

Watchung

City · NJ · New Jersey > Somerset County

BALANCED MARKET

\$1.1M

MEDIAN SALE PRICE

+0.0%

1-YR CHANGE

68

SALES (12 MO)

\$997K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



MARKET TRENDS (5 YEARS)

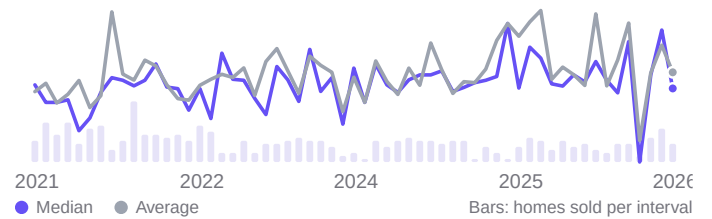
Market temperature (0–100)

53 / 100



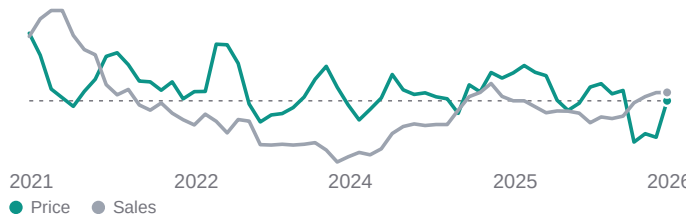
Sale prices

Median \$877K · Average \$1M



Growth (year over year)

Price +0.0% · Sales +6.3%



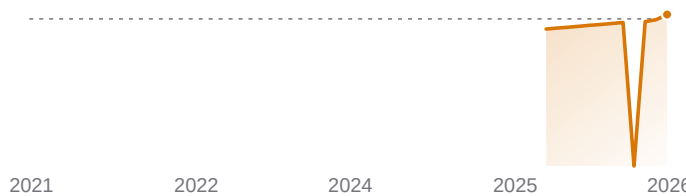
Price per square foot

\$405/ft²



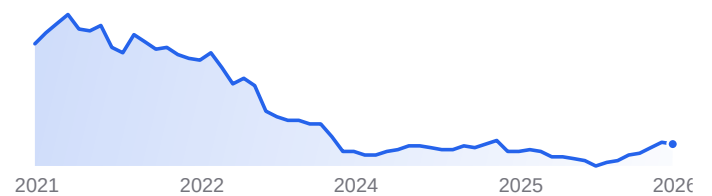
Sale premium vs estimated value

+2.3%



Annual turnover (share of homes sold)

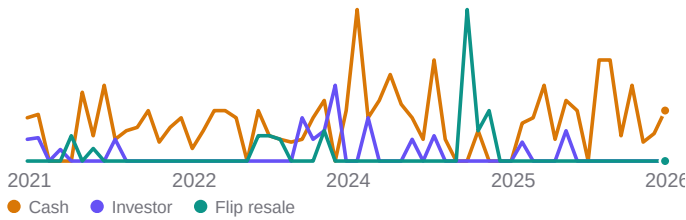
3.3%



BUYERS & OUTCOMES

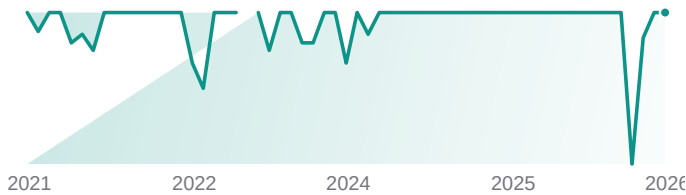
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



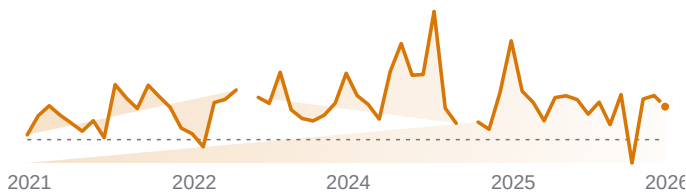
Sellers who sold at a gain

100%

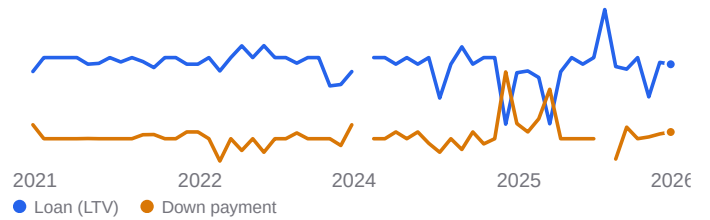


Median annualized return at resale

+3.5%

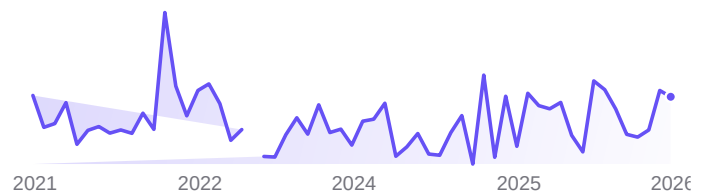


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



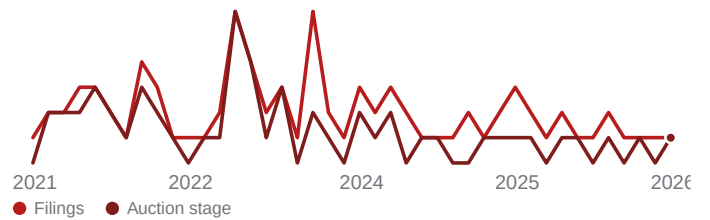
Typical hold before selling

14.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,038
Median value (AVM)	\$997K
Median size	2,846 ft²
Median year built	1968
Single family	99%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.5%
Owner occupied	88%
Company owned	8.1%
Median loan-to-value	46%
Typical ownership tenure	14.9 yrs

COMMUNITY

Population	6,755
Density	1,123 / mi²
Median household income	\$159K
Average household income	\$214K
Crime index (US avg 100)	149
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	105
Homes occupied	96%
Bachelor's or higher	38%
Poverty rate	4.2%
Unemployment	1.3%
Average temp	52°F
Annual precip	50 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.