

Port Norris 08349

ZIP code · NJ · New Jersey > Cumberland County > Port Norris

BUYER'S MARKET

\$121K

MEDIAN SALE PRICE

-25.0%

1-YR CHANGE

45

SALES (12 MO)

\$153K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



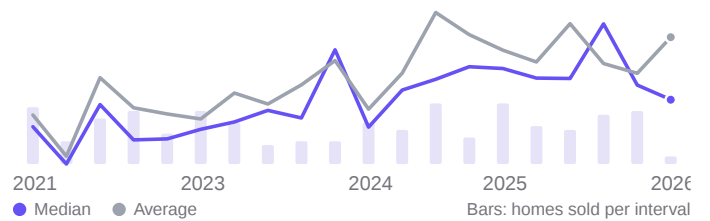
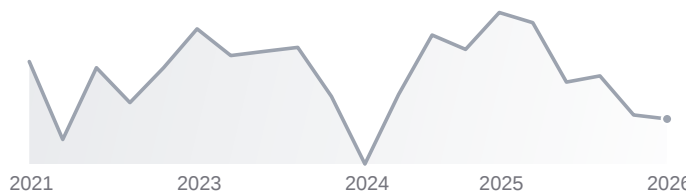
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$110K · Average \$190K

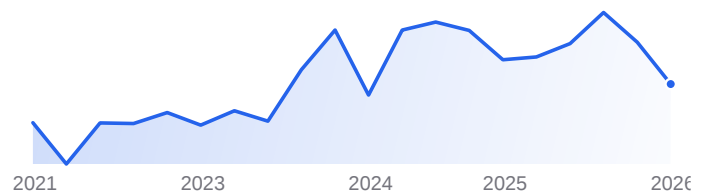
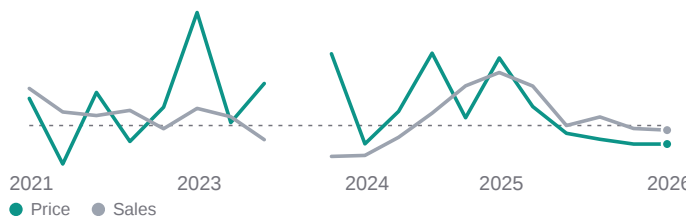


Growth (year over year)

Price -25.0% · Sales -6.3%

Price per square foot

\$84/ft²

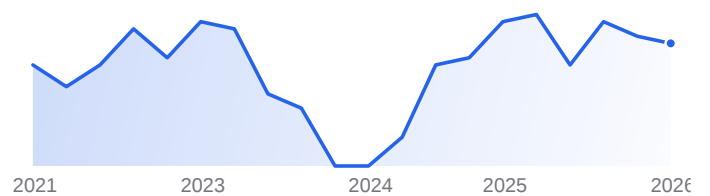


Sale premium vs estimated value

-55.0%

Annual turnover (share of homes sold)

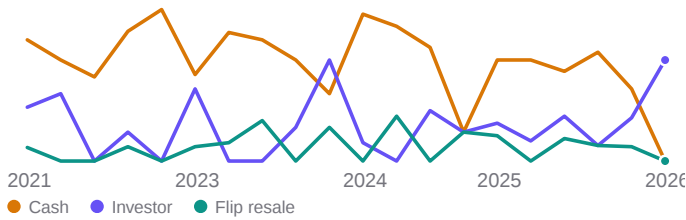
5.6%



BUYERS & OUTCOMES

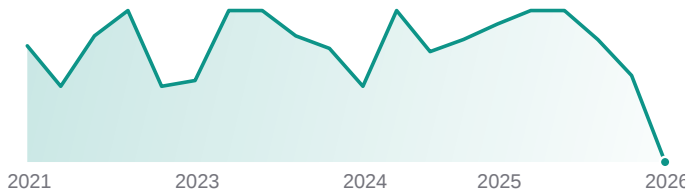
Buyer mix

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



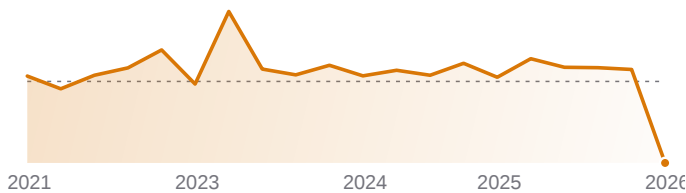
Sellers who sold at a gain

0%

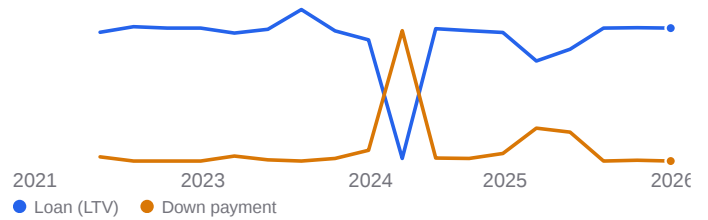


Median annualized return at resale

-50.0%

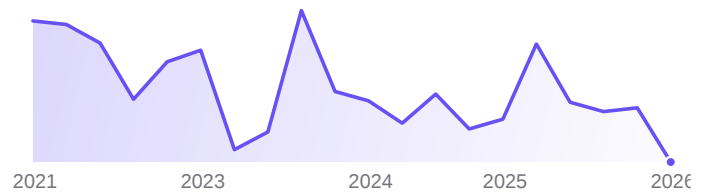


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



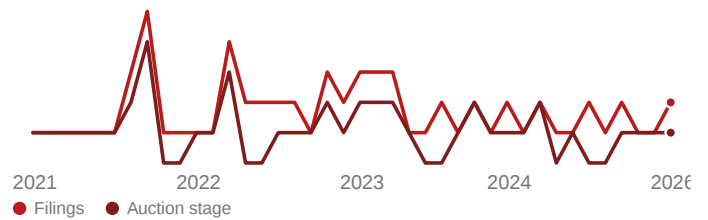
Typical hold before selling

1.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	808
Median value (AVM)	\$153K
Median size	1,332 ft²
Median year built	1940
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	5.7%
Owner occupied	52%
Company owned	13%
Median loan-to-value	29%
Typical ownership tenure	20.2 yrs

COMMUNITY

Population	2,303
Density	47 / mi²
Median household income	\$59K
Average household income	\$87K
Crime index (US avg 100)	139
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	42
Homes occupied	82%
Bachelor's or higher	12%
Poverty rate	15.6%
Unemployment	2.1%
Average temp	55°F
Annual precip	42 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.