

Sewaren 07077

ZIP code · NJ · New Jersey > Middlesex County > Sewaren

BUYER'S MARKET

\$320K

MEDIAN SALE PRICE

-36.7%

1-YR CHANGE

17

SALES (12 MO)

\$504K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



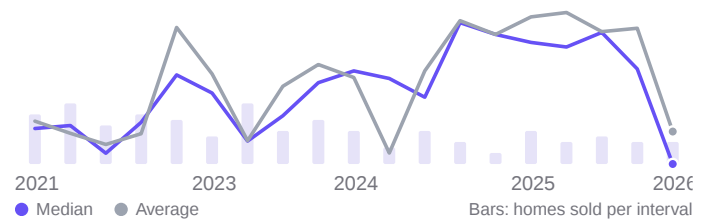
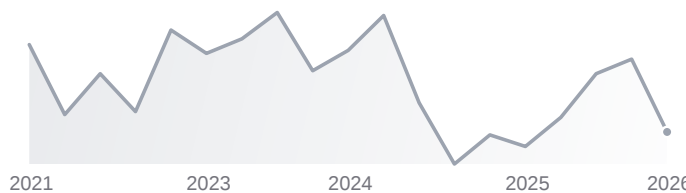
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

29 / 100

Sale prices

Median \$320K · Average \$369K

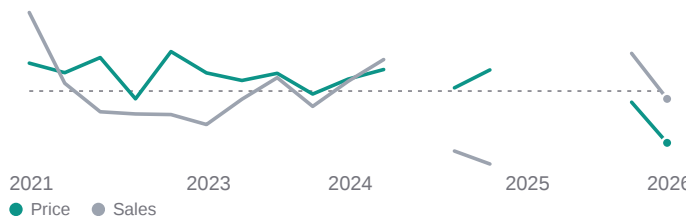


Growth (year over year)

Price -36.7% · Sales -5.6%

Price per square foot

\$237/ft²

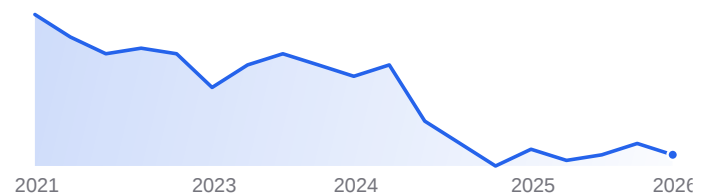
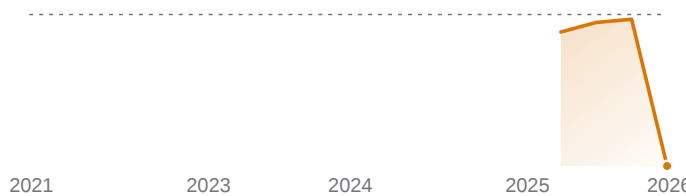


Sale premium vs estimated value

-46.8%

Annual turnover (share of homes sold)

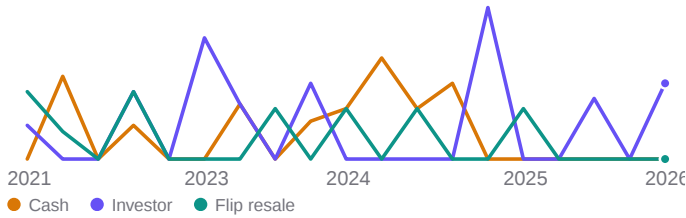
2.1%



BUYERS & OUTCOMES

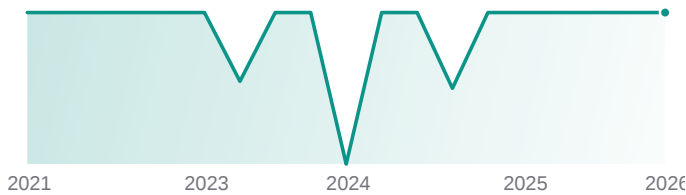
Buyer mix

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



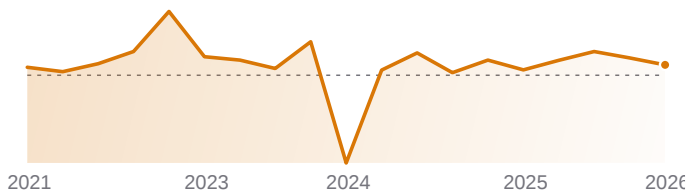
Sellers who sold at a gain

100%

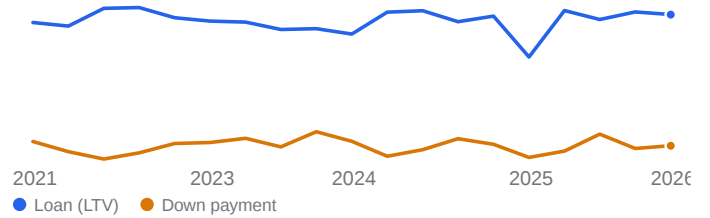


Median annualized return at resale

+3.8%

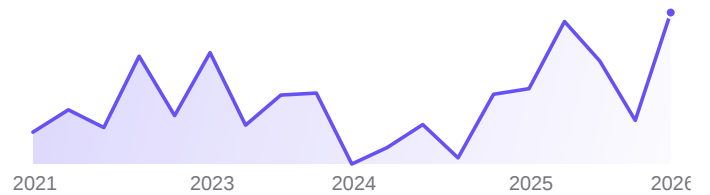


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



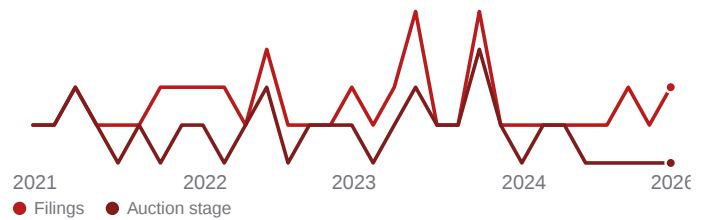
Typical hold before selling

14.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	825
Median value (AVM)	\$504K
Median size	1,344 ft²
Median year built	1953
Single family	93%
Condos	6.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.0%
Owner occupied	88%
Company owned	6.2%
Median loan-to-value	49%
Typical ownership tenure	20.4 yrs

COMMUNITY

Population	3,014
Density	1,246 / mi²
Median household income	\$106K
Average household income	\$124K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	102
Homes occupied	95%
Bachelor's or higher	13%
Poverty rate	6.6%
Unemployment	1.4%
Average temp	54°F
Annual precip	48 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.