

Dorchester 08316

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

\$177K

MEDIAN SALE PRICE

6

SALES (12 MO)

\$220K

MEDIAN VALUE (AVM)

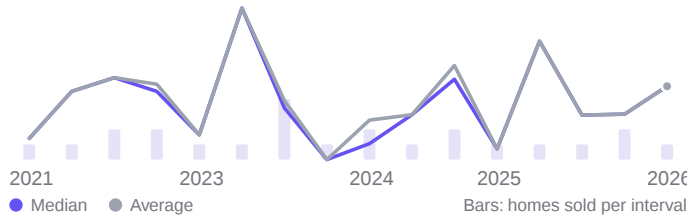
MARKET TRENDS (5 YEARS)

Sale prices

Median \$230K · Average \$230K

Growth (year over year)

Price +92.5% · Sales +0.0%

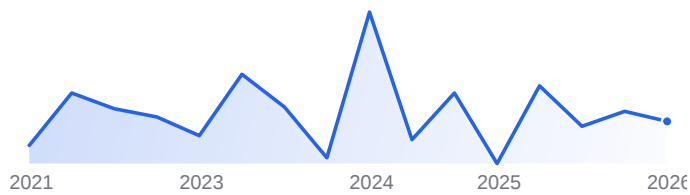


Price per square foot

\$116/ft²

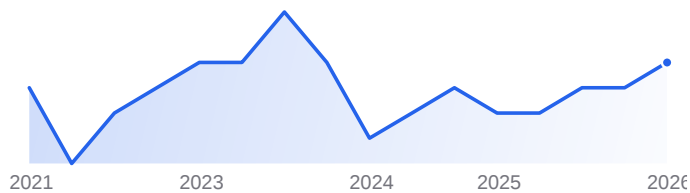
Sale premium vs estimated value

-19.7%



Annual turnover (share of homes sold)

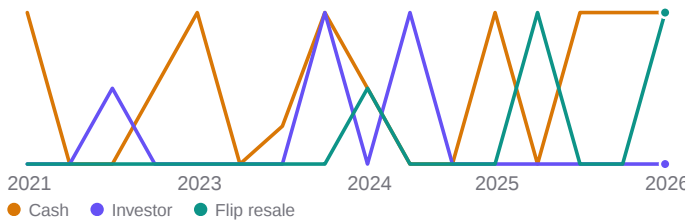
4.7%



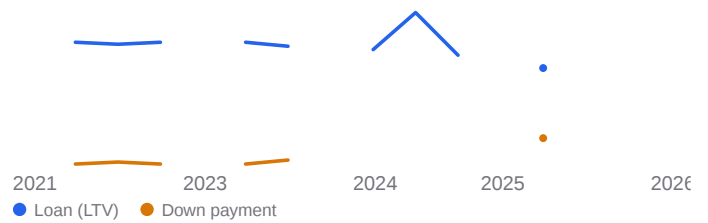
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 100%

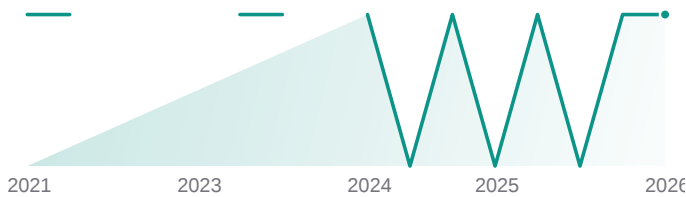


Financing (share of purchase price) Loan (LTV) 78% · Down payment 22%



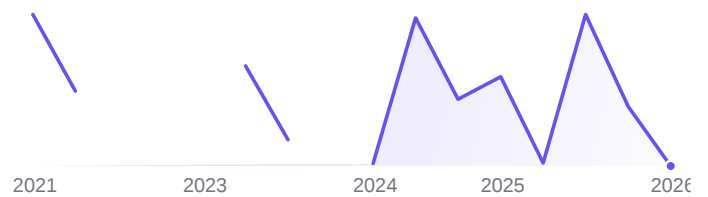
Sellers who sold at a gain

100%



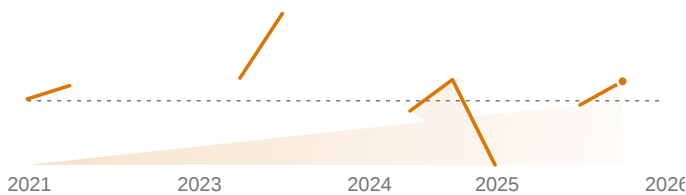
Typical hold before selling

0.2 yrs



Median annualized return at resale

+3.8%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	128
Median value (AVM)	\$220K
Median size	1,384 ft²
Median year built	1960
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.8%
Owner occupied	24%
Company owned	8.6%
Median loan-to-value	23%
Typical ownership tenure	17.7 yrs

COMMUNITY

Population	79
Density	48 / mi²
Median household income	\$77K
Average household income	\$119K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	41
Homes occupied	88%
Bachelor's or higher	12%
Poverty rate	14.3%
Unemployment	1.9%
Average temp	54°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.