

# Leesburg 08327

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

BALANCED MARKET

\$245K

MEDIAN SALE PRICE

+6.4%

1-YR CHANGE

7

SALES (12 MO)

\$226K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



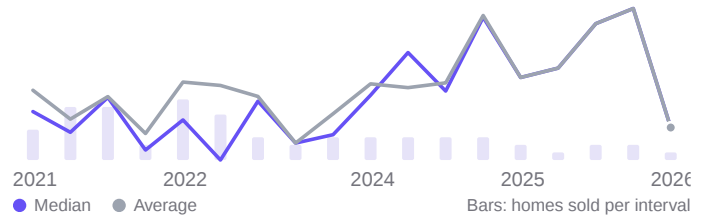
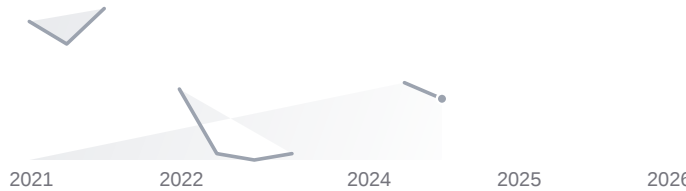
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$100K · Average \$100K

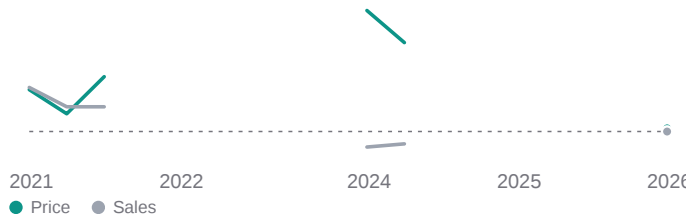


Growth (year over year)

Price +6.4% · Sales +0.0%

Price per square foot

\$92/ft²



Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

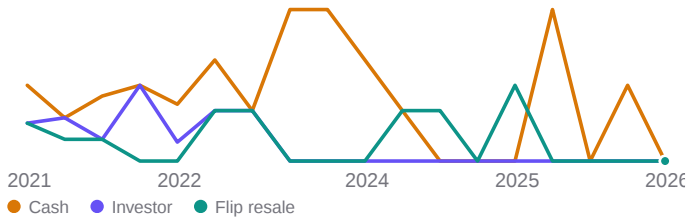
2.6%



## BUYERS & OUTCOMES

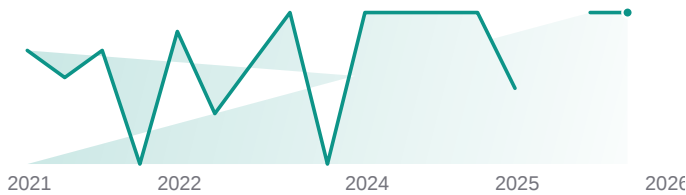
### Buyer mix

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



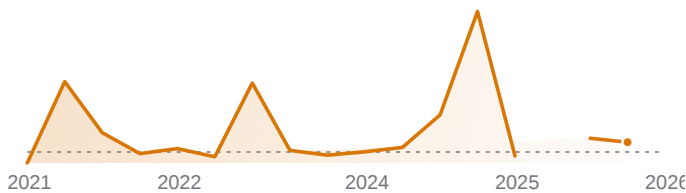
### Sellers who sold at a gain

100%

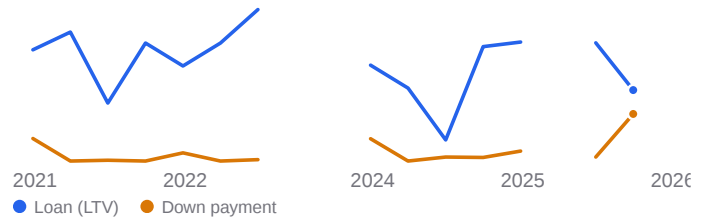


### Median annualized return at resale

+5.9%

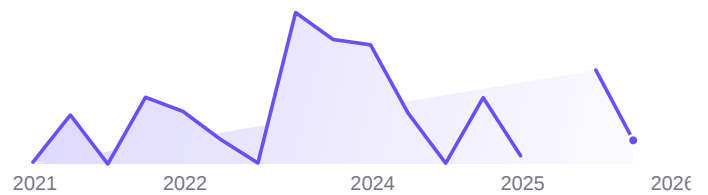


### Financing (share of purchase price) Loan (LTV) 60% · Down payment 40%



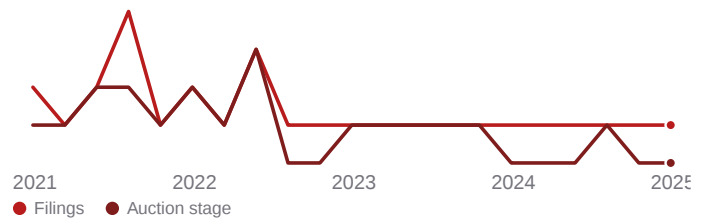
### Typical hold before selling

4.2 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 265       |
| Median value (AVM) | \$226K    |
| Median size        | 1,456 ft² |
| Median year built  | 1950      |
| Single family      | 100%      |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 64%      |
| Underwater (LTV 125% or more) | 1.3%     |
| Owner occupied                | 40%      |
| Company owned                 | 11%      |
| Median loan-to-value          | 36%      |
| Typical ownership tenure      | 19.5 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 227      |
| Density                          | 64 / mi² |
| Median household income          | \$77K    |
| Average household income         | \$121K   |
| Crime index (US avg 100)         | 138      |
| Air pollution index (US avg 100) | 99       |
| Earthquake index (US avg 100)    | 41       |
| Homes occupied                   | 87%      |
| Bachelor's or higher             | 11%      |
| Poverty rate                     | 14.0%    |
| Unemployment                     | 1.9%     |
| Average temp                     | 55°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.