

Newfield 08344

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

BUYER'S MARKET

\$268K

MEDIAN SALE PRICE

-8.1%

1-YR CHANGE

69

SALES (12 MO)

\$297K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



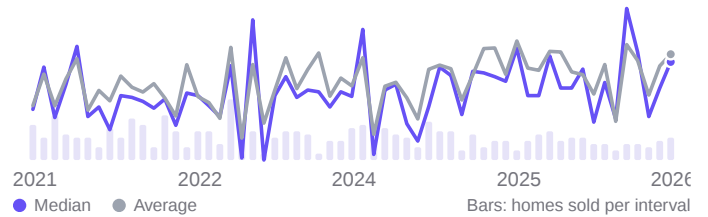
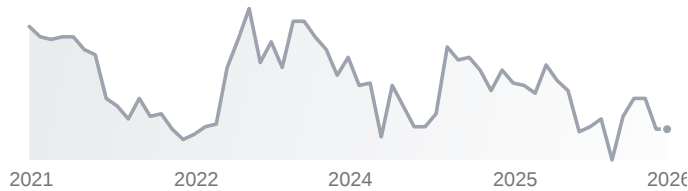
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$339K · Average \$359K

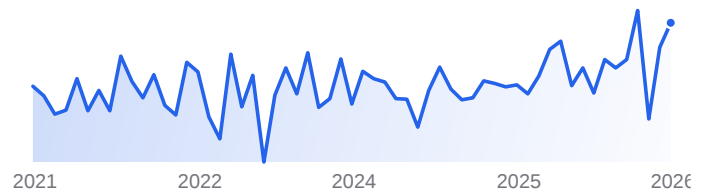
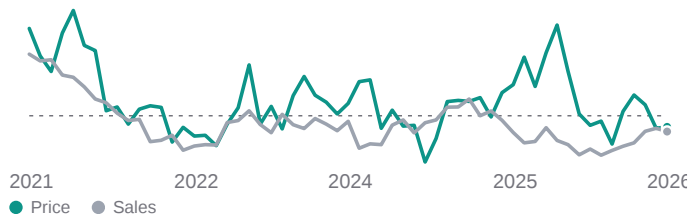


Growth (year over year)

Price -8.1% · Sales -11.5%

Price per square foot

\$268/ft²

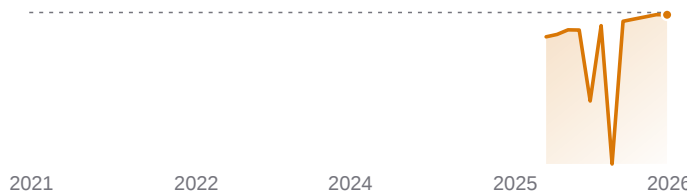


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

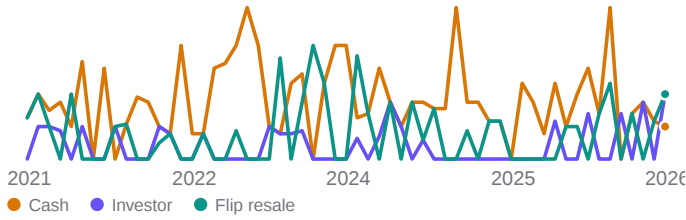
3.4%



BUYERS & OUTCOMES

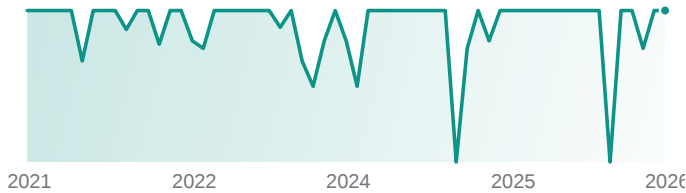
Buyer mix

Cash 14% · Investor 29% · Flip resale 29%



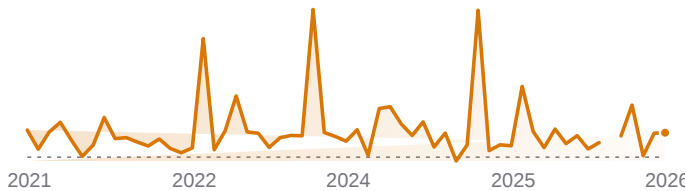
Sellers who sold at a gain

100%

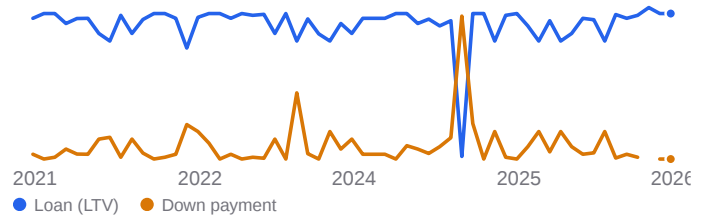


Median annualized return at resale

+9.2%

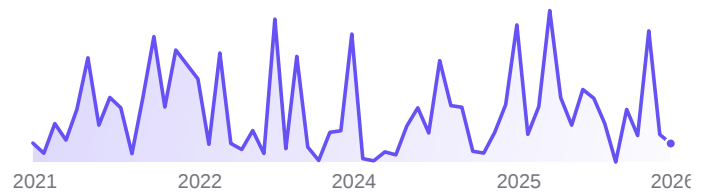


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



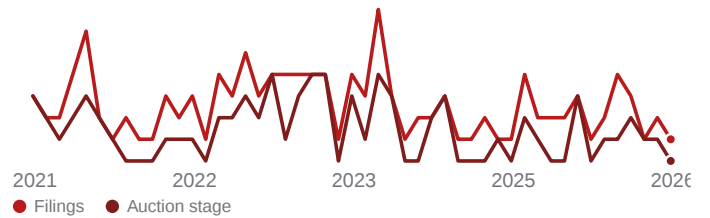
Typical hold before selling

2.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,022
Median value (AVM)	\$297K
Median size	1,484 ft²
Median year built	1970
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.3%
Owner occupied	77%
Company owned	8.1%
Median loan-to-value	50%
Typical ownership tenure	19.5 yrs

COMMUNITY

Population	6,233
Density	269 / mi²
Median household income	\$88K
Average household income	\$103K
Crime index (US avg 100)	78
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	59
Homes occupied	94%
Bachelor's or higher	16%
Poverty rate	9.0%
Unemployment	1.5%
Average temp	54°F
Annual precip	45 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.