Area report — Cherry Hill Township

CHERRY HILL TOWNSHIP

The public record for this area — usable home sales, construction permits, planned projects, the certified assessment ratio and corridor, the zoning districts on file and the newest dated records — every number with its source.

This report states public records. It describes no neighborhood's character and ranks no place against another.

The area at a glance

Usable home sales, last 12 months (July 2025–June 2026)
822 · median $460,000 · median $246.65 / sq ft (over 822 of 822 sales)
source: NJ SR1A recorded deeds (Div. of Taxation), usable class-2 sales · as of 2026-09-16

Construction permits, last 12 months (August 2025–July 2026)
3,888 · Alteration 3,758 · Addition 77 · Demolition 31 · New 22
source: NJ DCA Construction Permit Data (Div. of Codes & Standards) · as of 2026-09-16

Demolitions, last 12 months
31
source: NJ DCA Construction Permit Data (Div. of Codes & Standards) · as of 2026-09-16

Home sales by year

Usable class-2 sales — open-market, arm's-length deeds — placed by deed recording date, each year since 2020 with the true median.

YEAR	USABLE SALES	MEDIAN PRICE
2026 (year to date)	350	$445,500
2025	798	$460,000
2024	698	$425,000
2023	730	$400,000
2022	1,052	$355,950
2021	869	$310,000
2020	892	$265,000

Source: NJ SR1A recorded deeds (Div. of Taxation), usable class-2 sales · as of 2026-09-16. Every year's count and median is a usable class-2 figure.

Assessment — ratio, corridor and corridor shares

The NJ Division of Taxation's certified Chapter 123 average ratio and its common level range (the average ratio ±15%), and the share of recent usable sales whose assessed-to-sale ratio sits above the upper limit or below the lower limit — both directions, as facts. The certified figure, never a ratio derived from sales.

Certified average ratio · common level range, tax year 2026	54.32% · 46.17%–62.47% (the average ratio ±15%)

source: NJ Division of Taxation — certified Chapter 123 average ratios and common level ranges · as of original certification October 1, 2025; amended January 30, 2026 Chapter 123 certification ↗

Recent usable sales above the upper limit, tax year 2026	85 of 1,292 (7%) — assessed-to-sale ratio over 0.62

source: NJ Division of Taxation — certified Chapter 123 average ratios and common level ranges; MOD-IV assessed value; NJ SR1A usable sales · as of 2026-09-16

Recent usable sales below the lower limit, tax year 2026	714 of 1,292 (55%) — assessed-to-sale ratio under 0.46

source: NJ Division of Taxation — certified Chapter 123 average ratios and common level ranges; MOD-IV assessed value; NJ SR1A usable sales · as of 2026-09-16

Tax year · Tax-Court amendment	2026 · not amended by the Tax Court

source: NJ Division of Taxation — certified Chapter 123 average ratios and common level ranges · as of original certification October 1, 2025; amended January 30, 2026

Planned projects (DVRPC TIP)

The region's funded list of road, bridge, transit and bike-ped projects touching this area. The top five is ordered by programming activity, not dollars (per-project cost by phase is not in the mapped TIP data); sponsor is derived from the TIP program field. Facts only — never a judgment about what a project means for a place.

Funded projects (planned)	13

source: DVRPC Transportation Improvement Program (FY2026–2029) · as of 2026-09-16

DR1803 — PATCO Station Platform Rehabilitation – Collingswood	transit · NJ TRANSIT · FY2026–FY2029 · milestone 2025-11-01: Transit Improvements

source: DVRPC NJ TIP (FY2026–2029), db DR1803 · as of 2026-09-16 DVRPC TIP ↗

19607B — Route 38, Route 70 to Route 73, ATS C#1	road · NJDOT · FY2026–FY2029 · milestone 2025-07-01: programmed in the TIP

source: DVRPC NJ TIP (FY2026–2029), db 19607B · as of 2026-09-16 DVRPC TIP ↗

20605 — Route 295, Essex Avenue to CR 537 (Marne Highway)	road · NJDOT · FY2026–FY2029 · milestone 2025-07-01: programmed in the TIP

source: DVRPC NJ TIP (FY2026–2029), db 20605 · as of 2026-09-16 DVRPC TIP ↗

D1911 — PATCO Track Resurfacing & Rail Profile Grinding	transit · NJ TRANSIT · FY2026–FY2029 · milestone 2025-07-01: programmed in the TIP

source: DVRPC NJ TIP (FY2026–2029), db D1911 · as of 2026-09-16 DVRPC TIP ↗

D1912 — Rehabilitation of PATCO Bridges — transit · NJ TRANSIT · FY2026–FY2029 · milestone 2025-07-01: programmed in the TIP

source: DVRPC NJ TIP (FY2026–2029), db D1912 · as of 2026-09-16 DVRPC TIP ↗

Zoning districts on file

Cherry Hill Chapter 40 Zoning publishes 21 districts. Each is cited to its section and linked to the town's own code; no rule text is reproduced here (the citation and the link, never the compiled code).

B1 ↗ B2 ↗ B3 ↗ B4 ↗ GTTOD ↗ IN ↗ IR ↗ IR-RB ↗ IRB ↗ O1 ↗ O2 ↗ O3 ↗ PTOD ↗ R1 ↗ R10 ↗ R2 ↗ R20 ↗ R3 ↗ R7 ↗ RA ↗ SSH ↗

Source: Cherry Hill Chapter 40 Zoning (eCode360, the town's own code) · town code ↗

Environmental constraint facts held

Where the store holds them: FEMA / NJDEP constraint facts placed on this area's parcels, by layer.

njdep_nfhl_flood — 41,089 parcel facts

source: NJDEP National Flood Hazard Layer (NFHL) · as of FEMA NFHL, NJDEP-served (Phase 0 ledger row 29 for the FEMA original) layer metadata ↗

njdep_freshwater_wetlands_2012 — 1,703 parcel facts

source: NJDEP Freshwater Wetlands (2012) · as of NJDEP Wetlands 2012 (Land Use/Land Cover 2012 series) layer metadata ↗

> This secondary product was developed using NJDEP GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized or endorsed.

What changed in the last three complete months

Recorded sales and construction permits per month, from period_activity. A single month is never a trend.

June 2026 — 111 deeds · 73 usable (median $515,000) · 363 permits

source: period_activity — NJ SR1A deeds + NJ DCA permits · as of 2026-09-16

May 2026 — 128 deeds · 69 usable (median $470,000) · 321 permits

source: period_activity — NJ SR1A deeds + NJ DCA permits · as of 2026-09-16

April 2026 — 118 deeds · 55 usable (median $409,000) · 335 permits

source: period_activity — NJ SR1A deeds + NJ DCA permits · as of 2026-09-16

The ten newest dated records

2026-07-14 Permit issued: alteration, $5,000, 150 Wesley Ave

source: NJ DCA Construction Permit Data (Div. of Codes & Standards) · as of 2026-09-15

2026-07-14 Permit issued: alteration, $2,089, 326 Nature Dr

source: NJ DCA Construction Permit Data (Div. of Codes & Standards) · as of 2026-09-15

2026-07-14 Permit issued: alteration, $5,400, 1010 Park Blvd
source: NJ DCA Construction Permit Data (Div. of Codes & Standards) · as of 2026-09-15

2026-07-14 Permit issued: alteration, $9,000, 1097 Springdale Rd
source: NJ DCA Construction Permit Data (Div. of Codes & Standards) · as of 2026-09-15

2026-07-14 Permit issued: alteration, $16,000, 106 Highgate Ln
source: NJ DCA Construction Permit Data (Div. of Codes & Standards) · as of 2026-09-15

2026-07-14 Permit issued: alteration, $9,957, 1510 Longfellow Dr
source: NJ DCA Construction Permit Data (Div. of Codes & Standards) · as of 2026-09-15

2026-07-14 Permit issued: alteration, $20,535, 36 Equestrian Ln
source: NJ DCA Construction Permit Data (Div. of Codes & Standards) · as of 2026-09-15

2026-07-14 Permit issued: alteration, $2,450, 1422 Rt 70 E
source: NJ DCA Construction Permit Data (Div. of Codes & Standards) · as of 2026-09-15

2026-07-14 Permit issued: alteration, $16,000, 329 Essex Ave
source: NJ DCA Construction Permit Data (Div. of Codes & Standards) · as of 2026-09-15

2026-07-14 Permit issued: alteration, $17,000, 1608 Pleasant Dr
source: NJ DCA Construction Permit Data (Div. of Codes & Standards) · as of 2026-09-15

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DATA SOURCES & ATTRIBUTION

- Parcels, assessment & sales — NJGIN Parcels + MOD-IV and NJ SR1A (Div. of Taxation). Public record; NJOGIS acknowledgement requested. Not survey data.
- Construction permits — NJ DCA Construction Permit Data (Div. of Codes & Standards). Public domain.
- Soils — USDA-NRCS SSURGO (gSSURGO), per-parcel at the parcel centroid.
- Flood & environmental constraints — FEMA National Flood Hazard Layer and NJDEP layers, NJDEP-served. NJDEP data may not be redistributed without its metadata.
- Regional context — DVRPC (planning centers, land use, traffic counts), NJ Office for Planning Advocacy (State Plan), NJDOT (roadway, AADT), NJOIT-OGIS aerial imagery.
- County & municipal boundaries — NJGIN Municipal Boundaries of NJ (tri-county).

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Facts only. No ranking of places. Every number shows where it came from.

Owner names are public record and are not shown on this public site (kept to the professional desk only).