

Hunterdon County, NJ

County · NJ · New Jersey

BALANCED MARKET

\$562K

MEDIAN SALE PRICE

+0.5%

1-YR CHANGE

1,473

SALES (12 MO)

\$616K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



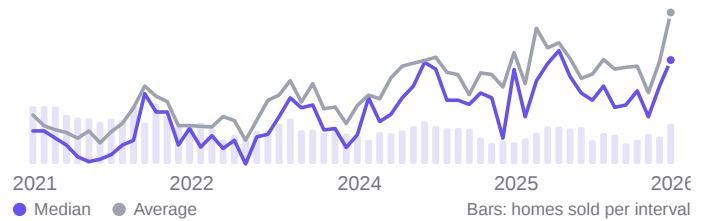
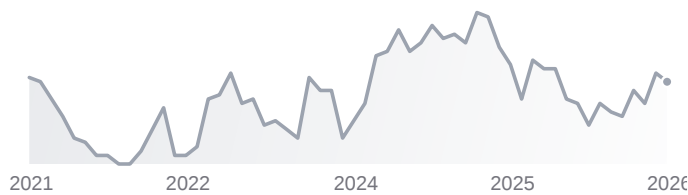
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

55 / 100

Sale prices

Median \$620K · Average \$721K

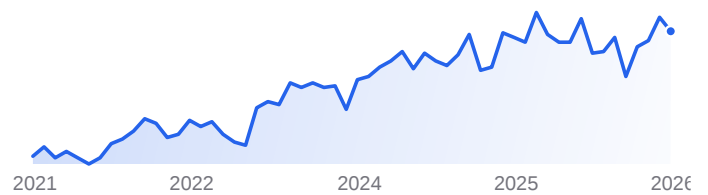
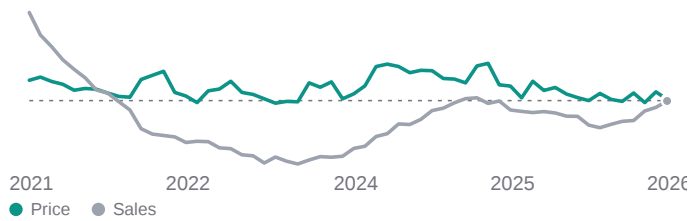


Growth (year over year)

Price +0.5% · Sales -0.2%

Price per square foot

\$296/ft²

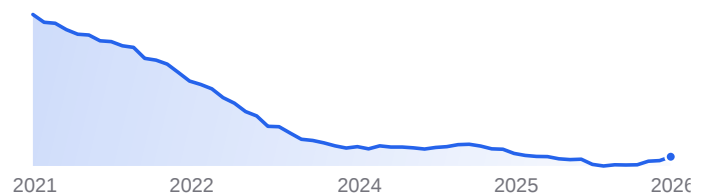
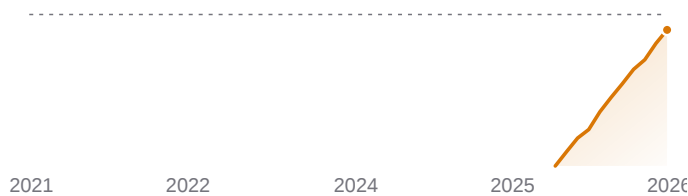


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

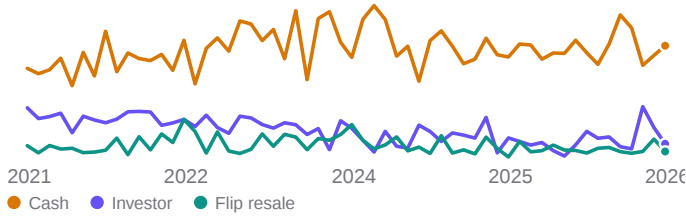
3.4%



BUYERS & OUTCOMES

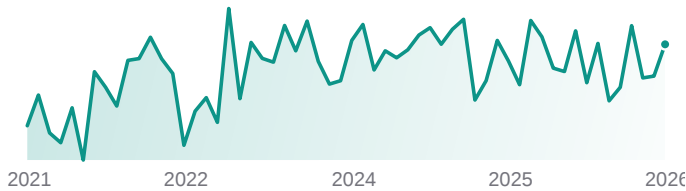
Buyer mix

Cash 28% · Investor 4.4% · Flip resale 2.5%



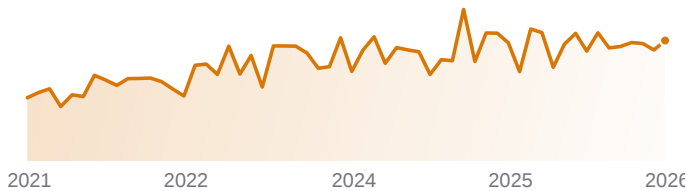
Sellers who sold at a gain

97%

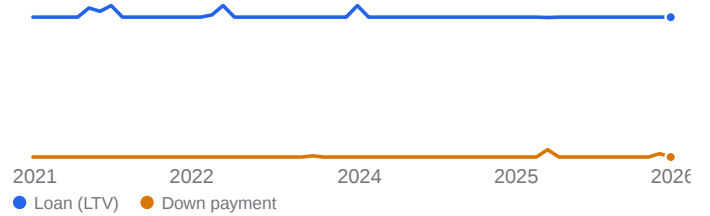


Median annualized return at resale

+5.5%

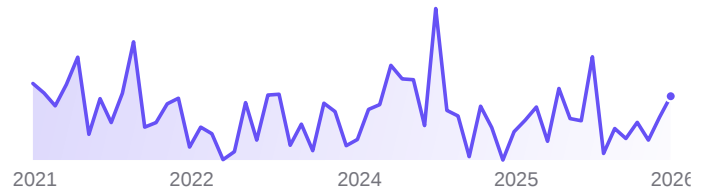


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



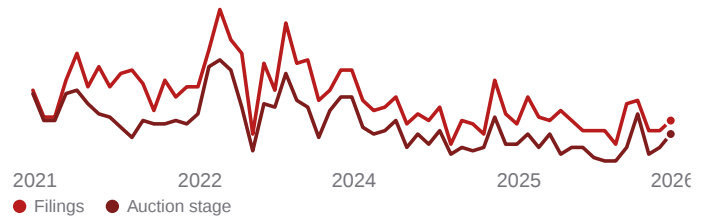
Typical hold before selling

8.9 yrs



Preforeclosure filings

Filings 12 · Auction stage 8



HOUSING STOCK

Homes	43,102
Median value (AVM)	\$616K
Median size	2,064 ft²
Median bedrooms	3
Median year built	1980
Single family	95%
Condos	4.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	0.9%
Owner occupied	81%
Company owned	7.2%
Median loan-to-value	46%

Typical ownership tenure

15.2 yrs

COMMUNITY

Population	132,093
Density	309 / mi²
Median household income	\$134K
Average household income	\$171K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	87
Homes occupied	96%
Bachelor's or higher	34%
Poverty rate	3.8%
Unemployment	1.1%
Average temp	51°F
Annual precip	50 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.