

Woodbury Heights 08097

ZIP code · NJ · New Jersey > Gloucester County > Woodbury Heights

SELLER'S MARKET

\$418K

MEDIAN SALE PRICE

+6.3%

1-YR CHANGE

46

SALES (12 MO)

\$348K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100



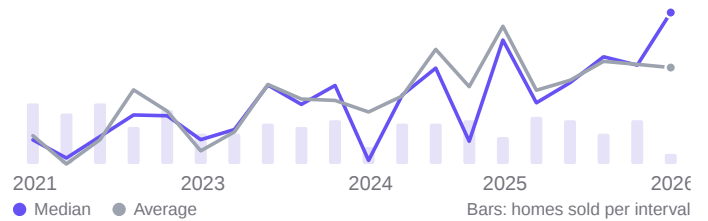
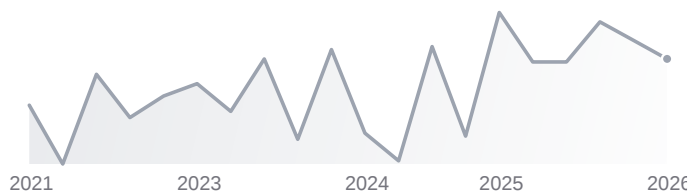
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$425K · Average \$351K

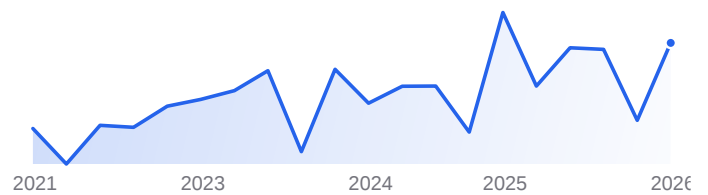
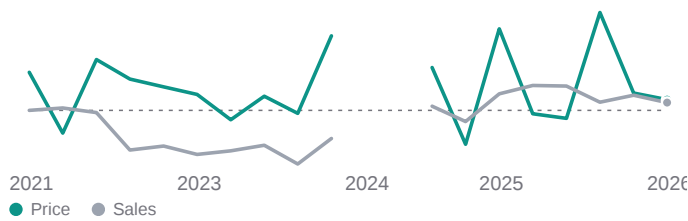


Growth (year over year)

Price +6.3% · Sales +4.5%

Price per square foot

\$218/ft²

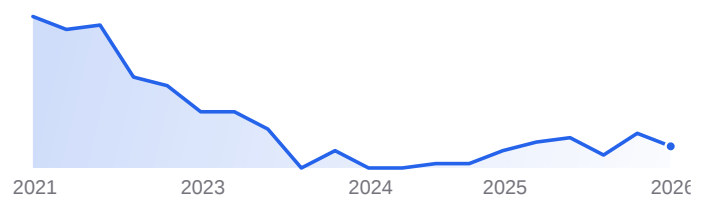


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

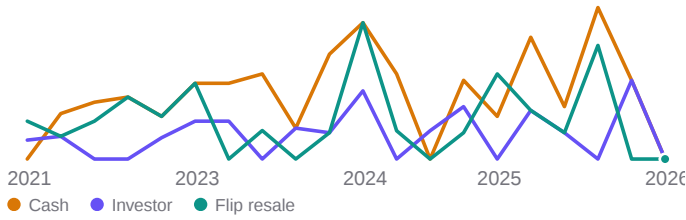
4.0%



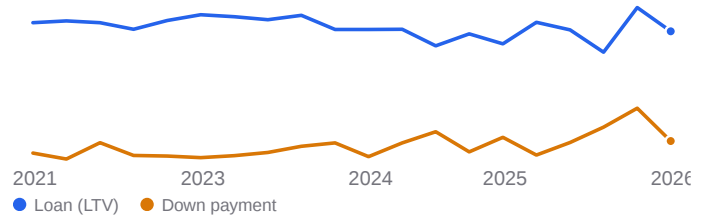
BUYERS & OUTCOMES

Buyer mix

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

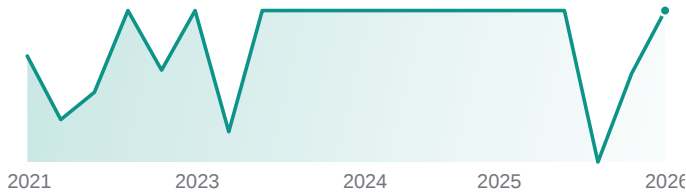


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



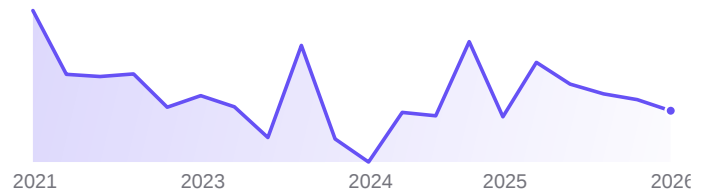
Sellers who sold at a gain

100%



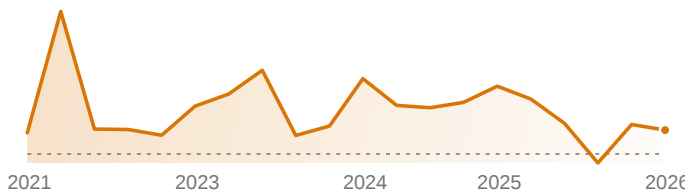
Typical hold before selling

5.3 yrs



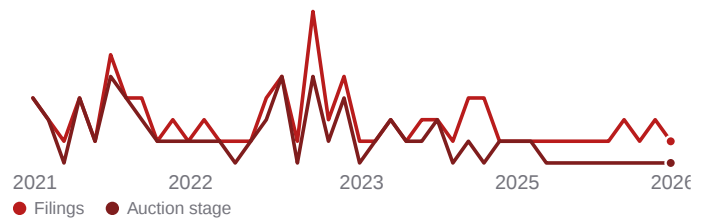
Median annualized return at resale

+4.5%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,151
Median value (AVM)	\$348K
Median size	1,804 ft²
Median year built	1963
Single family	98%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	0.7%
Owner occupied	86%
Company owned	7.7%
Median loan-to-value	53%
Typical ownership tenure	17.8 yrs

COMMUNITY

Population	4,202
Density	2,683 / mi²
Median household income	\$107K
Average household income	\$127K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	76
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	6.0%
Unemployment	1.3%
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.