

Mountainside 07092

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

BUYER'S MARKET

\$1.2M

MEDIAN SALE PRICE

-2.9%

1-YR CHANGE

59

SALES (12 MO)

\$984K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



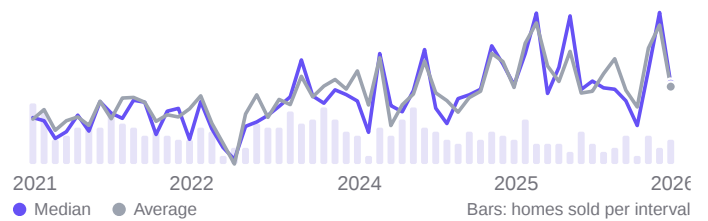
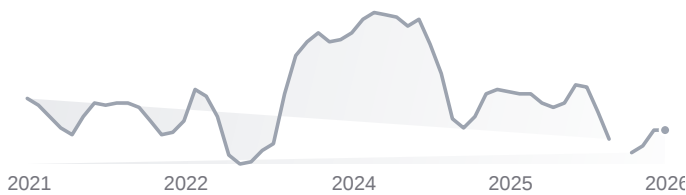
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$980K · Average \$959K

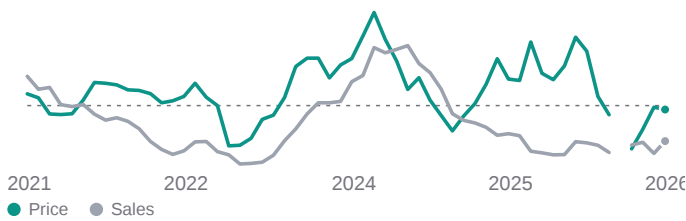


Growth (year over year)

Price -2.9% · Sales -25.3%

Price per square foot

\$551/ft²

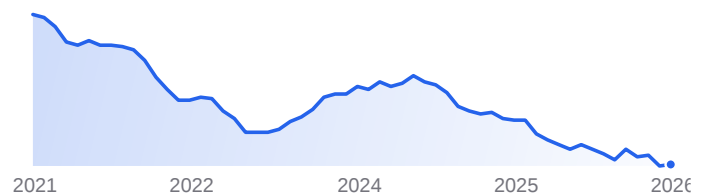
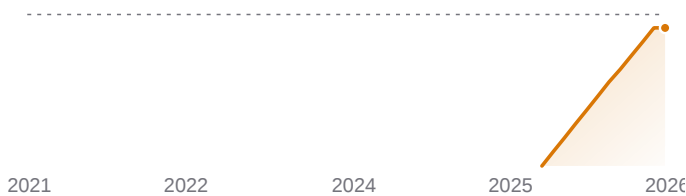


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

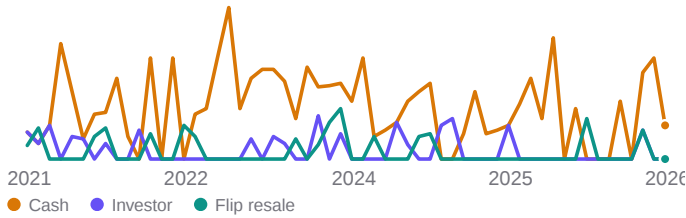
2.3%



BUYERS & OUTCOMES

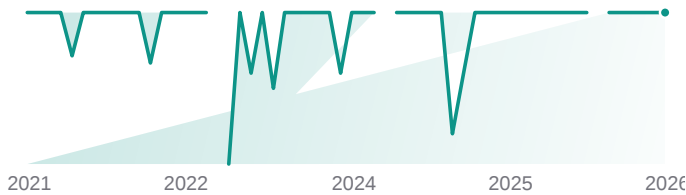
Buyer mix

Cash 17% · Investor 0% · Flip resale 0%



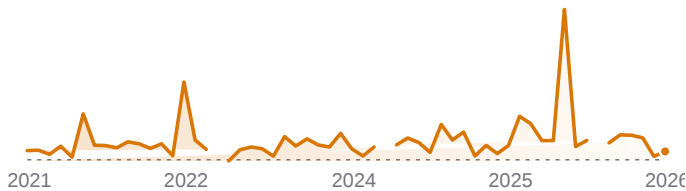
Sellers who sold at a gain

100%

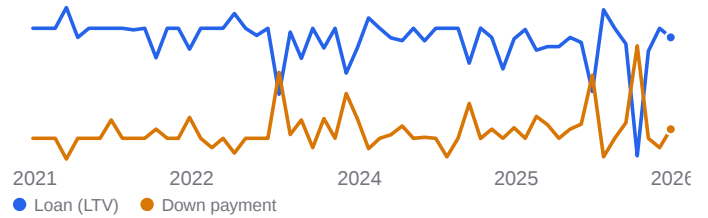


Median annualized return at resale

+2.3%

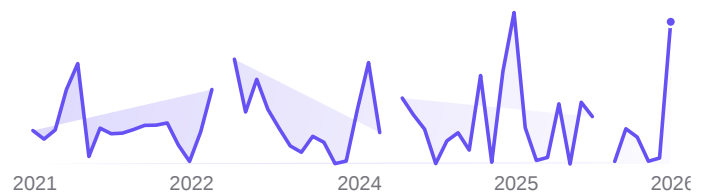


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



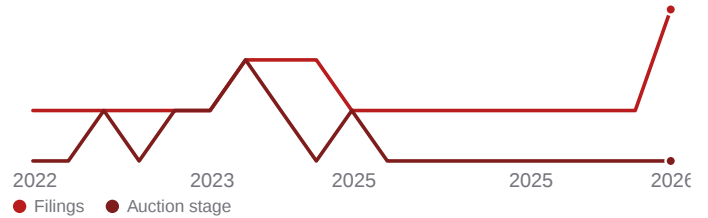
Typical hold before selling

22.2 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	2,581
Median value (AVM)	\$984K
Median size	2,336 ft²
Median bedrooms	2
Median year built	1956
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	0.8%
Owner occupied	87%
Company owned	10%
Median loan-to-value	40%
Typical ownership tenure	19.2 yrs

COMMUNITY

Population	7,481
Density	1,781 / mi²
Median household income	\$152K
Average household income	\$207K
Crime index (US avg 100)	63
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	113
Homes occupied	95%
Bachelor's or higher	30%
Poverty rate	2.8%
Unemployment	1.4%
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.