

Greenwich 08323

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

STRONG SELLER'S MARKET

\$363K

MEDIAN SALE PRICE

+111.7%

1-YR CHANGE

18

SALES (12 MO)

\$252K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 91 / 100

Buyer's market

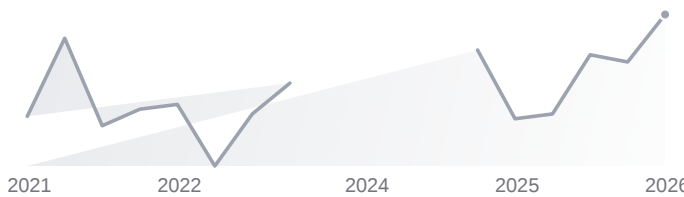
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

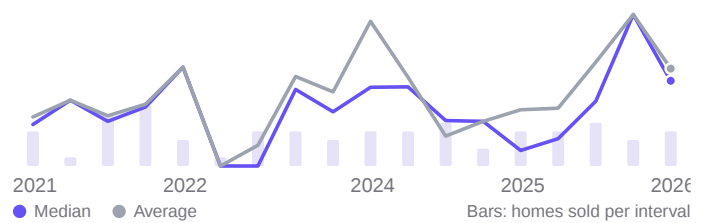
Market temperature (0–100)

91 / 100



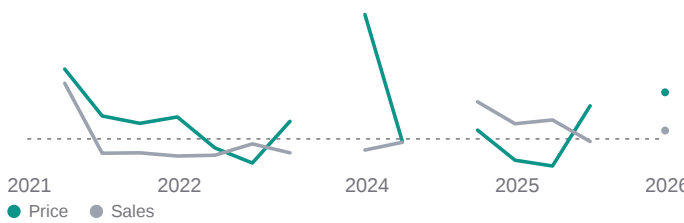
Sale prices

Median \$275K · Average \$305K



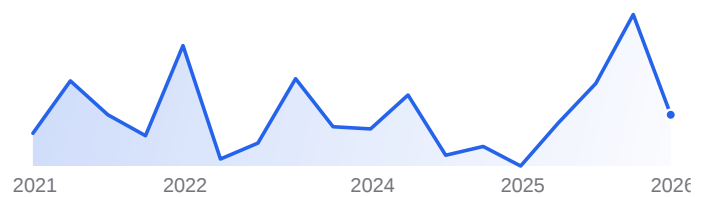
Growth (year over year)

Price +111.7% · Sales +20.0%



Price per square foot

\$123/ft²



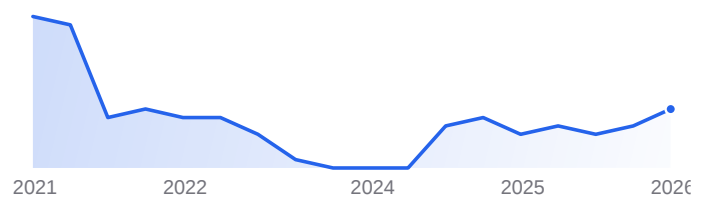
Sale premium vs estimated value

-0.9%



Annual turnover (share of homes sold)

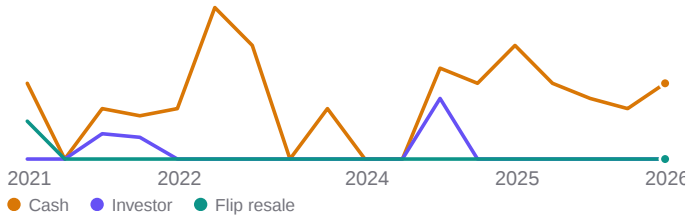
5.2%



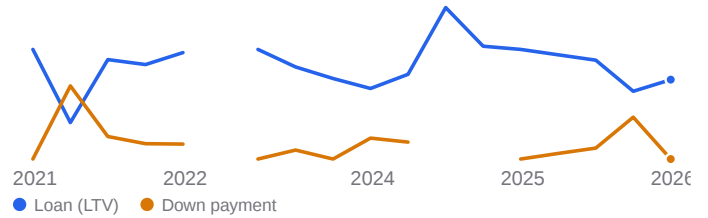
BUYERS & OUTCOMES

Buyer mix

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

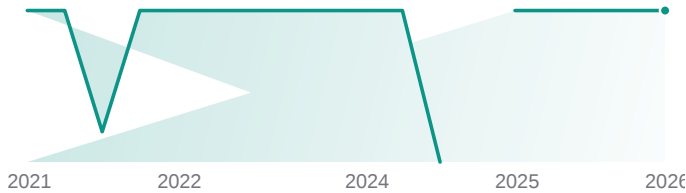


Financing (share of purchase price) Loan (LTV) 72% · Down payment 1.8%



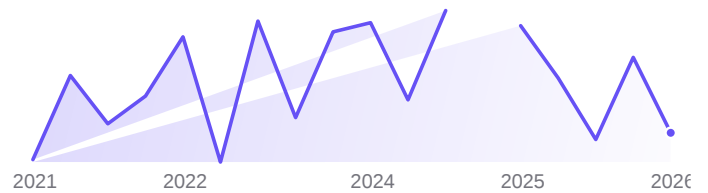
Sellers who sold at a gain

100%



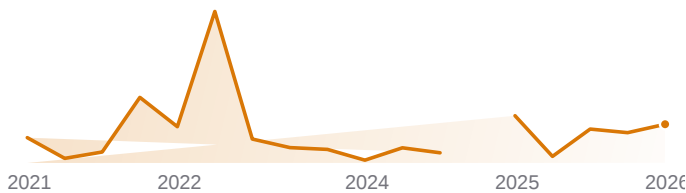
Typical hold before selling

5.4 yrs



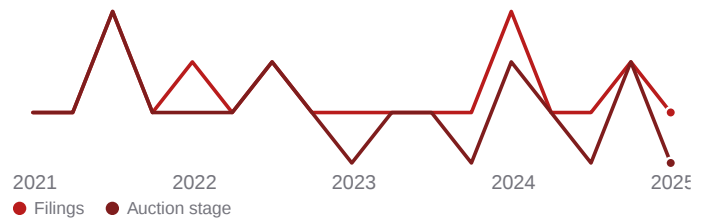
Median annualized return at resale

+10.4%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	345
Median value (AVM)	\$252K
Median size	1,620 ft²
Median year built	1928
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.0%
Owner occupied	54%
Company owned	13%
Median loan-to-value	37%
Typical ownership tenure	18.7 yrs

COMMUNITY

Population	788
Density	43 / mi²
Median household income	\$95K
Average household income	\$111K
Crime index (US avg 100)	148
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	49
Homes occupied	88%
Bachelor's or higher	18%
Poverty rate	10.0%
Unemployment	2.3%
Average temp	55°F
Annual precip	44 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.