

Cranford 07016

ZIP code · NJ · New Jersey > Union County > Cranford

BALANCED MARKET

\$826K

MEDIAN SALE PRICE

-1.9%

1-YR CHANGE

238

SALES (12 MO)

\$761K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

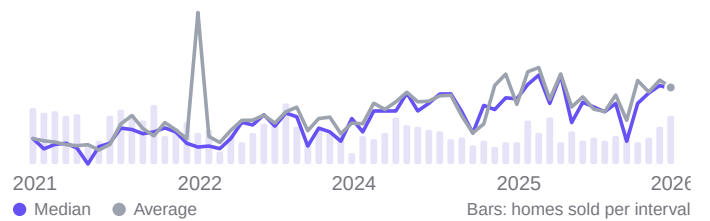
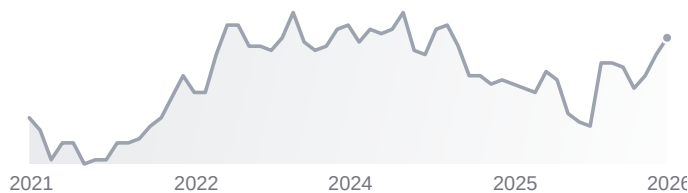
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

58 / 100

Sale prices

Median \$827K · Average \$835K

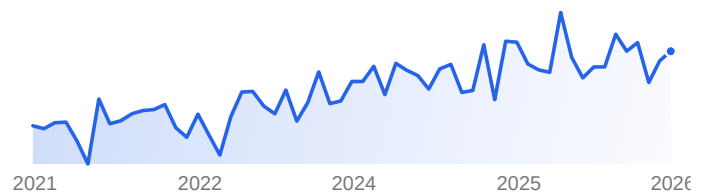
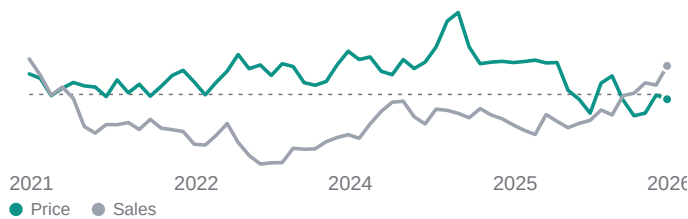


Growth (year over year)

Price -1.9% · Sales +11.2%

Price per square foot

\$477/ft²

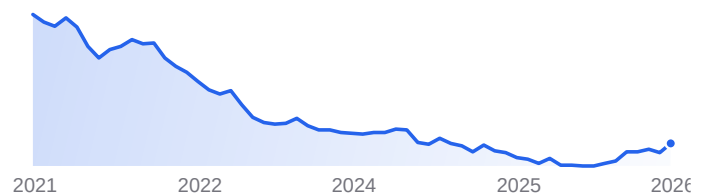


Sale premium vs estimated value

+3.1%

Annual turnover (share of homes sold)

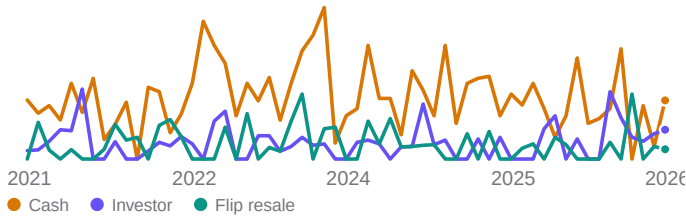
3.1%



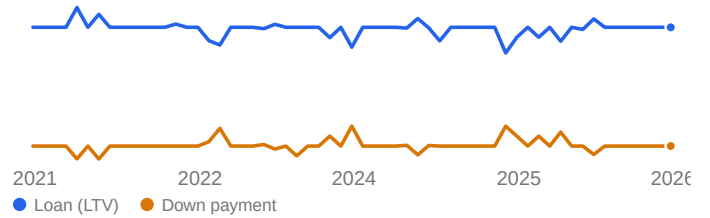
BUYERS & OUTCOMES

Buyer mix

Cash 19% · Investor 9.7% · Flip resale 3.2%

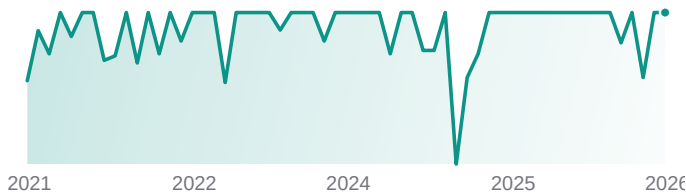


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



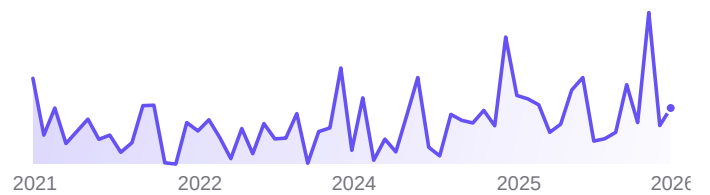
Sellers who sold at a gain

100%



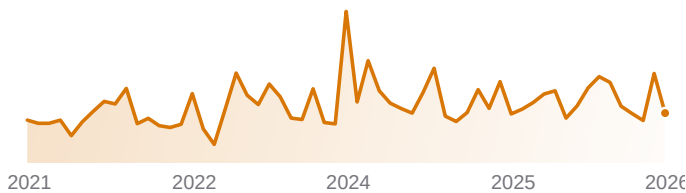
Typical hold before selling

8.7 yrs



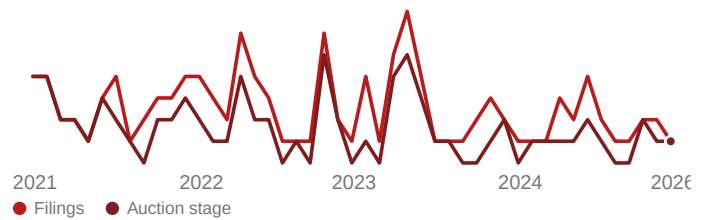
Median annualized return at resale

+5.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,566
Median value (AVM)	\$761K
Median size	1,814 ft²
Median year built	1947
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.0%
Owner occupied	87%
Company owned	7.3%
Median loan-to-value	45%
Typical ownership tenure	18.8 yrs

COMMUNITY

Population	23,969
Density	5,074 / mi²
Median household income	\$149K
Average household income	\$185K
Crime index (US avg 100)	49
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	108
Homes occupied	97%
Bachelor's or higher	38%
Poverty rate	2.9%
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.