

Fortescue 08321

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

SELLER'S MARKET

\$157K

MEDIAN SALE PRICE

13

SALES (12 MO)

\$161K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

Balanced

Seller's market

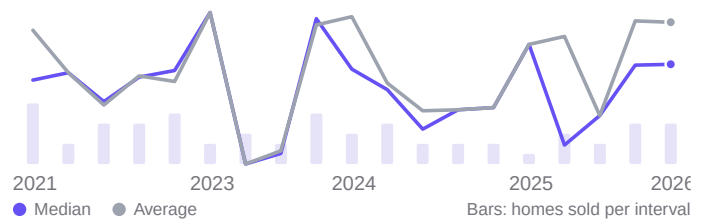
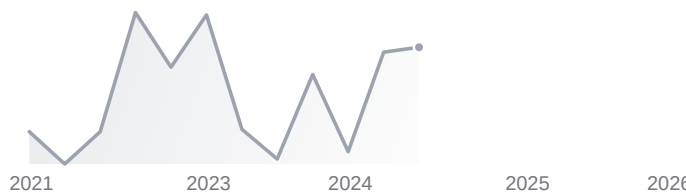
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

77 / 100

Sale prices

Median \$157K · Average \$205K

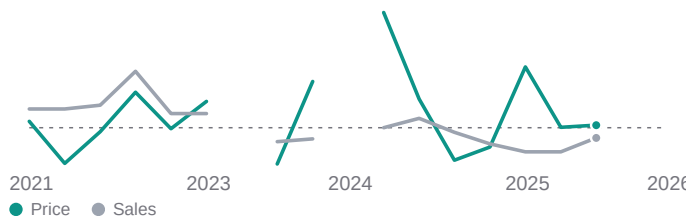


Growth (year over year)

Price +4.4% · Sales -18.2%

Price per square foot

\$192/ft²

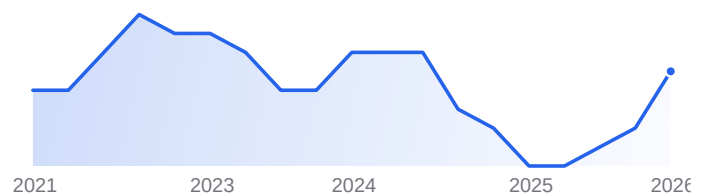


Sale premium vs estimated value

-15.4%

Annual turnover (share of homes sold)

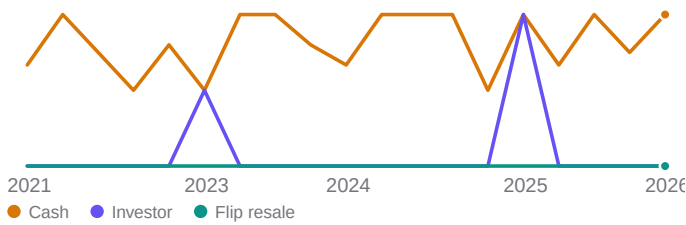
5.2%



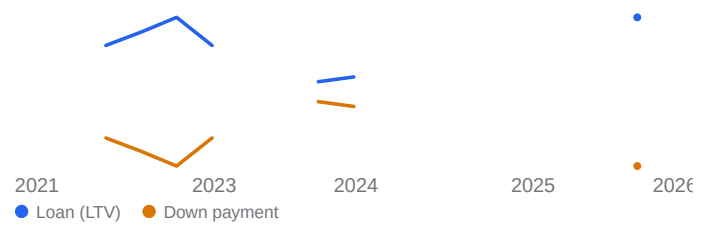
BUYERS & OUTCOMES

Buyer mix

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

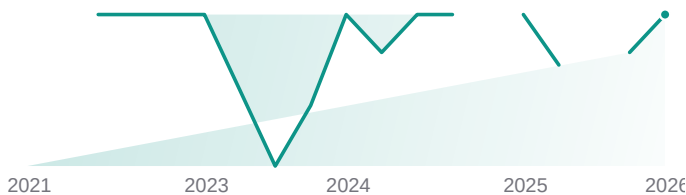


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



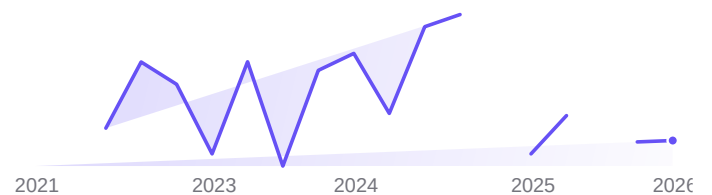
Sellers who sold at a gain

100%



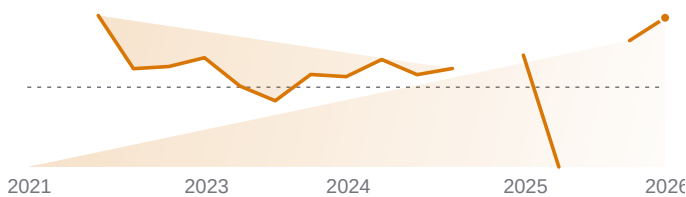
Typical hold before selling

6.7 yrs



Median annualized return at resale

+18.7%



HOUSING STOCK

Homes	252
Median value (AVM)	\$161K
Median size	1,044 ft²
Median year built	1960
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	86%
Underwater (LTV 125% or more)	1.0%
Owner occupied	13%
Company owned	10%
Median loan-to-value	0%
Typical ownership tenure	18.2 yrs

COMMUNITY

Population	193
Density	25 / mi²
Median household income	\$60K
Average household income	\$88K
Crime index (US avg 100)	188
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	49
Homes occupied	61%
Bachelor's or higher	13%
Poverty rate	11.7%
Unemployment	2.4%
Average temp	55°F
Annual precip	42 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.