

Vineland 08360

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

BALANCED MARKET

\$290K

MEDIAN SALE PRICE

+4.3%

1-YR CHANGE

354

SALES (12 MO)

\$284K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



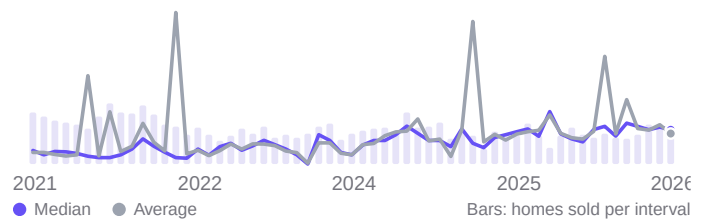
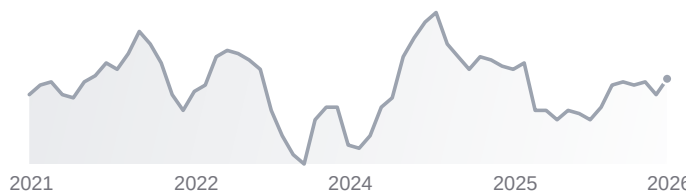
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$287K · Average \$274K

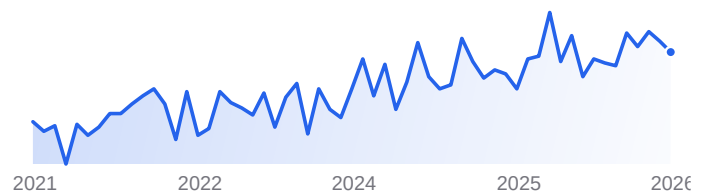
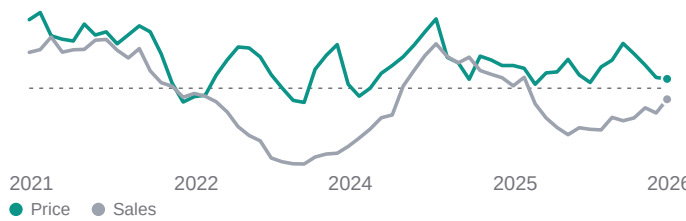


Growth (year over year)

Price +4.3% · Sales -5.1%

Price per square foot

\$196/ft²

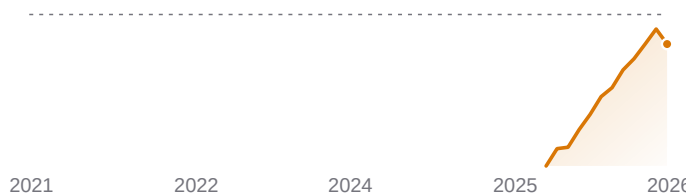


Sale premium vs estimated value

-1.3%

Annual turnover (share of homes sold)

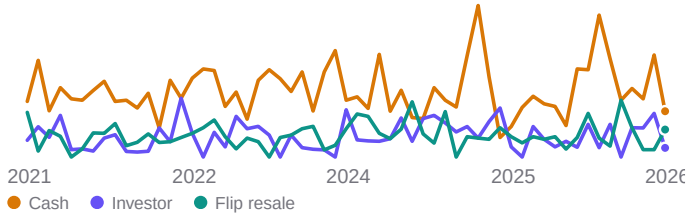
3.3%



BUYERS & OUTCOMES

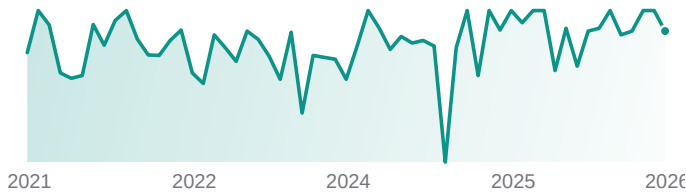
Buyer mix

Cash 16% · Investor 3.2% · Flip resale 9.7%



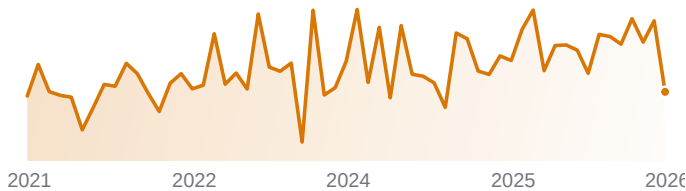
Sellers who sold at a gain

95%

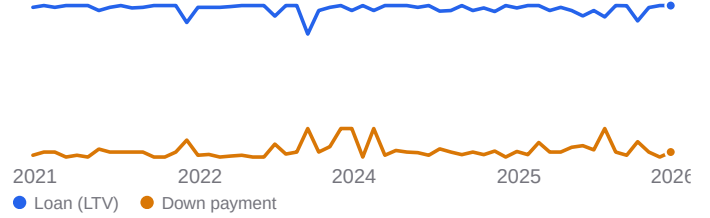


Median annualized return at resale

+4.3%

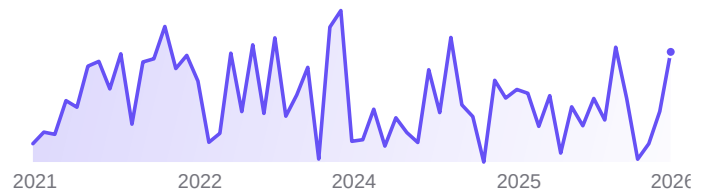


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



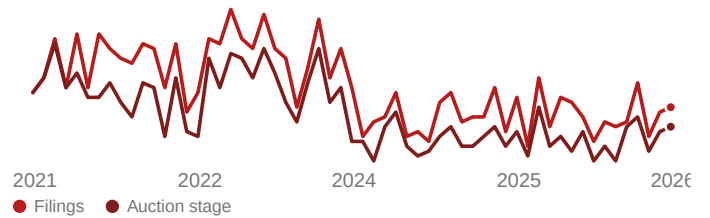
Typical hold before selling

13.1 yrs



Preforeclosure filings

Filings 11 · Auction stage 7



HOUSING STOCK

Homes	10,744
Median value (AVM)	\$284K
Median size	1,422 ft²
Median year built	1954
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.4%
Owner occupied	72%
Company owned	14%
Median loan-to-value	45%
Typical ownership tenure	17.8 yrs

COMMUNITY

Population	44,180
Density	1,025 / mi²
Median household income	\$63K
Average household income	\$81K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	54
Homes occupied	95%
Bachelor's or higher	12%
Poverty rate	16.3%
Unemployment	2.1%
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.