

Audubon 08106

ZIP code · NJ · New Jersey > Camden County > Audubon

BALANCED MARKET

\$372K

MEDIAN SALE PRICE

-7.5%

1-YR CHANGE

109

SALES (12 MO)

\$401K

MEDIAN VALUE (AVM)

Market temperature

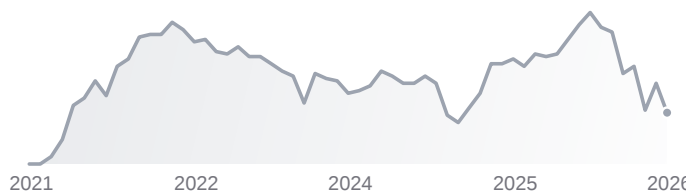
Balanced market · 43 / 100



MARKET TRENDS (5 YEARS)

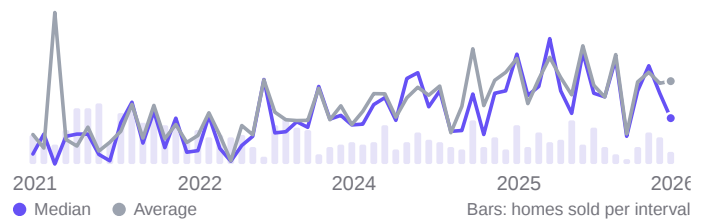
Market temperature (0–100)

43 / 100



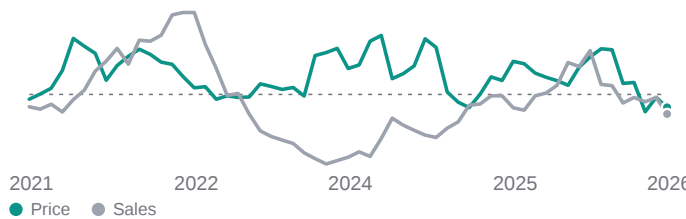
Sale prices

Median \$315K · Average \$397K



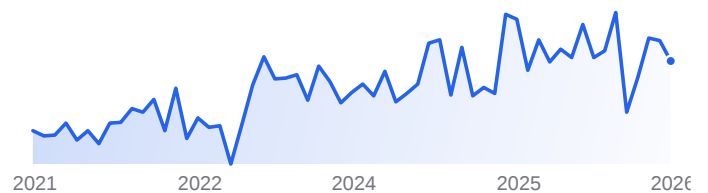
Growth (year over year)

Price -7.5% · Sales -11.4%



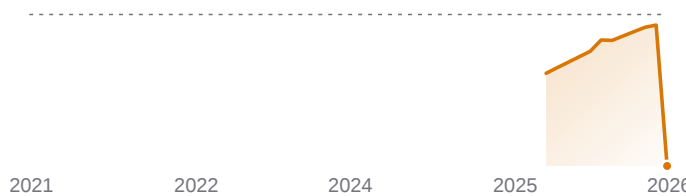
Price per square foot

\$268/ft²



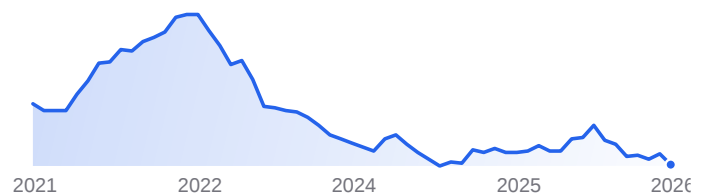
Sale premium vs estimated value

-17.5%



Annual turnover (share of homes sold)

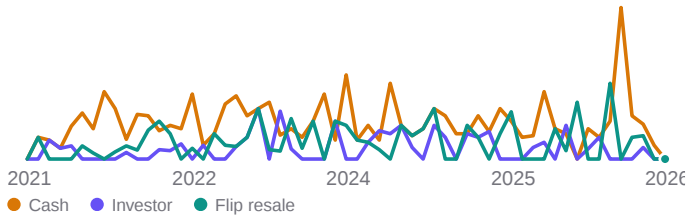
3.6%



BUYERS & OUTCOMES

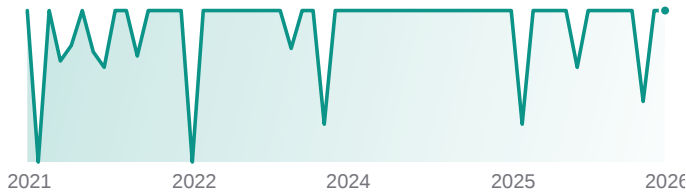
Buyer mix

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



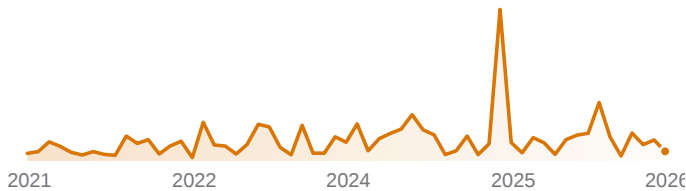
Sellers who sold at a gain

100%

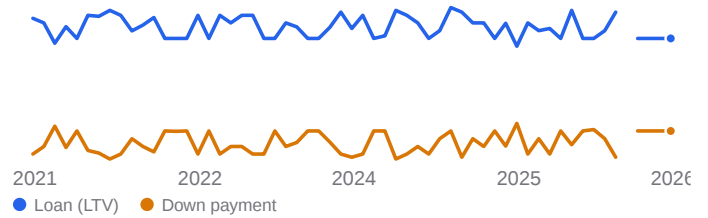


Median annualized return at resale

+4.0%

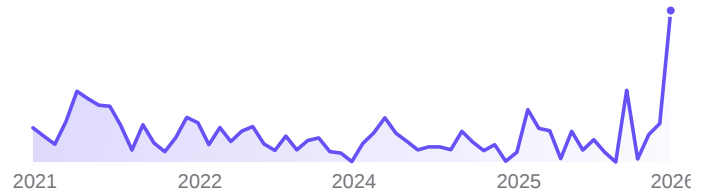


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



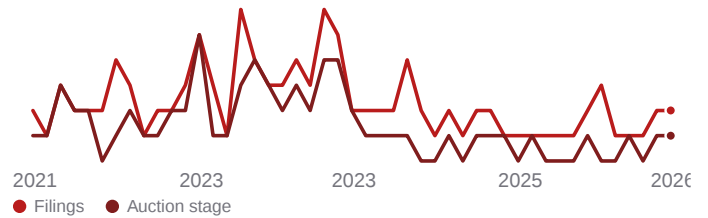
Typical hold before selling

28.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	3,010
Median value (AVM)	\$401K
Median size	1,420 ft²
Median year built	1925
Single family	98%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.0%
Owner occupied	84%
Company owned	8.7%
Median loan-to-value	47%
Typical ownership tenure	15.9 yrs

COMMUNITY

Population	9,768
Density	6,012 / mi²
Median household income	\$96K
Average household income	\$114K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	74
Homes occupied	96%
Bachelor's or higher	28%
Poverty rate	3.5%
Unemployment	1.6%
Average temp	55°F
Annual precip	47 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.