

Westville 08093

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

SELLER'S MARKET

\$291K

MEDIAN SALE PRICE

+0.5%

1-YR CHANGE

144

SALES (12 MO)

\$287K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

Balanced

Seller's market

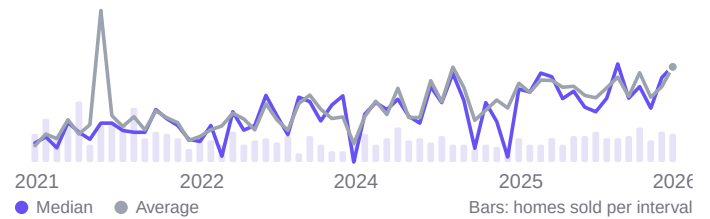
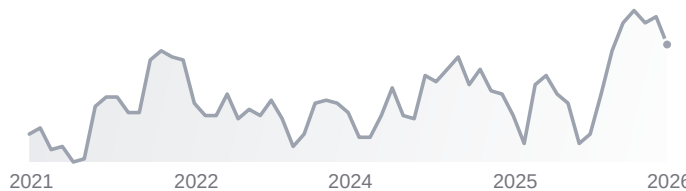
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

75 / 100

Sale prices

Median \$330K · Average \$328K

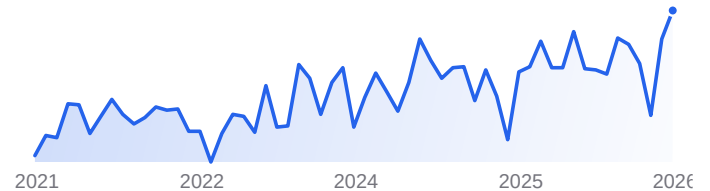
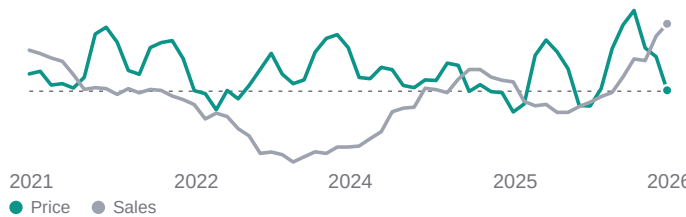


Growth (year over year)

Price +0.5% · Sales +41.2%

Price per square foot

\$249/ft²

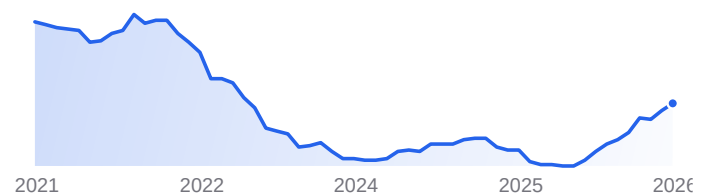
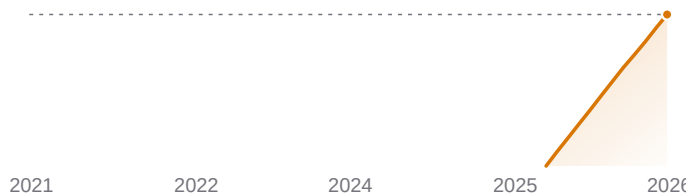


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

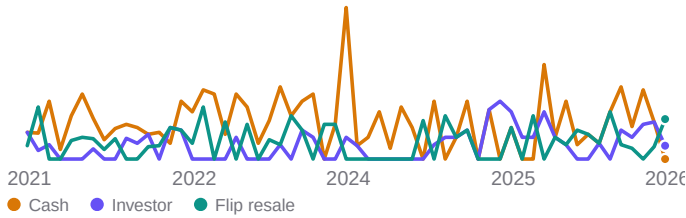
5.0%



BUYERS & OUTCOMES

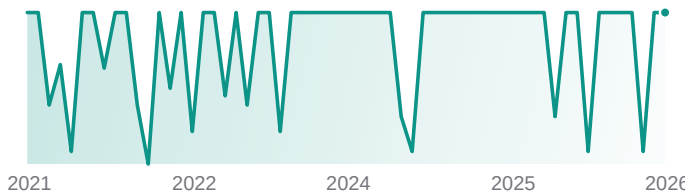
Buyer mix

Cash 0% · Investor 7.7% · Flip resale 23%



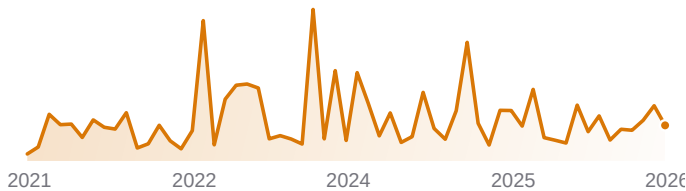
Sellers who sold at a gain

100%

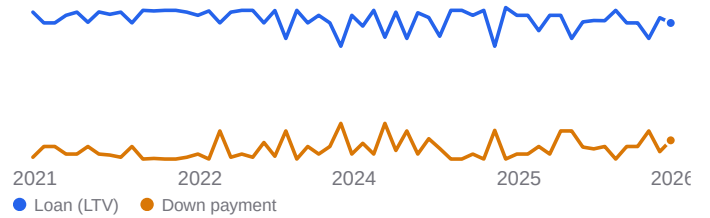


Median annualized return at resale

+6.0%

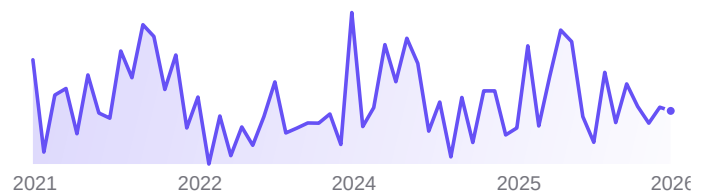


Financing (share of purchase price) Loan (LTV) 90% · Down payment 14%



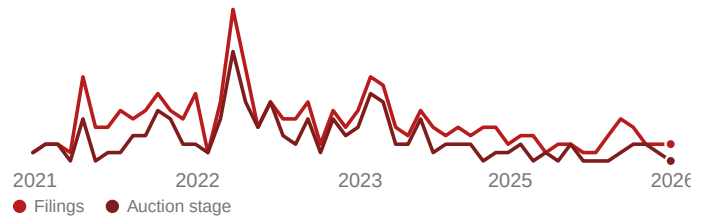
Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	2,863
Median value (AVM)	\$287K
Median size	1,384 ft²
Median year built	1948
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.0%
Owner occupied	79%
Company owned	9.7%
Median loan-to-value	50%
Typical ownership tenure	14.9 yrs

COMMUNITY

Population	10,322
Density	1,918 / mi²
Median household income	\$76K
Average household income	\$90K
Crime index (US avg 100)	144
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	75
Homes occupied	94%
Bachelor's or higher	15%
Poverty rate	13.6%
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.