

Real Estate

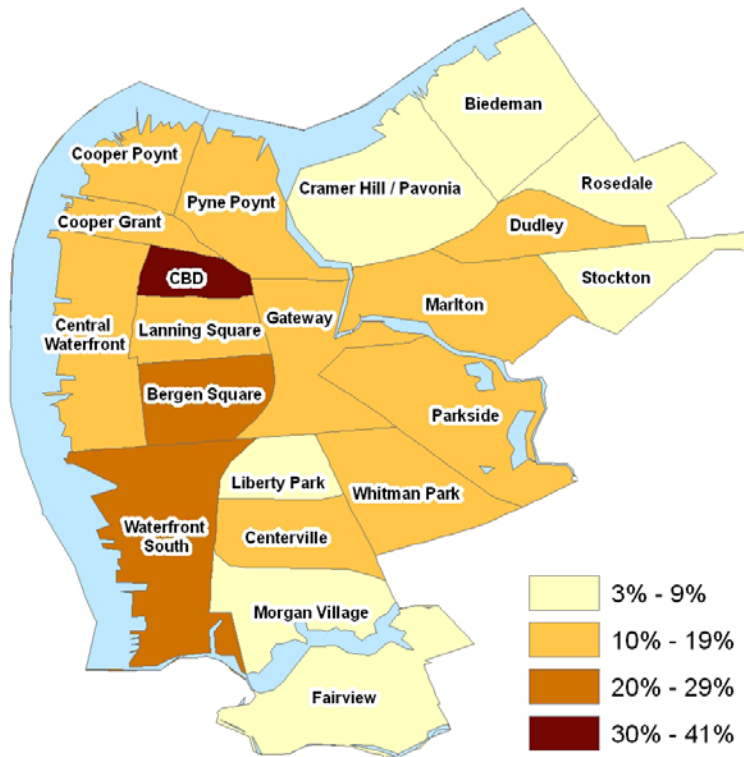
- The United States Postal Service reported 2,128 vacant addresses and 1,486 addresses with unknown status in 2007, which totaled 11.6% of Camden properties.
- In 2007, 946 homes were sold, with the greatest number of transactions occurring in Fairview (139).



For more information:
CAMConnect, [Camden Reports: Employment \(2004\)](#)

Real Estate: Vacant Addresses

Addresses Vacant or No Status: 2007



The United States Postal Service (USPS) has begun releasing quarterly data it collects on vacant addresses on the census tract level. Researchers are still determining the best ways to use this data. The USPS data holds clear potential for better real-time monitoring of neighborhood change. The Census also collects data on vacancy, which may differ from the USPS data and is not comparable.

There were 31,044 commercial and residential addresses in Camden City in 2007. Of these, 2,128 were vacant. There were 1,486 addresses for which vacancy status could not be determined.

A designation of "No Status" is assigned to addresses for the following reasons:

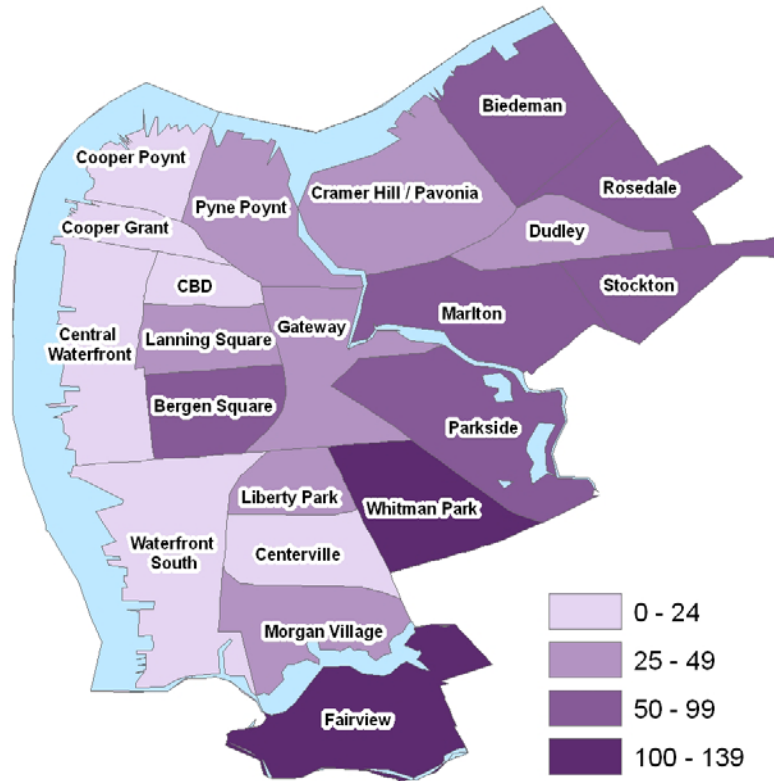
- The address site is undergoing construction and not yet occupied.
- A mail carrier has identified the address as being inactive for an extended period of time.
- Address site has been demolished, but will eventually become the site of another building (otherwise, address is removed altogether).

	Camden City	Camden County	New Jersey
Number of addresses	31,044	226,462	3,890,626
Vacancies	2,128	6,030	88,761
No status	1,486	4,398	146,683
Percent vacant or no status	11.6%	4.6%	6.1%

Source: United States Postal Service via www.huduser.org

Real Estate: Sales

Home Sales: 2007



Home Sales: 2007			
Tract	Total Sales	Average Price	Median Price
CBD	0	0	0
Gateway	44	51,051	54,950
Lanning Square	41	84,420	75,000
Bergen Square	53	52,177	50,900
Central Waterfront	3	34,100	20,300
Cooper Grant	4	151,000	154,500
Cooper Poynt	12	32,758	30,000
Pyne Poynt	28	44,600	49,950
Cramer Hill / Pavonia	33	75,218	80,000
Biedeman	79	94,176	90,000
Dudley	35	87,484	85,000
Rosedale	51	96,241	97,750
Stockton	64	91,365	81,175
Marilton	88	75,775	77,000
Parkside	71	69,737	75,000
Whitman Park	105	61,645	64,900
Liberty Park	36	58,579	63,500
Centerville	9	35,389	28,500
Waterfront South	21	47,504	45,000
Morgan Village	30	63,760	79,250
Fairview	139	79,058	80,000
TOTAL	946	72,917	74,800

Source: New Jersey Tax Records Search (MOD IV)

These data are only for properties classified as residential with a sale price exceeding \$1,000. The number of sales declined by 10% between 2006 and 2007. However, the median price increased by 8%.