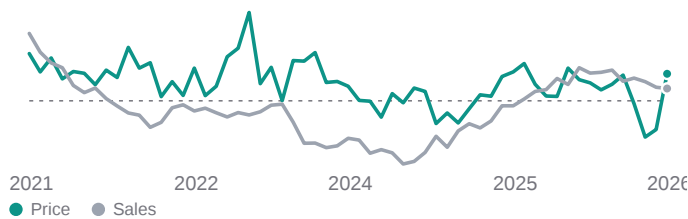


Growth (year over year)

Price +15.9% · Sales +7.2%

Price per square foot

\$226/ft²

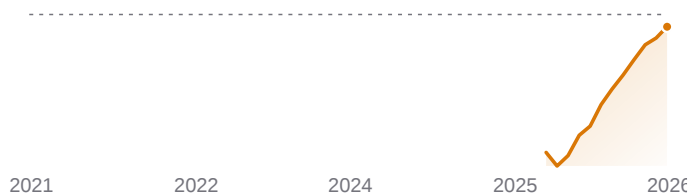


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

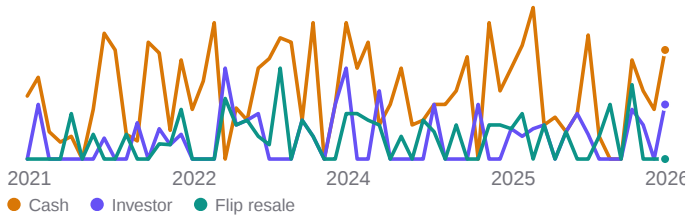
3.9%



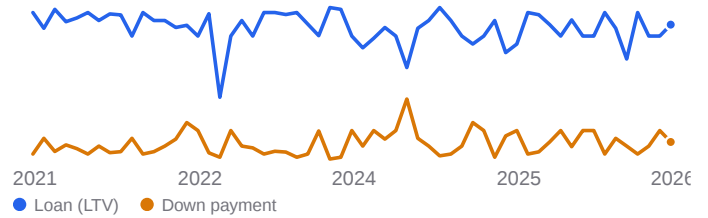
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 20% · Flip resale 0%

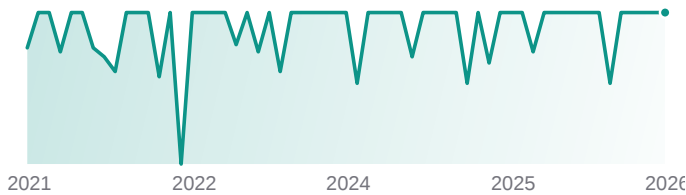


Financing (share of purchase price) Loan (LTV) 87% · Down payment 13%



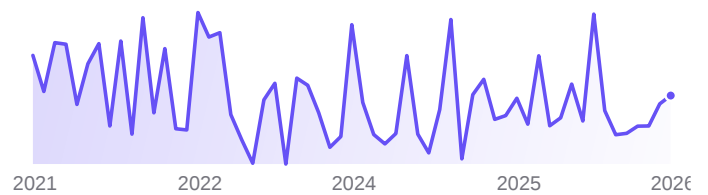
Sellers who sold at a gain

100%



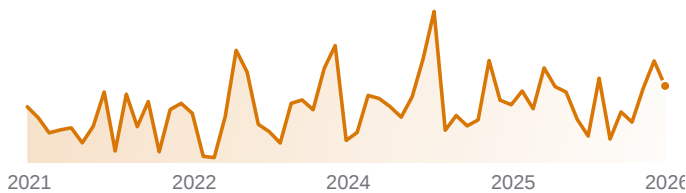
Typical hold before selling

9.2 yrs



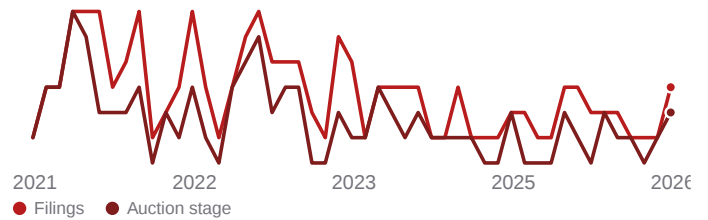
Median annualized return at resale

+6.7%



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	2,699
Median value (AVM)	\$370K
Median size	1,702 ft²
Median bedrooms	2
Median year built	1992
Single family	91%
Condos	8.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.2%
Owner occupied	86%
Company owned	7.1%
Median loan-to-value	48%

Typical ownership tenure

14.7 yrs

COMMUNITY

Population	8,846
Density	1,040 / mi²
Median household income	\$80K
Average household income	\$97K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	76
Homes occupied	96%
Bachelor's or higher	23%
Poverty rate	8.0%
Unemployment	1.3%
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.