

Watchung 07069

ZIP code · NJ · New Jersey > Somerset County > Watchung

BALANCED MARKET

\$1.1M

MEDIAN SALE PRICE

+0.0%

1-YR CHANGE

66

SALES (12 MO)

\$998K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

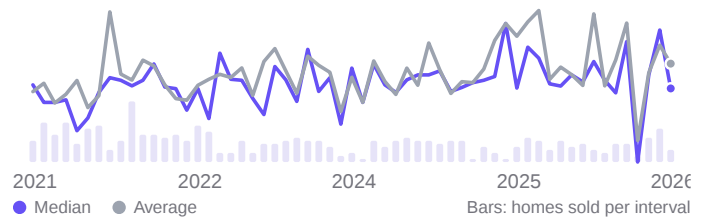
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$877K · Average \$1.1M

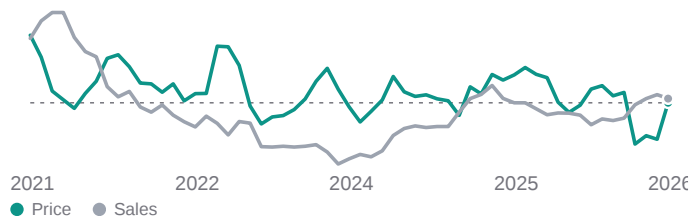


Growth (year over year)

Price +0.0% · Sales +3.1%

Price per square foot

\$365/ft²

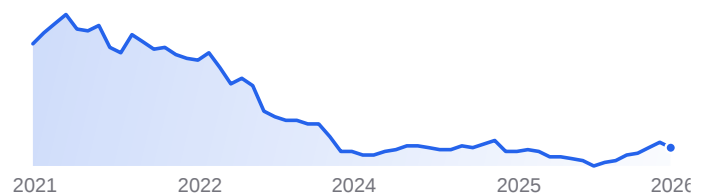
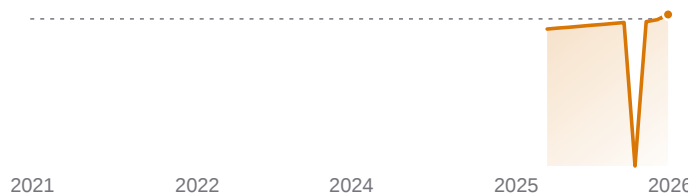


Sale premium vs estimated value

+2.3%

Annual turnover (share of homes sold)

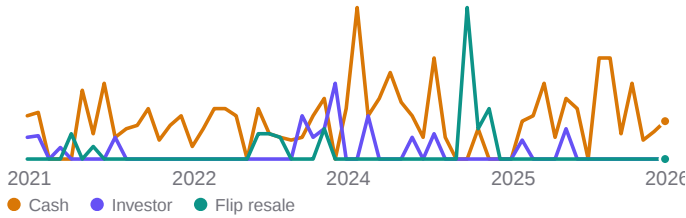
3.2%



BUYERS & OUTCOMES

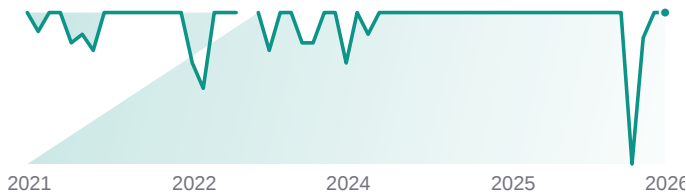
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



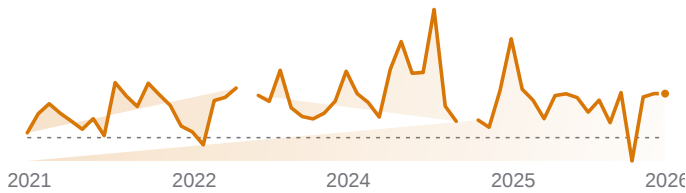
Sellers who sold at a gain

100%

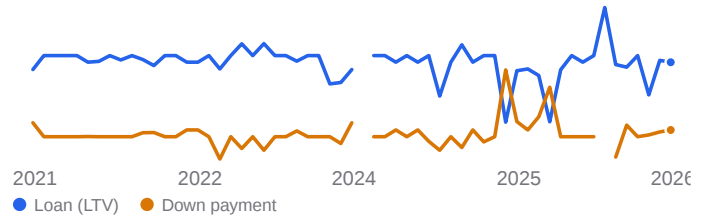


Median annualized return at resale

+4.6%

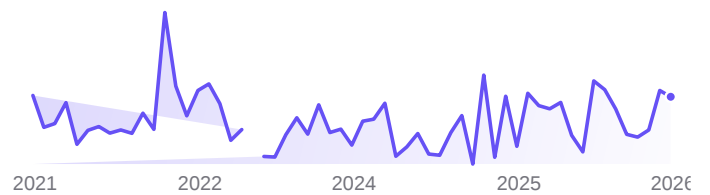


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



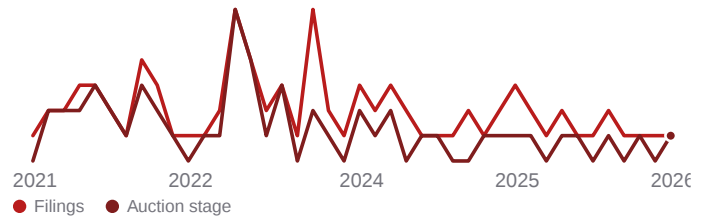
Typical hold before selling

14.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,038
Median value (AVM)	\$998K
Median size	2,860 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	15.2 yrs

COMMUNITY

Population	7,301
Density	1,171 / mi²
Median household income	\$150K
Average household income	\$203K
Crime index (US avg 100)	146
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	106
Homes occupied	96%
Bachelor's or higher	36%
Poverty rate	5.2%
Unemployment	1.3%
Average temp	51°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.