

Vineland 08361

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

BUYER'S MARKET

\$361K

MEDIAN SALE PRICE

-4.1%

1-YR CHANGE

186

SALES (12 MO)

\$362K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



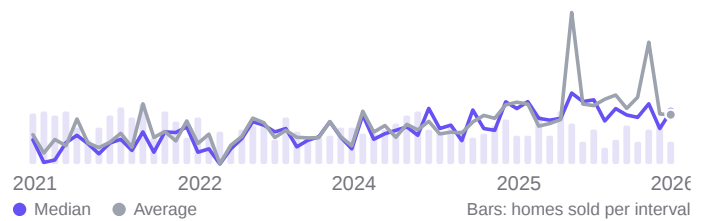
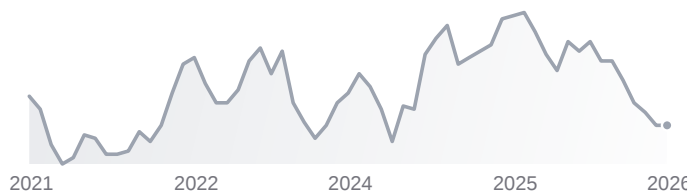
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$370K · Average \$361K

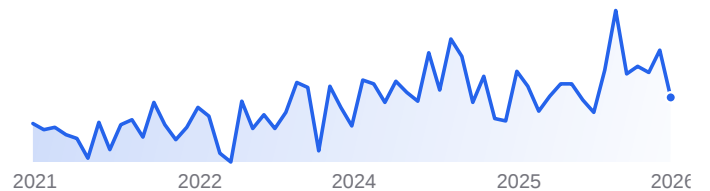
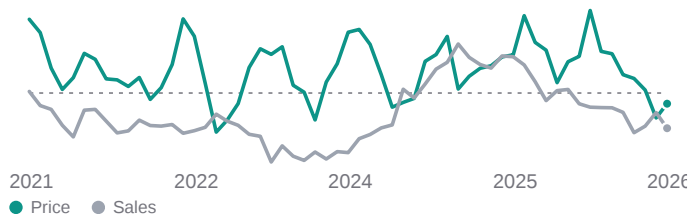


Growth (year over year)

Price -4.1% · Sales -13.5%

Price per square foot

\$186/ft²

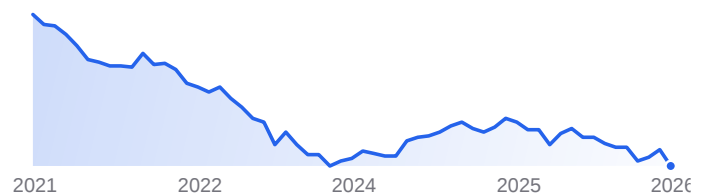
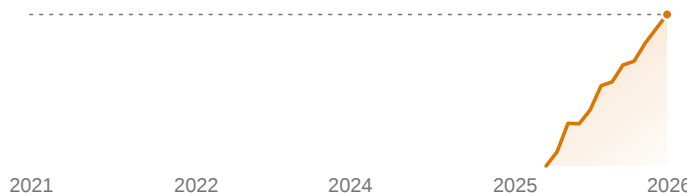


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

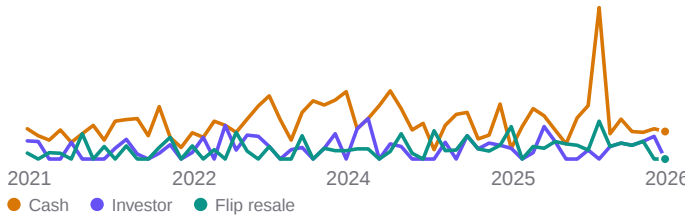
3.2%



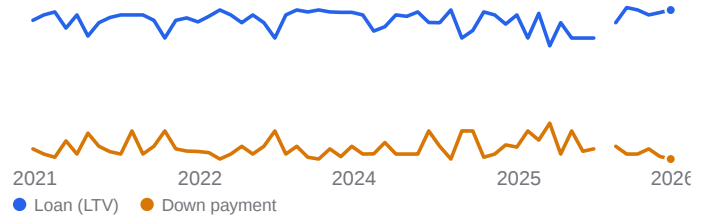
BUYERS & OUTCOMES

Buyer mix

Cash 18% · Investor 0% · Flip resale 0%

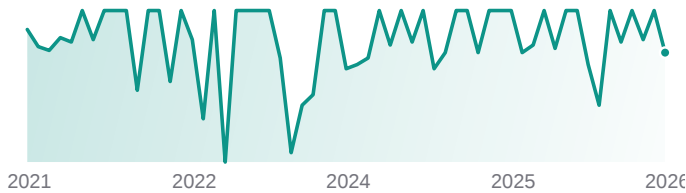


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



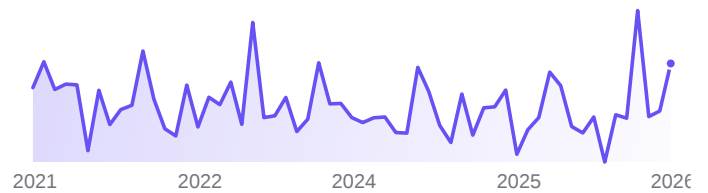
Sellers who sold at a gain

89%



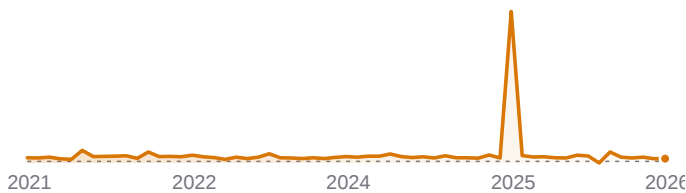
Typical hold before selling

13.3 yrs



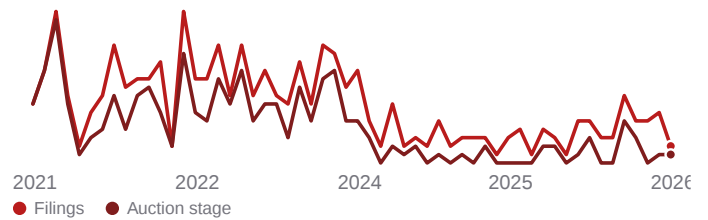
Median annualized return at resale

+3.2%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	5,900
Median value (AVM)	\$362K
Median size	1,772 ft²
Median year built	1974
Single family	94%
Condos	4.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.5%
Owner occupied	80%
Company owned	8.5%
Median loan-to-value	50%
Typical ownership tenure	17.3 yrs

COMMUNITY

Population	18,609
Density	604 / mi²
Median household income	\$85K
Average household income	\$106K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	51
Homes occupied	96%
Bachelor's or higher	23%
Poverty rate	10.7%
Unemployment	2.2%
Average temp	54°F
Annual precip	44 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.