

Waterford Works 08089

ZIP code · NJ · New Jersey > Camden County

BALANCED MARKET

\$251K

MEDIAN SALE PRICE

-22.5%

1-YR CHANGE

50

SALES (12 MO)

\$354K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



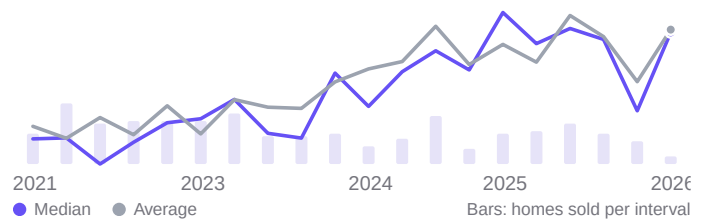
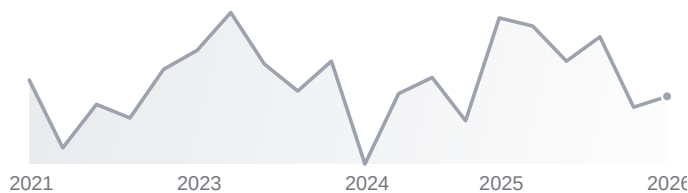
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$337K · Average \$340K

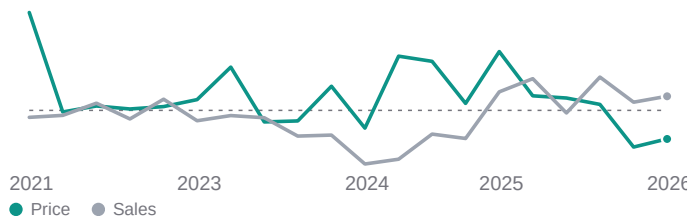


Growth (year over year)

Price -22.5% · Sales +11.1%

Price per square foot

\$303/ft²

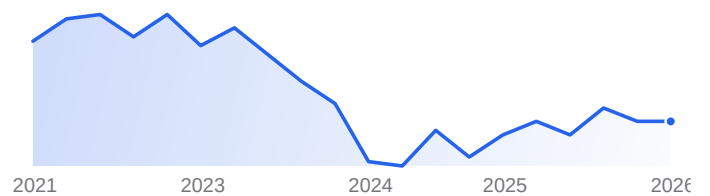
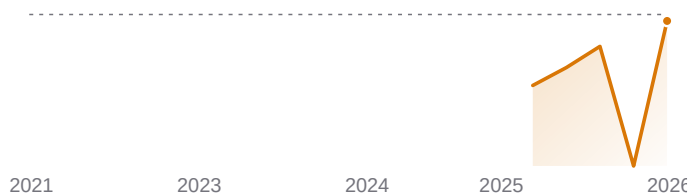


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

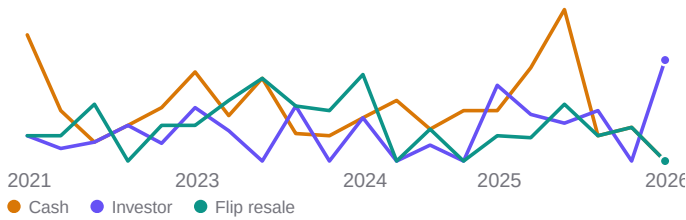
3.9%



BUYERS & OUTCOMES

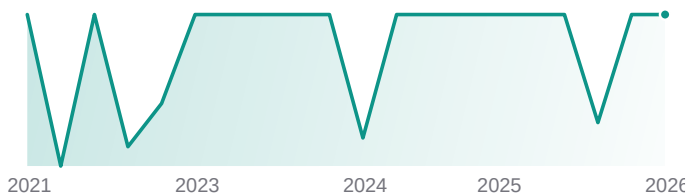
Buyer mix

Cash 0% · Investor 33% · Flip resale 0%



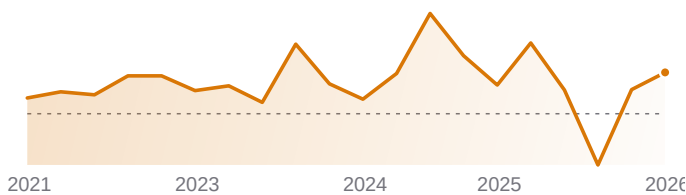
Sellers who sold at a gain

100%



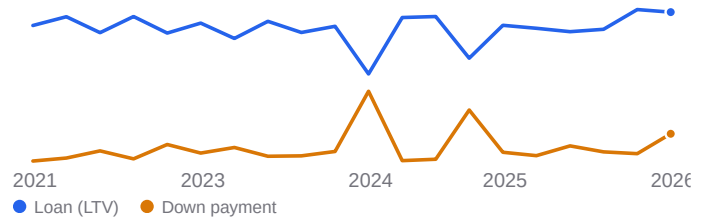
Median annualized return at resale

+12.7%



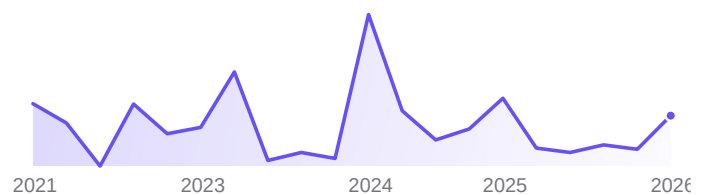
Financing (share of purchase price)

Loan (LTV) 101% · Down payment 20%



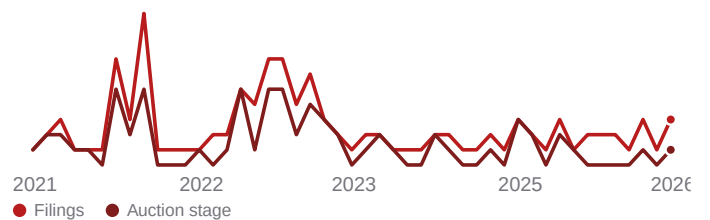
Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	1,288
Median value (AVM)	\$354K
Median size	1,708 ft²
Median year built	1975
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.1%
Owner occupied	83%
Company owned	5.4%
Median loan-to-value	49%
Typical ownership tenure	20.2 yrs

COMMUNITY

Population	4,475
Density	252 / mi²
Median household income	\$104K
Average household income	\$124K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	64
Homes occupied	95%
Bachelor's or higher	16%
Poverty rate	7.3%
Unemployment	1.6%
Average temp	55°F
Annual precip	46 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.