

Franklinville 08322

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

BALANCED MARKET

\$372K

MEDIAN SALE PRICE

+3.2%

1-YR CHANGE

114

SALES (12 MO)

\$342K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



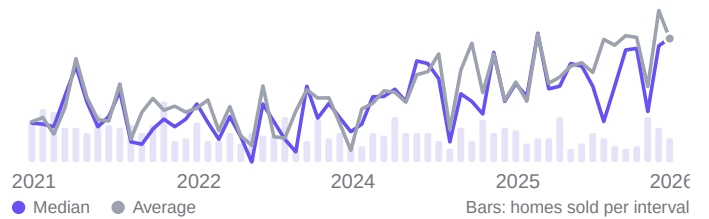
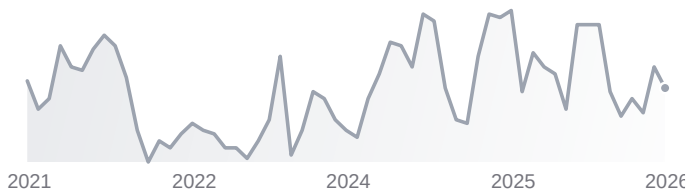
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

52 / 100

Sale prices

Median \$425K · Average \$424K

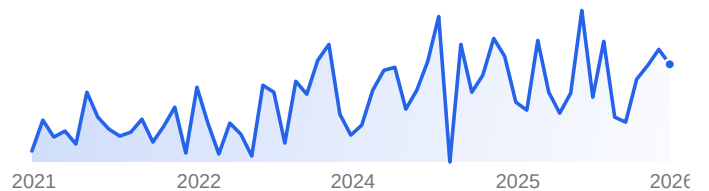
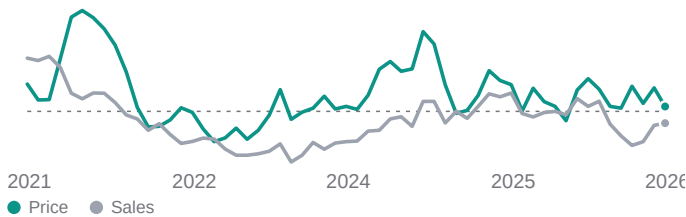


Growth (year over year)

Price +3.2% · Sales -8.1%

Price per square foot

\$223/ft²

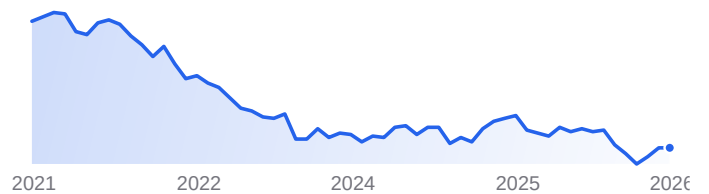
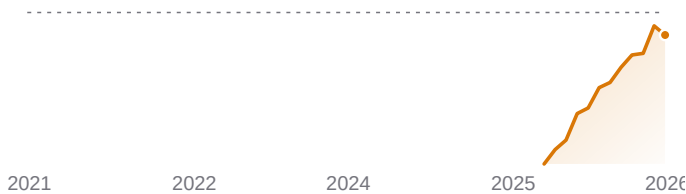


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

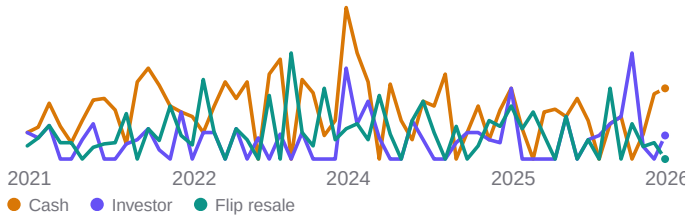
3.3%



BUYERS & OUTCOMES

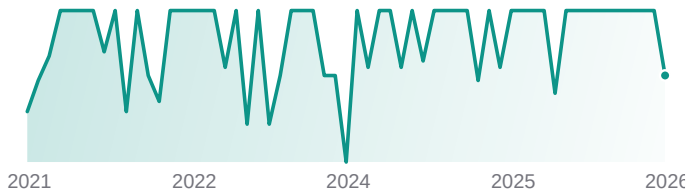
Buyer mix

Cash 33% · Investor 11% · Flip resale 0%



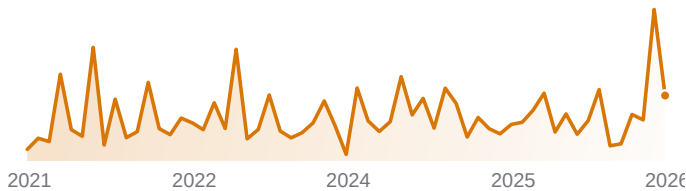
Sellers who sold at a gain

86%

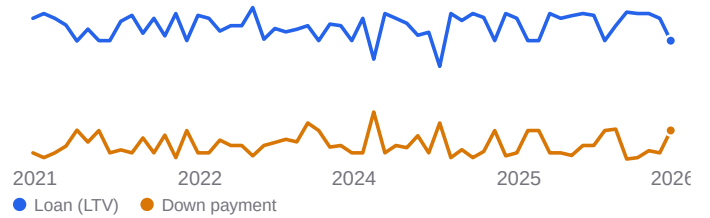


Median annualized return at resale

+10.2%

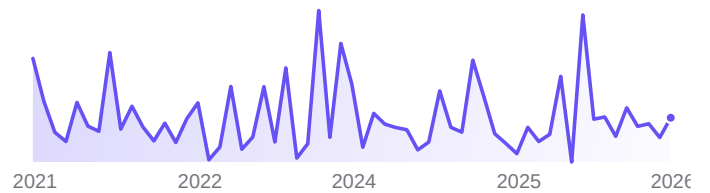


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



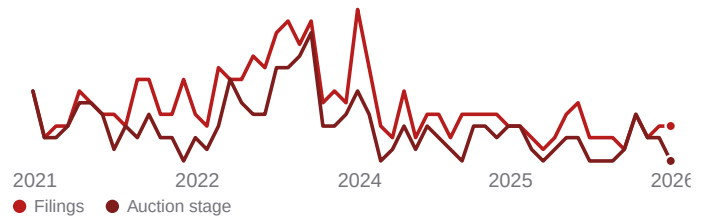
Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	3,478
Median value (AVM)	\$342K
Median size	1,704 ft²
Median year built	1980
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.6%
Owner occupied	85%
Company owned	6.4%
Median loan-to-value	52%
Typical ownership tenure	19.8 yrs

COMMUNITY

Population	11,525
Density	386 / mi²
Median household income	\$98K
Average household income	\$115K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	61
Homes occupied	95%
Bachelor's or higher	14%
Poverty rate	7.6%
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.