

Florence 08518

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

BUYER'S MARKET

\$267K

MEDIAN SALE PRICE

-16.7%

1-YR CHANGE

80

SALES (12 MO)

\$342K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



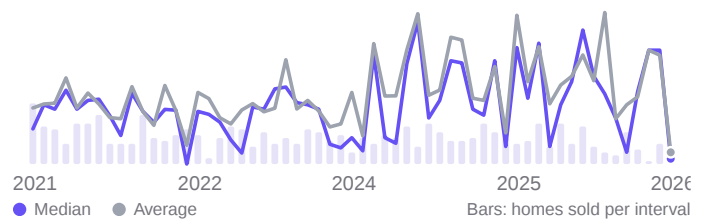
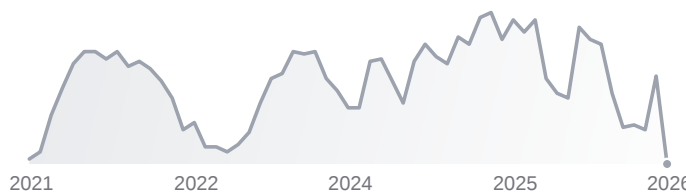
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

24 / 100

Sale prices

Median \$102K · Average \$117K

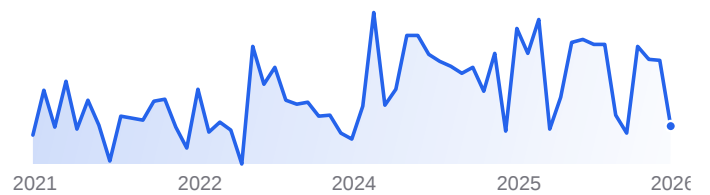
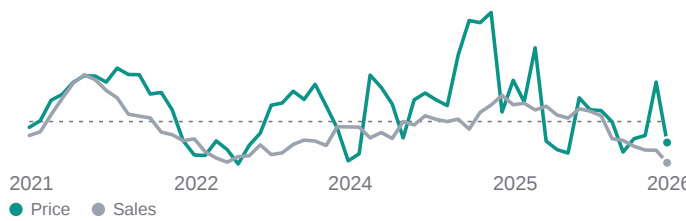


Growth (year over year)

Price -16.7% · Sales -32.8%

Price per square foot

\$132/ft²

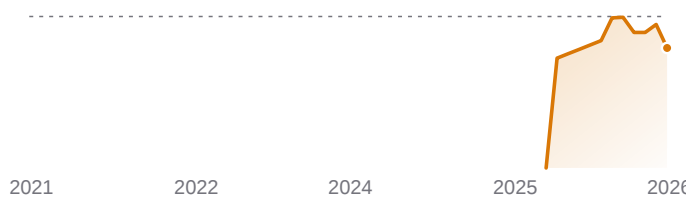


Sale premium vs estimated value

-3.4%

Annual turnover (share of homes sold)

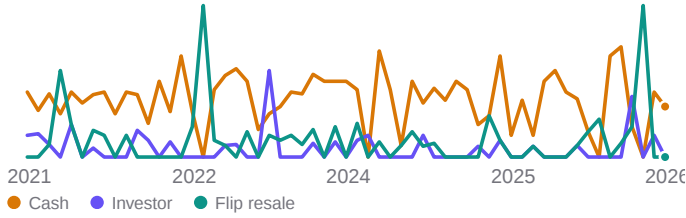
3.6%



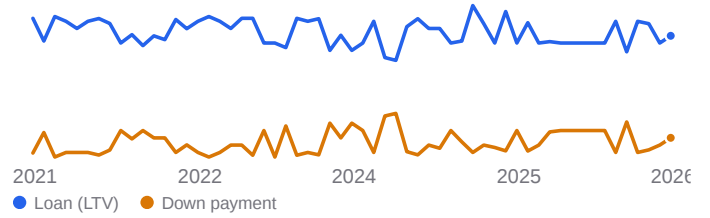
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

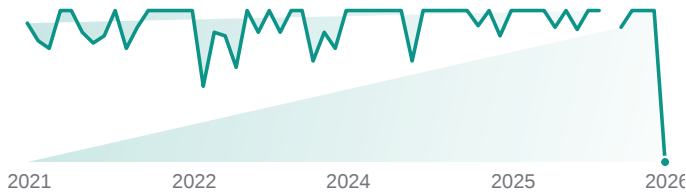


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



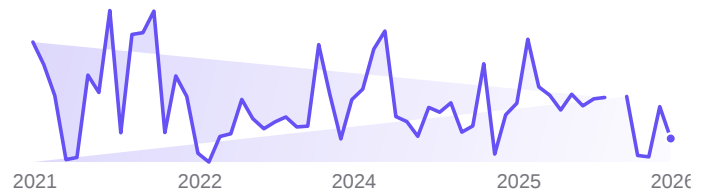
Sellers who sold at a gain

0%



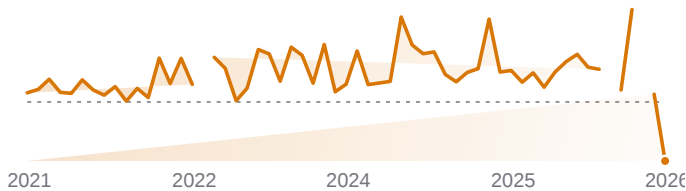
Typical hold before selling

2.5 yrs



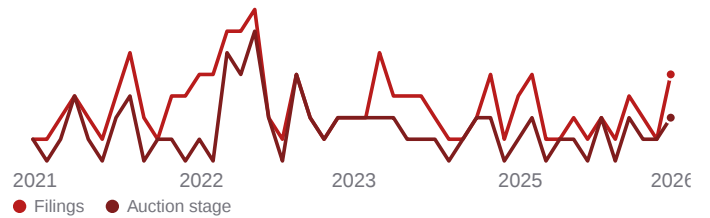
Median annualized return at resale

-16.3%



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	2,200
Median value (AVM)	\$342K
Median size	1,408 ft²
Median bedrooms	1
Median year built	1970
Single family	81%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.1%
Owner occupied	71%
Company owned	12%
Median loan-to-value	51%

Typical ownership tenure

11.8 yrs

COMMUNITY

Population	5,107
Density	2,644 / mi²
Median household income	\$91K
Average household income	\$99K
Crime index (US avg 100)	140
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	80
Homes occupied	94%
Bachelor's or higher	23%
Poverty rate	7.6%
Unemployment	1.5%
Average temp	54°F
Annual precip	47 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.