

Clayton 08312

ZIP code · NJ · New Jersey > Gloucester County > Clayton

SELLER'S MARKET

\$281K

MEDIAN SALE PRICE

-3.5%

1-YR CHANGE

108

SALES (12 MO)

\$313K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100



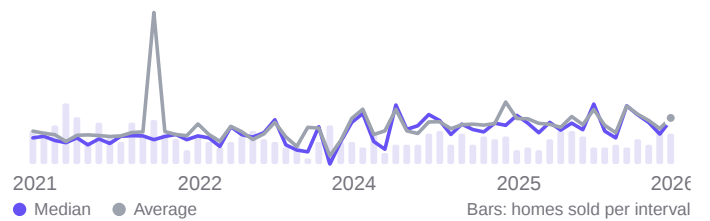
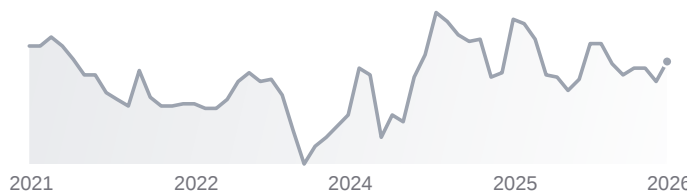
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$313K · Average \$325K

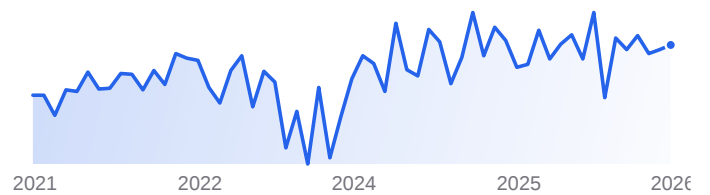
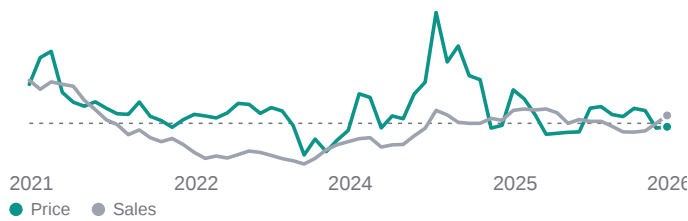


Growth (year over year)

Price -3.5% · Sales +8.0%

Price per square foot

\$206/ft²

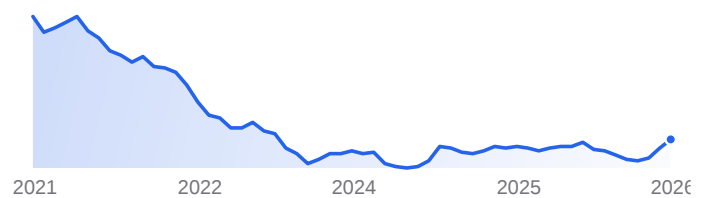
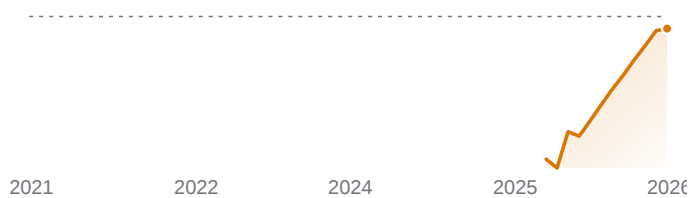


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

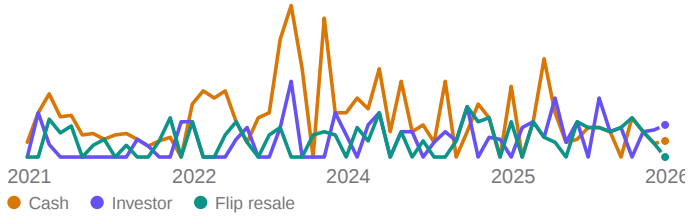
4.3%



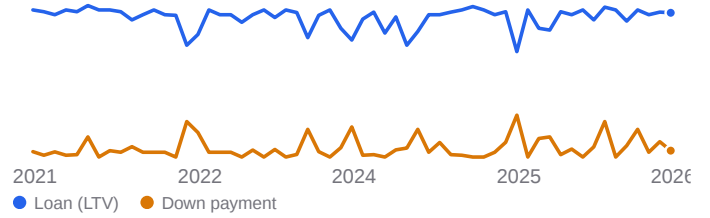
BUYERS & OUTCOMES

Buyer mix

Cash 9.1% · Investor 18% · Flip resale 0%

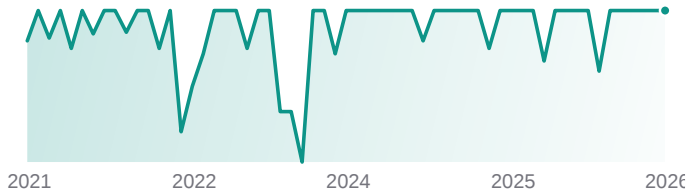


Financing (share of purchase price) Loan (LTV) 96% · Down payment 6.0%



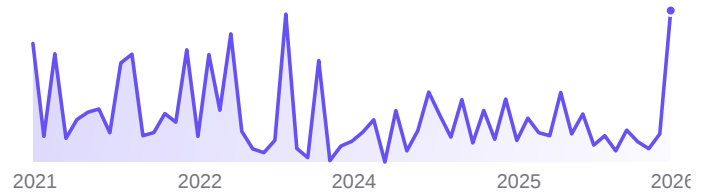
Sellers who sold at a gain

100%



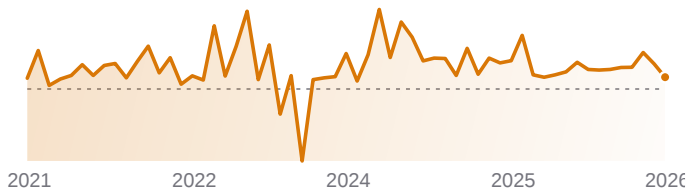
Typical hold before selling

19.5 yrs



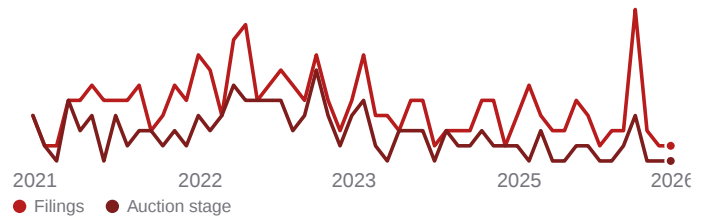
Median annualized return at resale

+3.5%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,491
Median value (AVM)	\$313K
Median size	1,565 ft²
Median bedrooms	5
Median year built	1973
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.0%
Owner occupied	80%
Company owned	11%
Median loan-to-value	48%
Typical ownership tenure	14.1 yrs

COMMUNITY

Population	7,055
Density	1,359 / mi²
Median household income	\$98K
Average household income	\$118K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	65
Homes occupied	95%
Bachelor's or higher	15%
Poverty rate	9.7%
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. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.