

Union County, NJ

County · NJ · New Jersey

BALANCED MARKET

\$685K

MEDIAN SALE PRICE

+4.3%

1-YR CHANGE

4,422

SALES (12 MO)

\$636K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



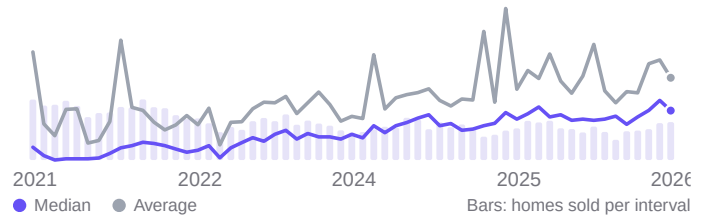
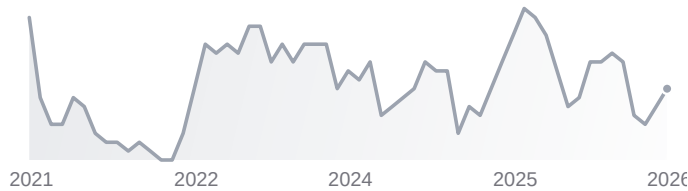
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$669K · Average \$818K

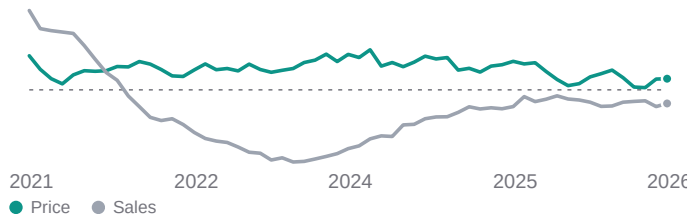


Growth (year over year)

Price +4.3% · Sales -5.3%

Price per square foot

\$402/ft²

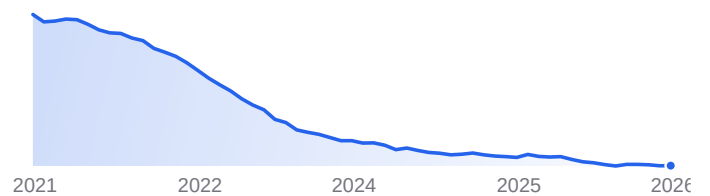


Sale premium vs estimated value

+3.1%

Annual turnover (share of homes sold)

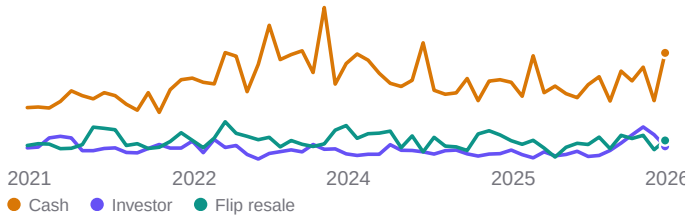
3.3%



BUYERS & OUTCOMES

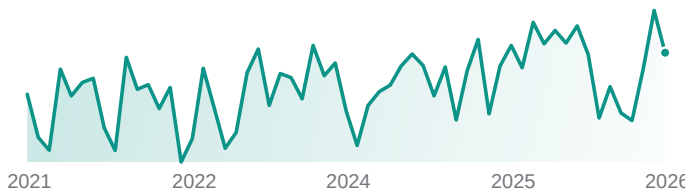
Buyer mix

Cash 27% · Investor 5.1% · Flip resale 6.5%



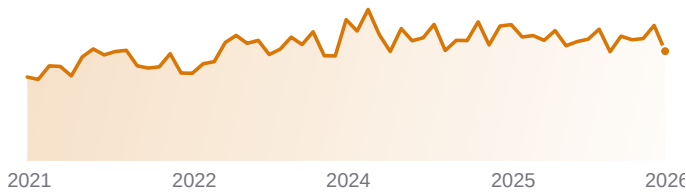
Sellers who sold at a gain

97%

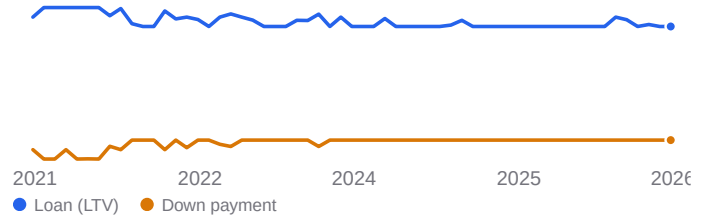


Median annualized return at resale

+5.7%

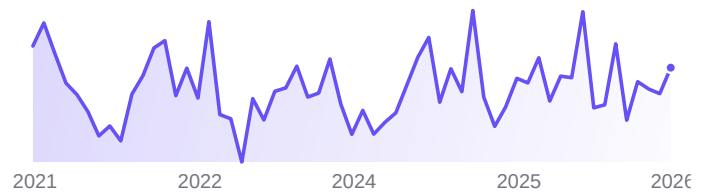


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



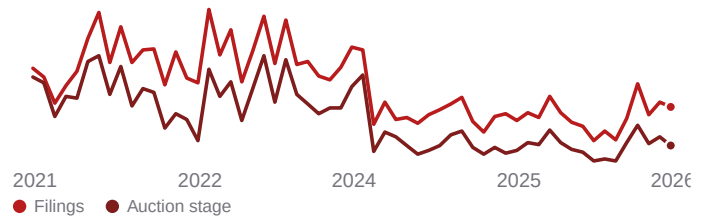
Typical hold before selling

8.5 yrs



Preforeclosure filings

Filings 61 · Auction stage 21



HOUSING STOCK

Homes	134,709
Median value (AVM)	\$636K
Median size	1,764 ft²
Median bedrooms	2
Median year built	1950
Single family	96%
Condos	2.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	0.9%
Owner occupied	75%
Company owned	13%
Median loan-to-value	45%

Typical ownership tenure

15.9 yrs

COMMUNITY

Population	591,751
Density	5,758 / mi²
Median household income	\$94K
Average household income	\$137K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	109
Homes occupied	96%
Bachelor's or higher	23%
Poverty rate	9.2%
Unemployment	1.6%
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.