

# Oaklyn 08107

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

SELLER'S MARKET

**\$398K**

MEDIAN SALE PRICE

**+14.9%**

1-YR CHANGE

**163**

SALES (12 MO)

**\$351K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

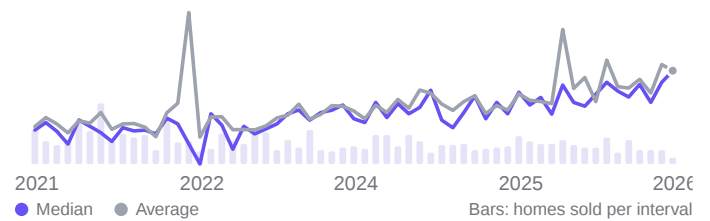
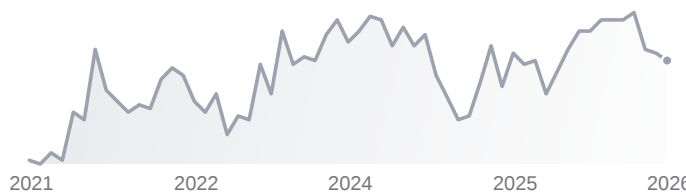
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$455K · Average \$456K

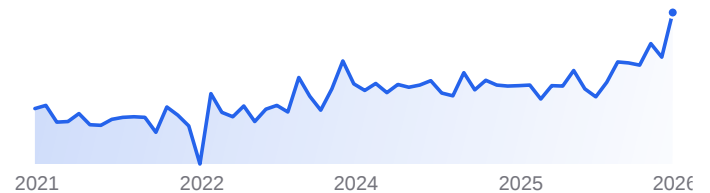
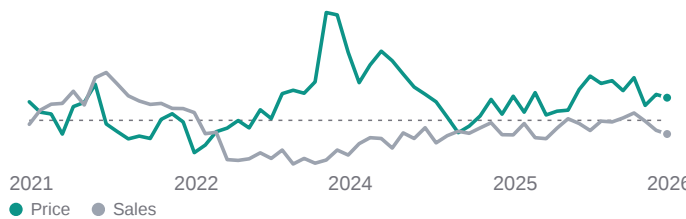


Growth (year over year)

Price +14.9% · Sales -8.9%

Price per square foot

\$350/ft²

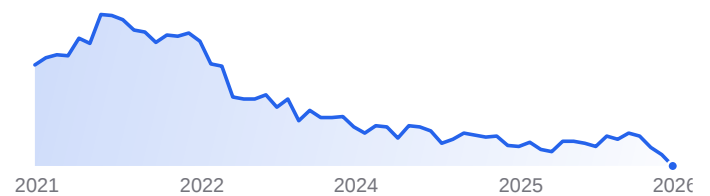
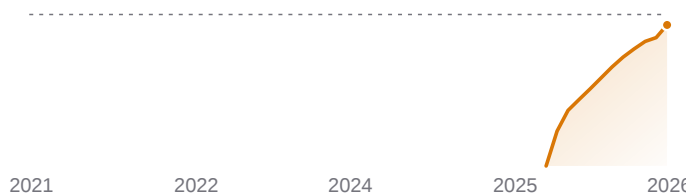


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

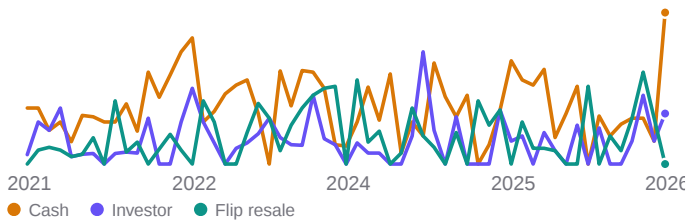
4.2%



## BUYERS & OUTCOMES

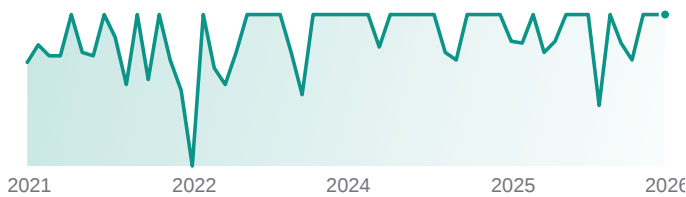
### Buyer mix

Cash 60% · Investor 20% · Flip resale 0%



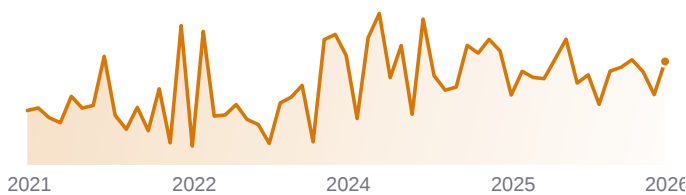
### Sellers who sold at a gain

100%

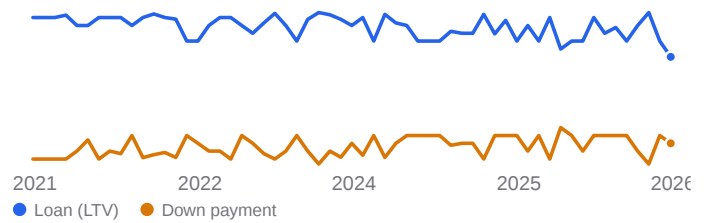


### Median annualized return at resale

+9.5%

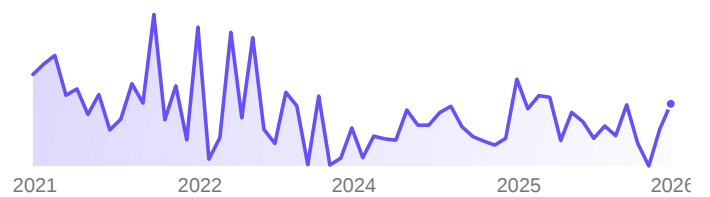


### Financing (share of purchase price) Loan (LTV) 70% · Down payment 15%



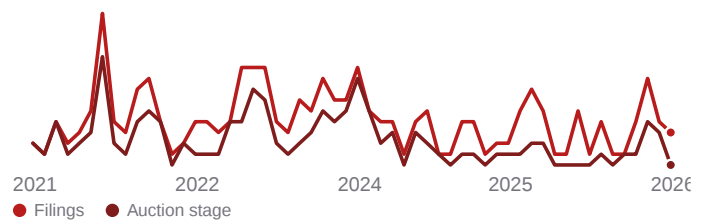
### Typical hold before selling

6.9 yrs



### Preforeclosure filings

Filings 3 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 3,860     |
| Median value (AVM) | \$351K    |
| Median size        | 1,420 ft² |
| Median year built  | 1928      |
| Single family      | 97%       |
| Condos             | 1.7%      |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 55%      |
| Underwater (LTV 125% or more) | 1.1%     |
| Owner occupied                | 76%      |
| Company owned                 | 13%      |
| Median loan-to-value          | 47%      |
| Typical ownership tenure      | 13.0 yrs |

## COMMUNITY

|                                  |             |
|----------------------------------|-------------|
| Population                       | 14,440      |
| Density                          | 7,363 / mi² |
| Median household income          | \$81K       |
| Average household income         | \$96K       |
| Crime index (US avg 100)         | 118         |
| Air pollution index (US avg 100) | 94          |
| Earthquake index (US avg 100)    | 72          |
| Homes occupied                   | 93%         |
| Bachelor's or higher             | 24%         |
| Poverty rate                     | 14.1%       |
| 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.