

Williamstown 08094

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

BALANCED MARKET

\$367K

MEDIAN SALE PRICE

+1.3%

1-YR CHANGE

536

SALES (12 MO)

\$359K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



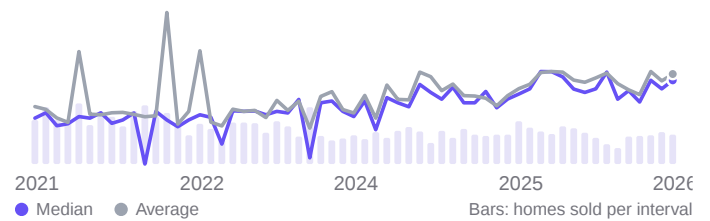
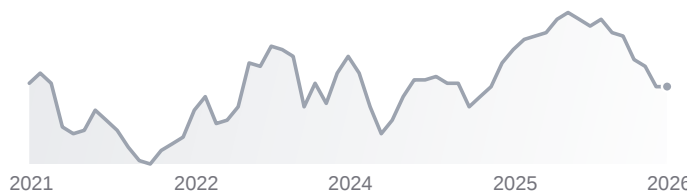
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

56 / 100

Sale prices

Median \$375K · Average \$393K

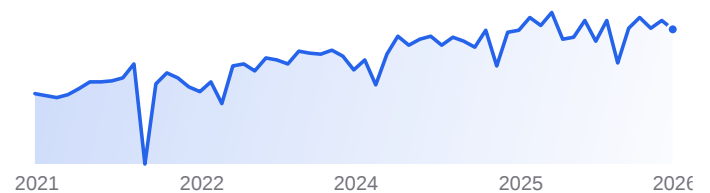
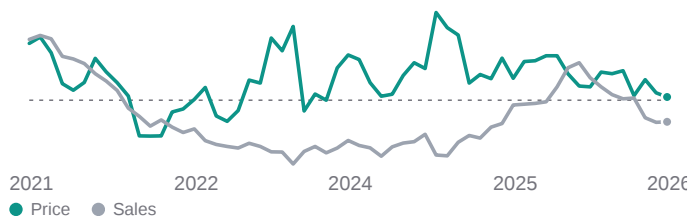


Growth (year over year)

Price +1.3% · Sales -9.0%

Price per square foot

\$220/ft²

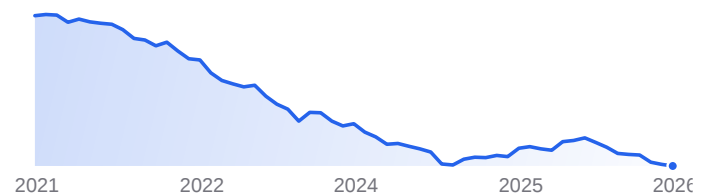
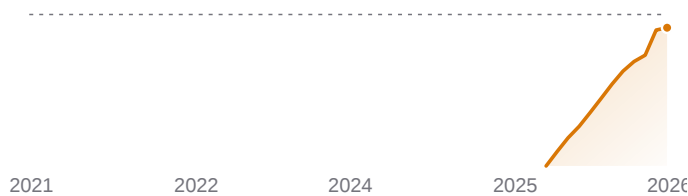


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

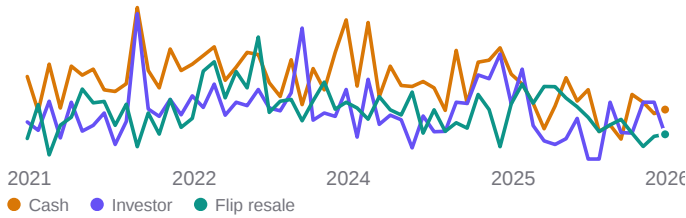
4.2%



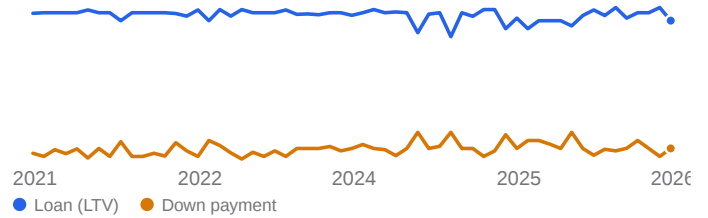
BUYERS & OUTCOMES

Buyer mix

Cash 17% · Investor 8.7% · Flip resale 8.7%

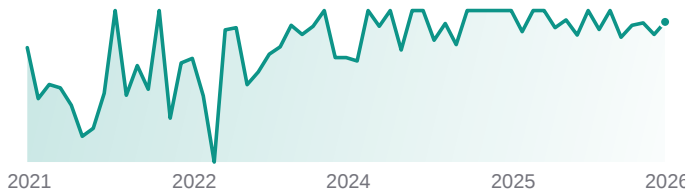


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



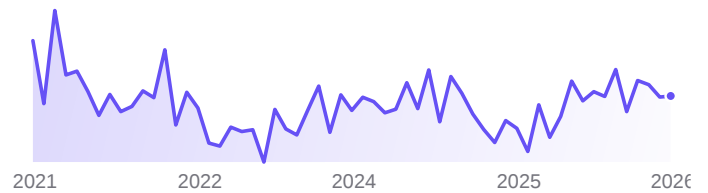
Sellers who sold at a gain

98%



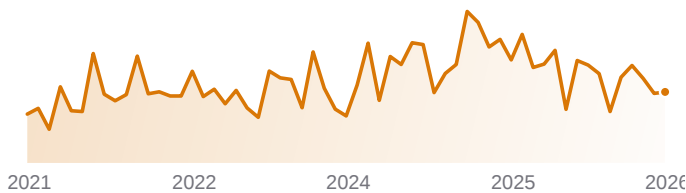
Typical hold before selling

5.8 yrs



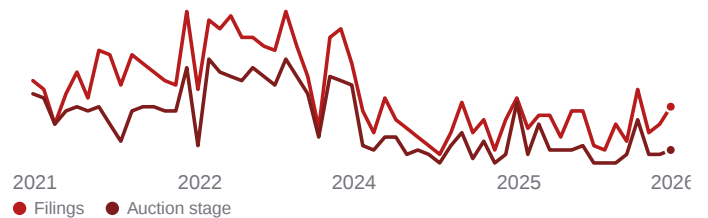
Median annualized return at resale

+5.4%



Preforeclosure filings

Filings 13 · Auction stage 3



HOUSING STOCK

Homes	12,854
Median value (AVM)	\$359K
Median size	1,747 ft²
Median year built	1980
Single family	98%
Condos	2.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.1%
Owner occupied	85%
Company owned	7.8%
Median loan-to-value	51%
Typical ownership tenure	14.1 yrs

COMMUNITY

Population	42,046
Density	755 / mi²
Median household income	\$104K
Average household income	\$123K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	64
Homes occupied	95%
Bachelor's or higher	20%
Poverty rate	7.8%
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.