

Middlesex County, NJ

County · NJ · New Jersey

BALANCED MARKET

\$558K

MEDIAN SALE PRICE

-0.6%

1-YR CHANGE

6,975

SALES (12 MO)

\$584K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



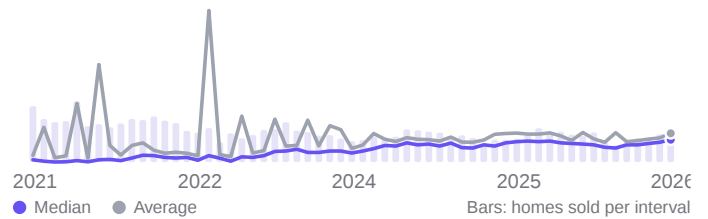
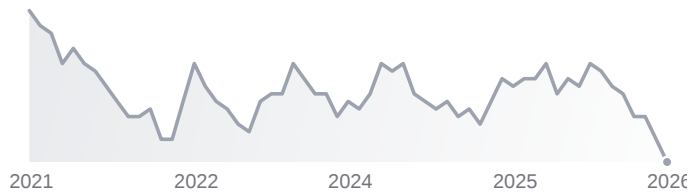
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$575K · Average \$626K

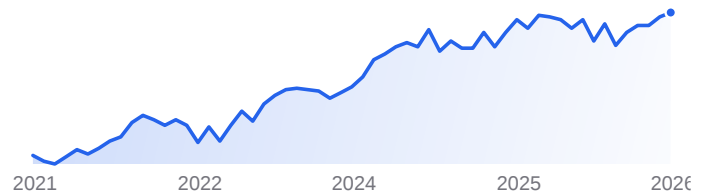
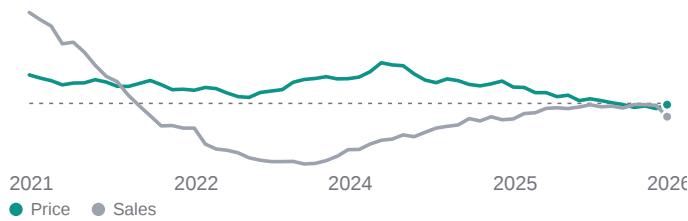


Growth (year over year)

Price -0.6% · Sales -6.1%

Price per square foot

\$355/ft²

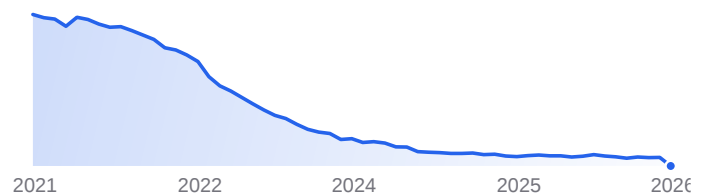
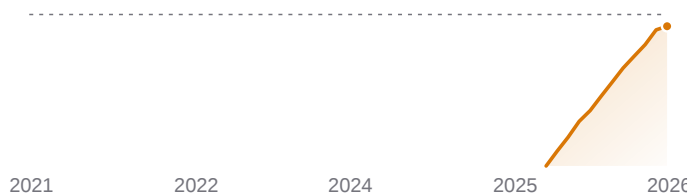


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

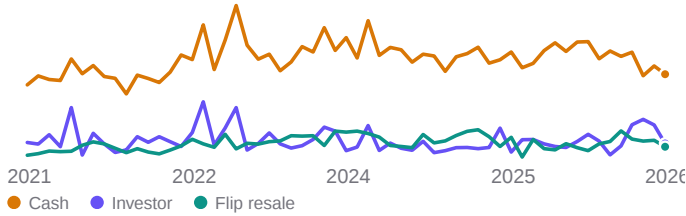
3.1%



BUYERS & OUTCOMES

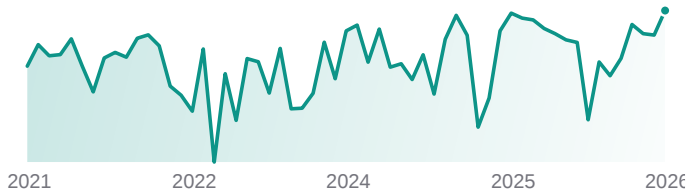
Buyer mix

Cash 20% · Investor 5.9% · Flip resale 5.3%



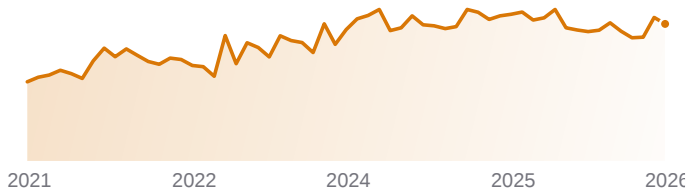
Sellers who sold at a gain

97%

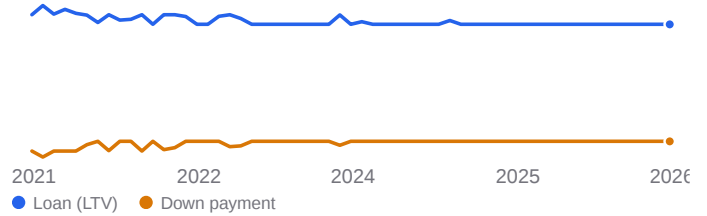


Median annualized return at resale

+6.2%

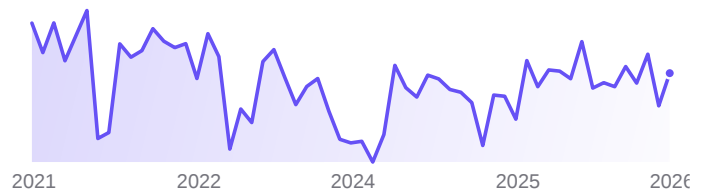


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



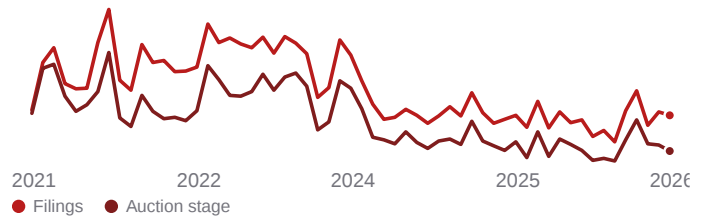
Typical hold before selling

8.0 yrs



Preforeclosure filings

Filings 74 · Auction stage 20



HOUSING STOCK

Homes	222,854
Median value (AVM)	\$584K
Median size	1,620 ft²
Median bedrooms	2
Median year built	1968
Single family	95%
Condos	4.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.8%
Owner occupied	84%
Company owned	8.6%
Median loan-to-value	45%

Typical ownership tenure

16.4 yrs

COMMUNITY

Population	886,852
Density	2,868 / mi²
Median household income	\$102K
Average household income	\$133K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	101
Homes occupied	96%
Bachelor's or higher	26%
Poverty rate	7.8%
Unemployment	1.5%
Average temp	53°F
Annual precip	49 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.