

Delmont 08314

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

\$205K

MEDIAN SALE PRICE

-34.4%

1-YR CHANGE

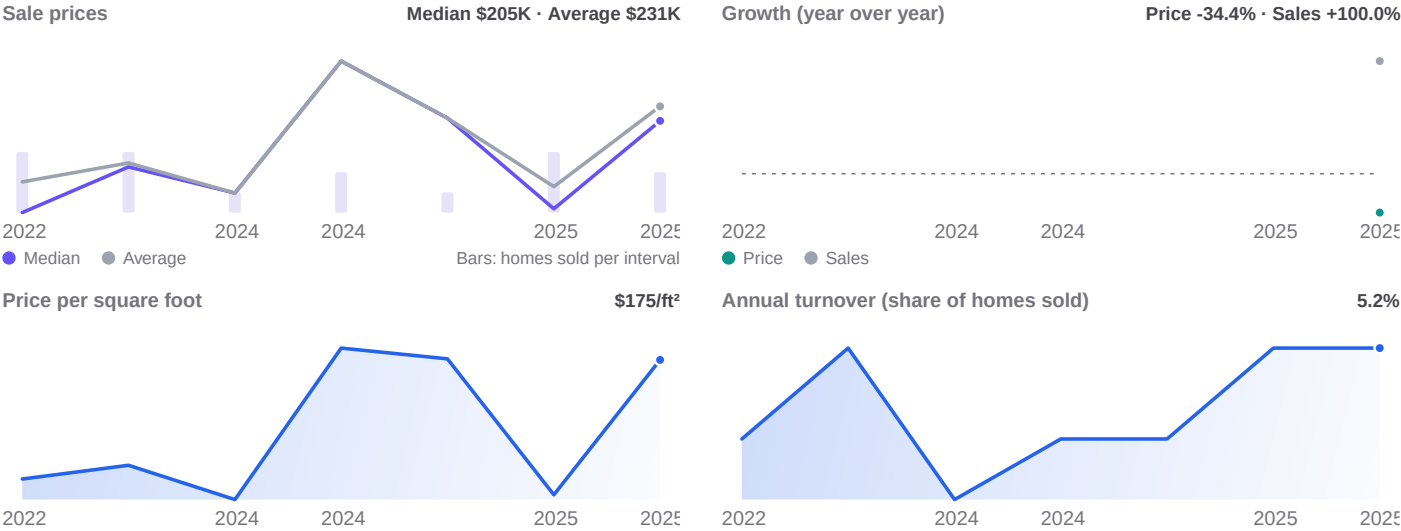
6

SALES (12 MO)

\$183K

MEDIAN VALUE (AVM)

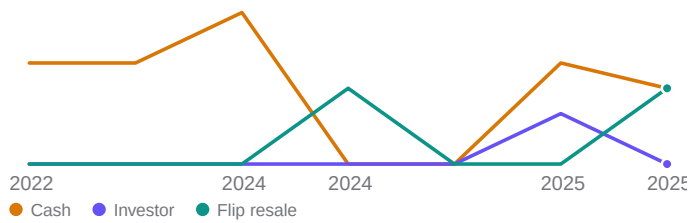
MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

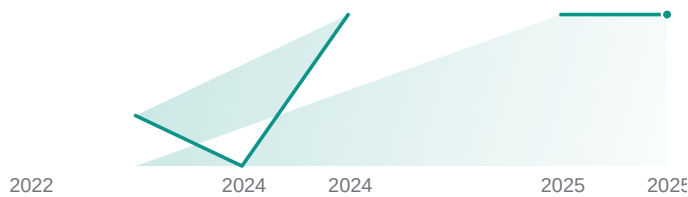
Buyer mix

Cash 50% · Investor 0% · Flip resale 50%



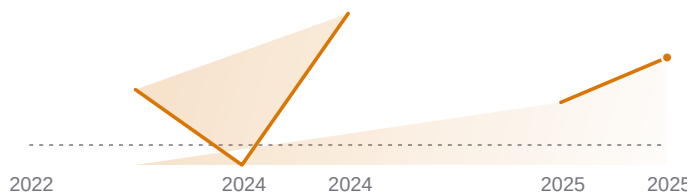
Sellers who sold at a gain

100%

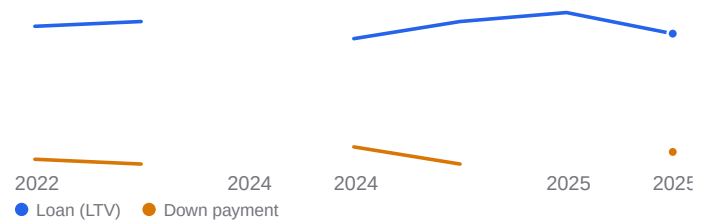


Median annualized return at resale

+5.9%

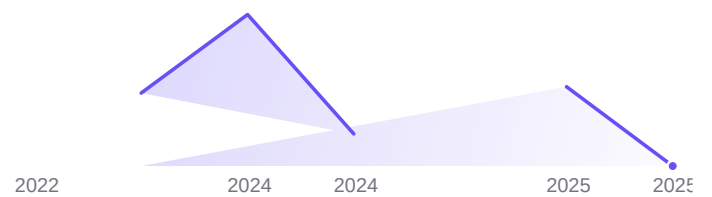


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



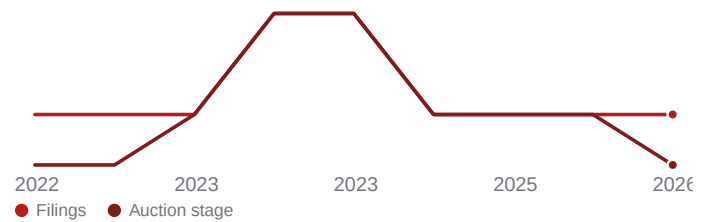
Typical hold before selling

0.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	116
Median value (AVM)	\$183K
Median size	1,151 ft²
Median year built	1950
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	4.3%
Owner occupied	53%
Company owned	12%
Median loan-to-value	30%
Typical ownership tenure	23.2 yrs

COMMUNITY

Population	3,640
Density	180 / mi²
Median household income	\$77K
Average household income	\$115K
Crime index (US avg 100)	35
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	41
Homes occupied	87%
Bachelor's or higher	4%
Poverty rate	3.4%
Unemployment	0.4%
Average temp	54°F
Annual precip	44 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.