

Merchantville 08109

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

BALANCED MARKET

\$338K

MEDIAN SALE PRICE

+1.6%

1-YR CHANGE

241

SALES (12 MO)

\$335K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



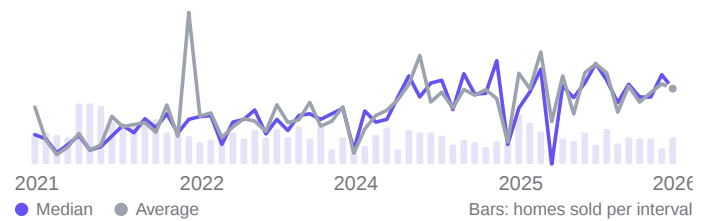
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$335K · Average \$335K

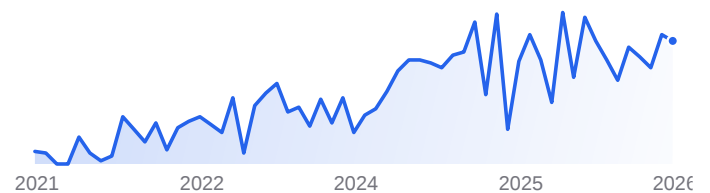
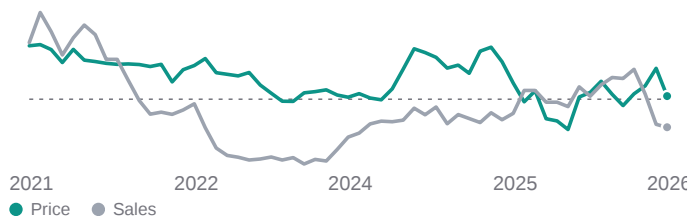


Growth (year over year)

Price +1.6% · Sales -14.2%

Price per square foot

\$220/ft²

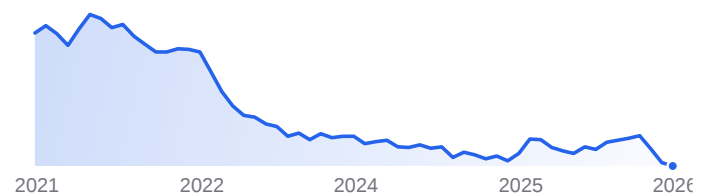
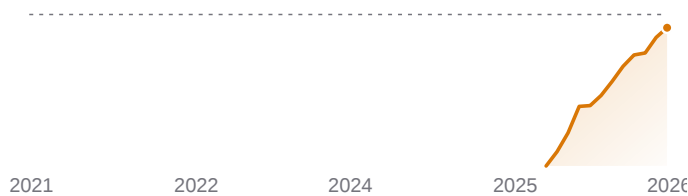


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

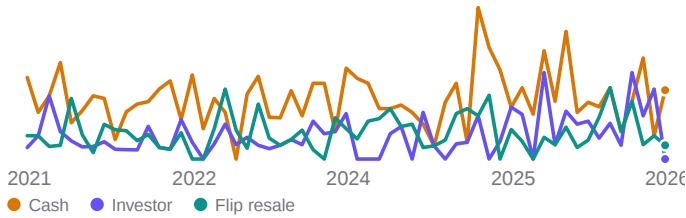
3.5%



BUYERS & OUTCOMES

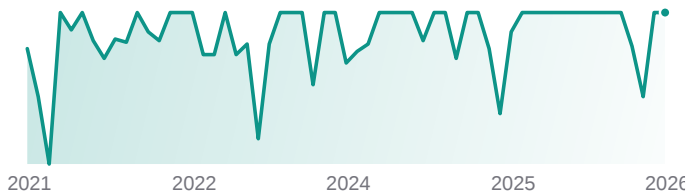
Buyer mix

Cash 23% · Investor 0% · Flip resale 4.5%



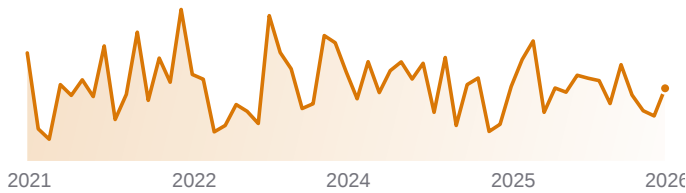
Sellers who sold at a gain

100%

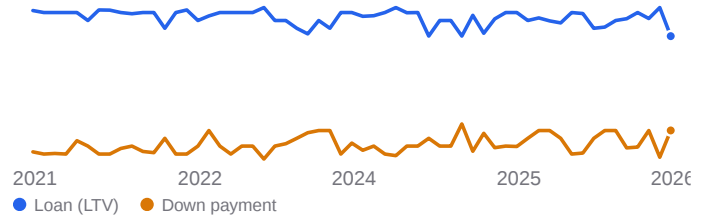


Median annualized return at resale

+7.3%

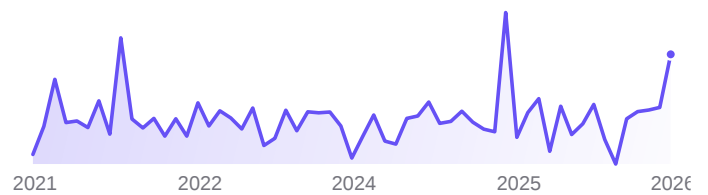


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



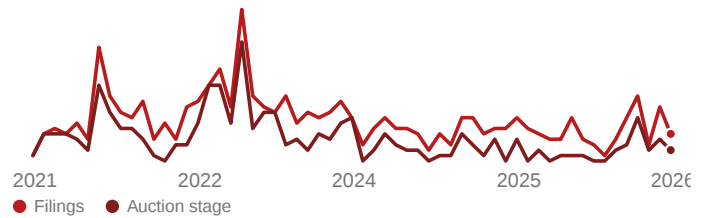
Typical hold before selling

12.9 yrs



Preforeclosure filings

Filings 5 · Auction stage 2



HOUSING STOCK

Homes	6,960
Median value (AVM)	\$335K
Median size	1,578 ft²
Median year built	1955
Single family	98%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.1%
Owner occupied	84%
Company owned	7.7%
Median loan-to-value	52%
Typical ownership tenure	15.8 yrs

COMMUNITY

Population	24,120
Density	4,778 / mi²
Median household income	\$77K
Average household income	\$95K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	74
Homes occupied	95%
Bachelor's or higher	18%
Poverty rate	14.3%
Unemployment	1.5%
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.