

Cookstown 08511

ZIP code · NJ · New Jersey > Burlington County > Cookstown

BALANCED MARKET

\$470K

MEDIAN SALE PRICE

9

SALES (12 MO)

\$387K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



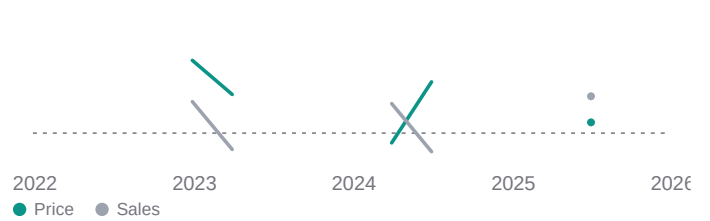
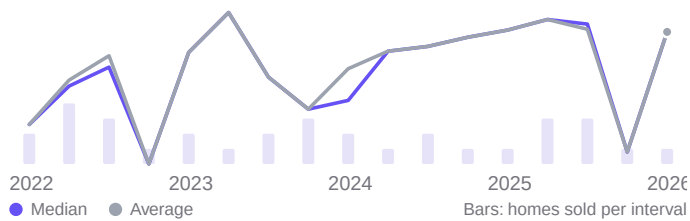
MARKET TRENDS (5 YEARS)

Sale prices

Median \$470K · Average \$470K

Growth (year over year)

Price +14.6% · Sales +50.0%



Price per square foot

\$270/ft²

Sale premium vs estimated value

-1.2%



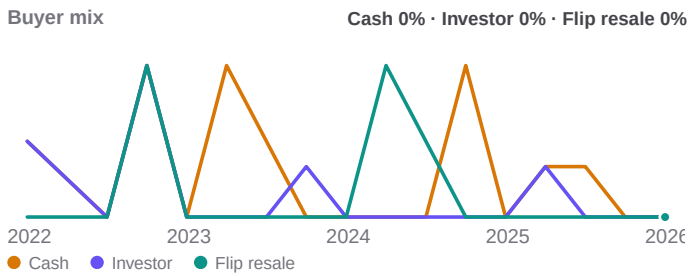
Annual turnover (share of homes sold)

3.6%



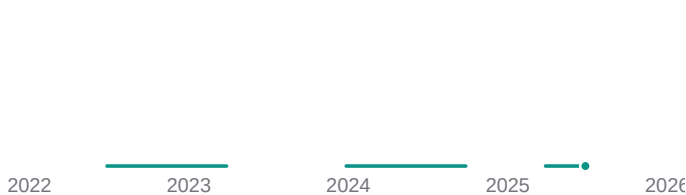
BUYERS & OUTCOMES

Buyer mix



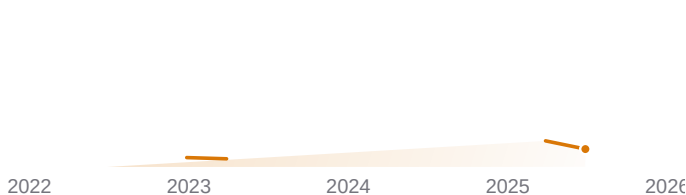
Sellers who sold at a gain

100%

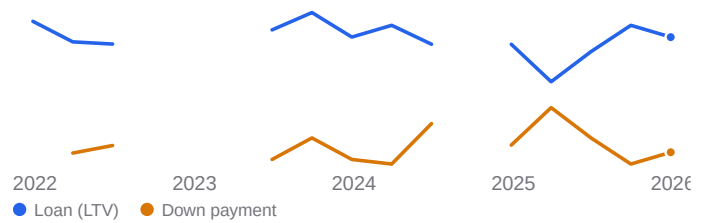


Median annualized return at resale

+6.3%

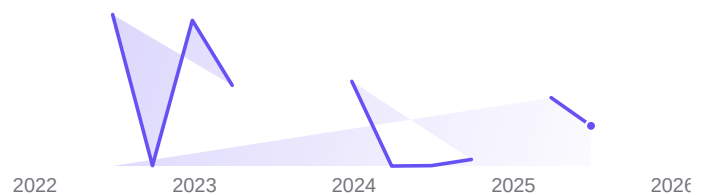


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



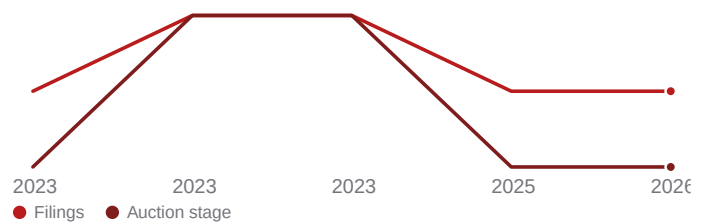
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	250
Median value (AVM)	\$387K
Median size	1,716 ft²
Median year built	1989
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	23%
Underwater (LTV 125% or more)	3.3%
Owner occupied	90%
Company owned	6.4%
Median loan-to-value	62%
Typical ownership tenure	19.2 yrs

COMMUNITY

Population	836
Density	310 / mi²
Median household income	\$103K
Average household income	\$115K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	67
Earthquake index (US avg 100)	50
Homes occupied	99%
Bachelor's or higher	22%
Poverty rate	5.3%
Unemployment	0.5%
Average temp	54°F
Annual precip	47 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.