Woodbridge 07095

ZIP code · NJ · New Jersey › Middlesex County › Woodbridge

BALANCED MARKET

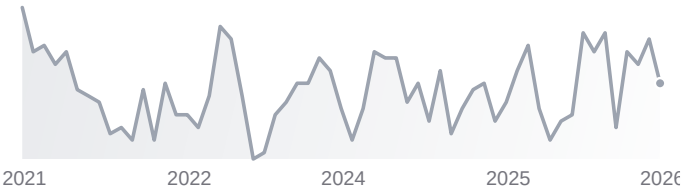
$463K	+5.3%	190	$492K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

Market temperature — Balanced market · 55 / 100

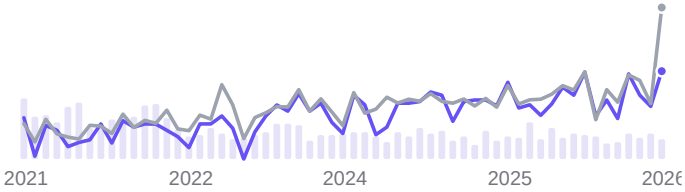
Buyer's market | Balanced | Seller's market

MARKET TRENDS (5 YEARS)

Market temperature (0–100) — 55 / 100

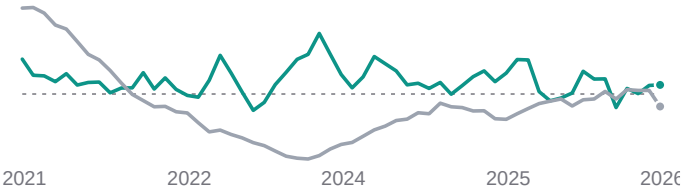


Sale prices — Median $525K · Average $724K



Median · Average — Bars: homes sold per interval

Growth (year over year) — Price +5.3% · Sales -7.3%



Price · Sales

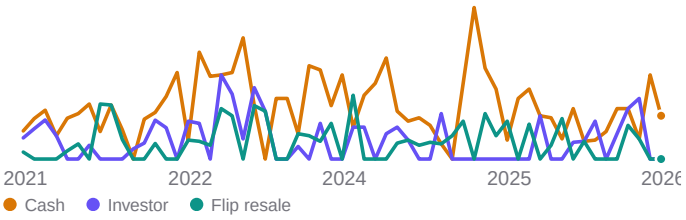
Price per square foot — $443/ft²

Sale premium vs estimated value — -0.4%

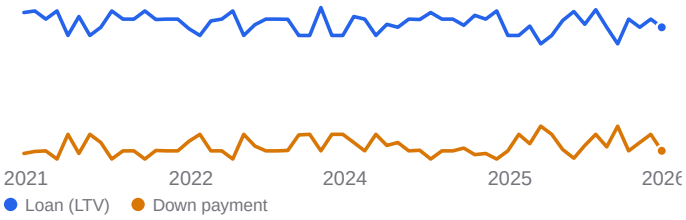
Annual turnover (share of homes sold) — 3.5%

BUYERS & OUTCOMES

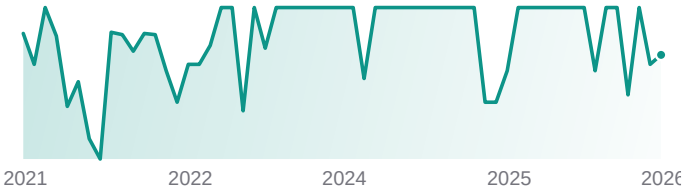
Buyer mix — Cash 14% · Investor 0% · Flip resale 0%



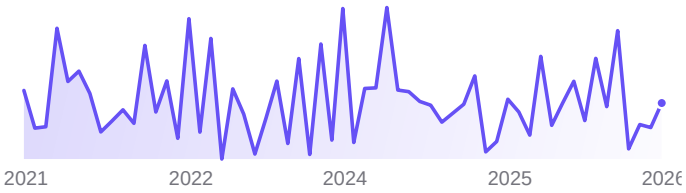
Financing (share of purchase price) — Loan (LTV) 85% · Down payment 10%



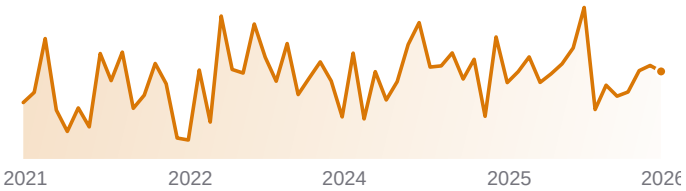
Sellers who sold at a gain — 92%



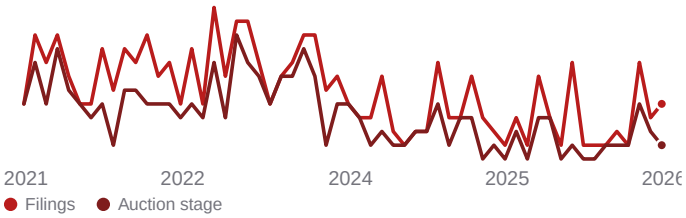
Typical hold before selling — 6.8 yrs



Median annualized return at resale — +6.6%



Preforeclosure filings — Filings 4 · Auction stage 1



HOUSING STOCK

Homes	**5,503**
Median value (AVM)	**$492K**
Median size	**1,304 ft²**
Median year built	**1951**
Single family	**69%**
Condos	**30%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**55%**
Underwater (LTV 125% or more)	**0.8%**
Owner occupied	**76%**
Company owned	**9.1%**
Median loan-to-value	**47%**
Typical ownership tenure	**16.2 yrs**

COMMUNITY

Population	**18,144**
Density	**4,780 / mi²**
Median household income	**$101K**
Average household income	**$120K**
Crime index (US avg 100)	**105**
Air pollution index (US avg 100)	**102**
Earthquake index (US avg 100)	**105**
Homes occupied	**95%**
Bachelor's or higher	**22%**
Poverty rate	**4.8%**
Unemployment	**1.6%**
Average temp	**54°F**
Annual precip	**48 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.