

Cedarville 08311

ZIP code · NJ · New Jersey > Cumberland County > Cedarville

BALANCED MARKET

\$174K

MEDIAN SALE PRICE

-14.4%

1-YR CHANGE

25

SALES (12 MO)

\$227K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

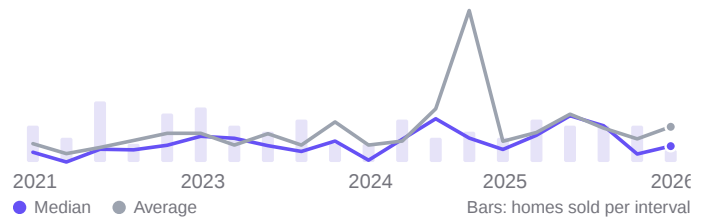
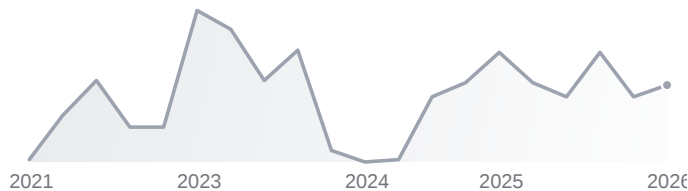
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$165K · Average \$263K

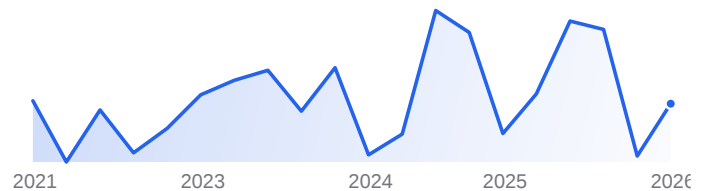
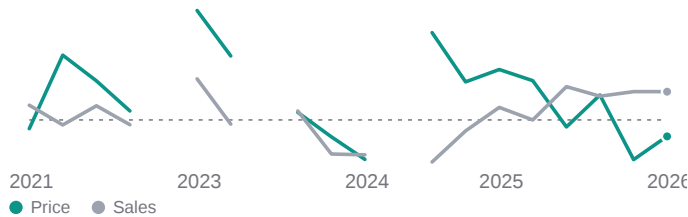


Growth (year over year)

Price -14.4% · Sales +25.0%

Price per square foot

\$125/ft²

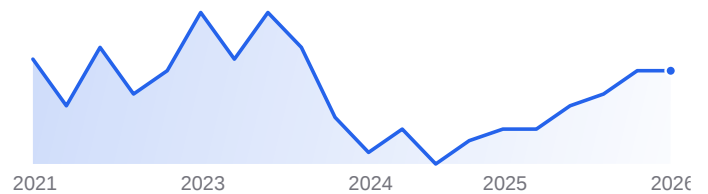


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

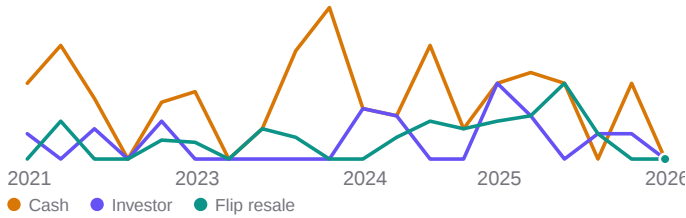
3.9%



BUYERS & OUTCOMES

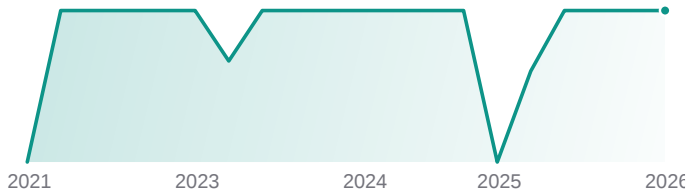
Buyer mix

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



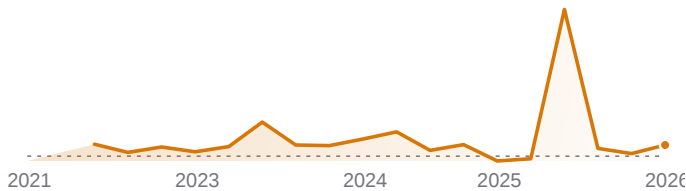
Sellers who sold at a gain

100%

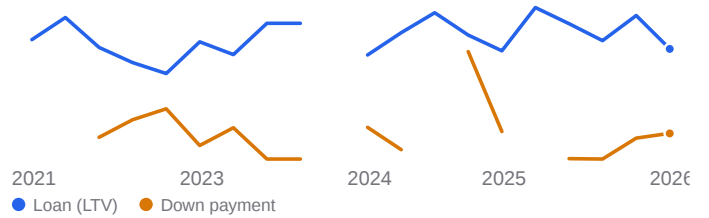


Median annualized return at resale

+11.2%

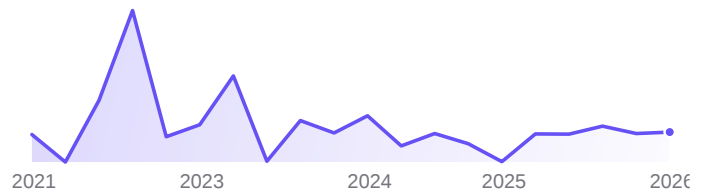


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



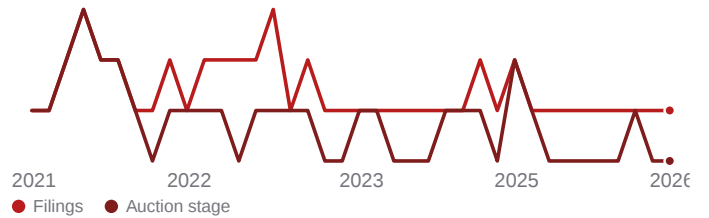
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	644
Median value (AVM)	\$227K
Median size	1,452 ft²
Median year built	1965
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.7%
Owner occupied	69%
Company owned	9.8%
Median loan-to-value	45%
Typical ownership tenure	21.4 yrs

COMMUNITY

Population	2,229
Density	69 / mi ²
Median household income	\$80K
Average household income	\$97K
Crime index (US avg 100)	160
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	53
Homes occupied	88%
Bachelor's or higher	14%
Poverty rate	8.8%
Unemployment	2.2%
Average temp	55°F
Annual precip	43 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.