

Milmay 08340

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

BALANCED MARKET

\$407K

MEDIAN SALE PRICE

+212.7%

1-YR CHANGE

6

SALES (12 MO)

\$374K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

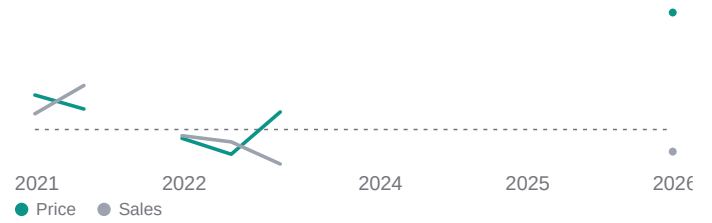
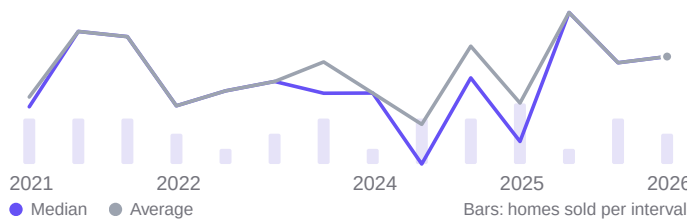
MARKET TRENDS (5 YEARS)

Sale prices

Median \$407K · Average \$407K

Growth (year over year)

Price +212.7% · Sales -40.0%



Price per square foot

\$177/ft²

Sale premium vs estimated value

-1.1%



Annual turnover (share of homes sold)

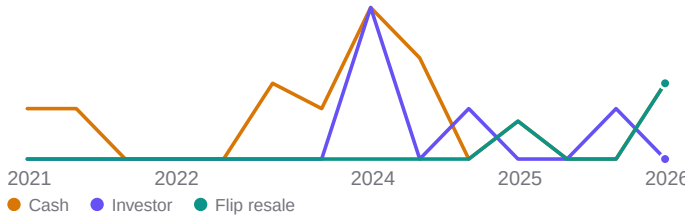
1.8%



BUYERS & OUTCOMES

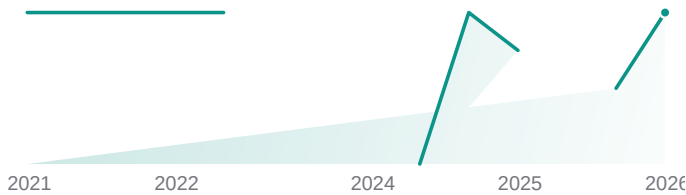
Buyer mix

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



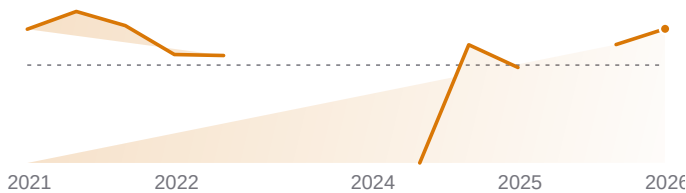
Sellers who sold at a gain

100%

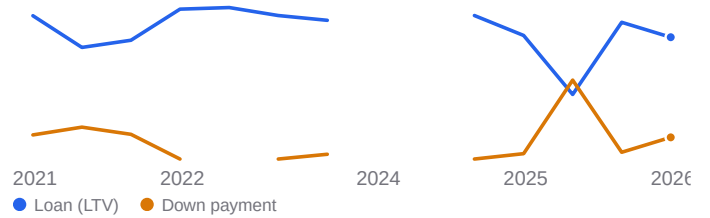


Median annualized return at resale

+9.8%

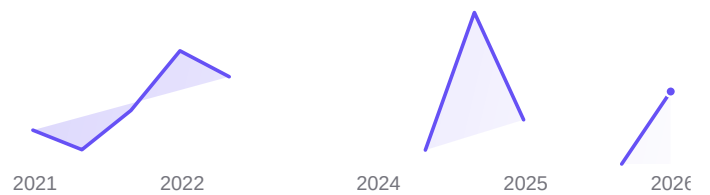


Financing (share of purchase price) Loan (LTV) 81% · Down payment 19%



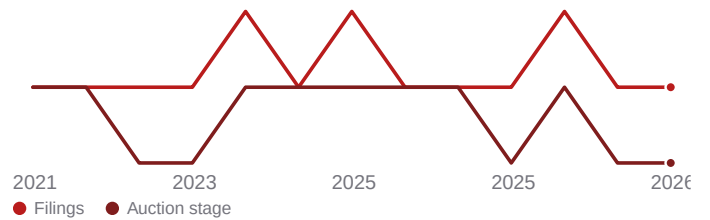
Typical hold before selling

13.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	325
Median value (AVM)	\$374K
Median size	1,792 ft²
Median year built	1980
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.1%
Owner occupied	77%
Company owned	4.9%
Median loan-to-value	39%
Typical ownership tenure	27.0 yrs

COMMUNITY

Population	1,019
Density	80 / mi ²
Median household income	\$85K
Average household income	\$91K
Crime index (US avg 100)	53
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	48
Homes occupied	93%
Bachelor's or higher	9%
Poverty rate	6.6%
Unemployment	1.7%
Average temp	54°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.