

Newark 07103

ZIP code · NJ · New Jersey > Essex County > Newark

SELLER'S MARKET

\$512K

MEDIAN SALE PRICE

+13.5%

1-YR CHANGE

200

SALES (12 MO)

\$404K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



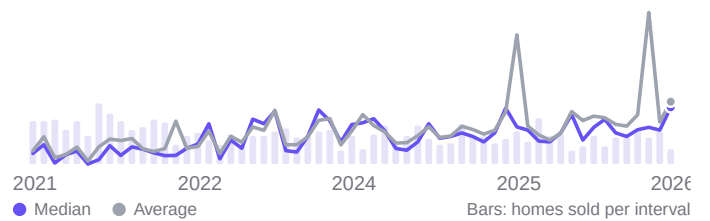
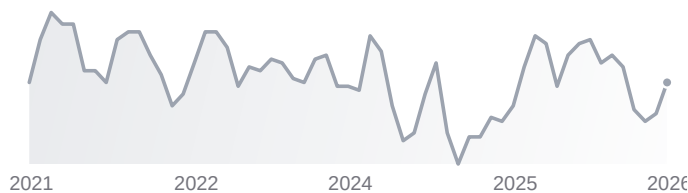
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$590K · Average \$621K

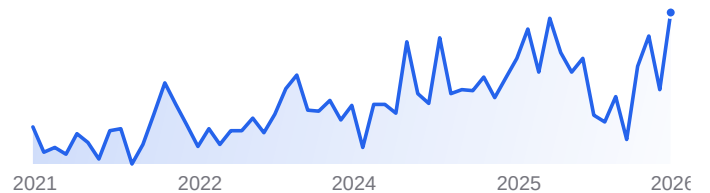
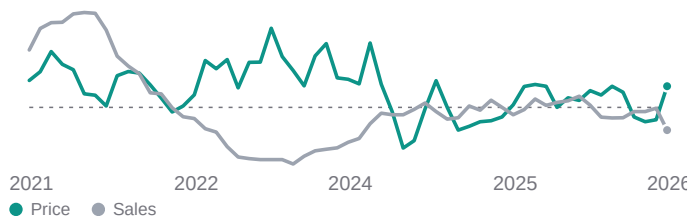


Growth (year over year)

Price +13.5% · Sales -14.5%

Price per square foot

\$259/ft²

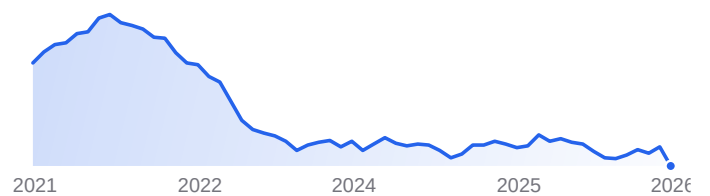


Sale premium vs estimated value

+1.5%

Annual turnover (share of homes sold)

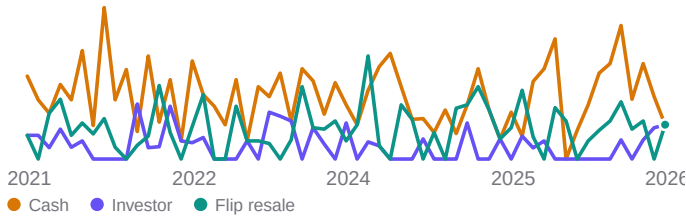
5.0%



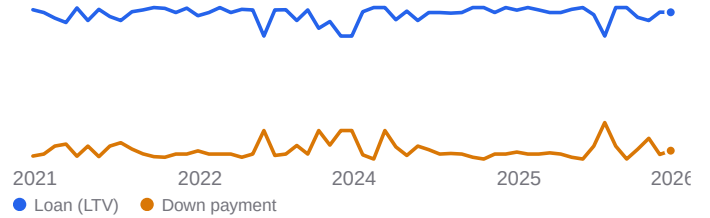
BUYERS & OUTCOMES

Buyer mix

Cash 10% · Investor 10% · Flip resale 10%

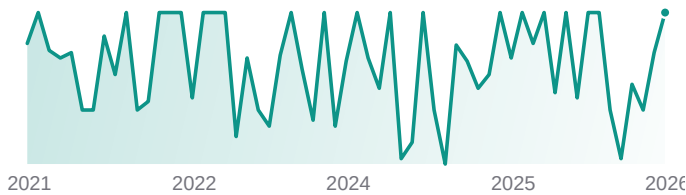


Financing (share of purchase price) Loan (LTV) 95% · Down payment 7.1%



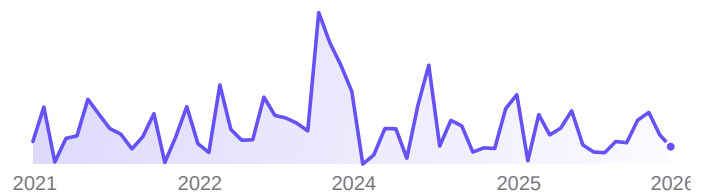
Sellers who sold at a gain

100%



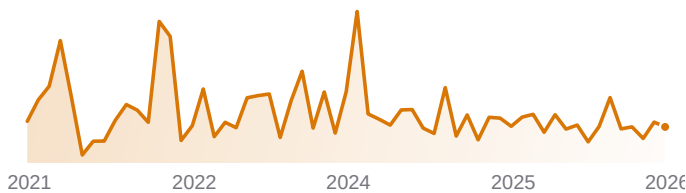
Typical hold before selling

3.3 yrs



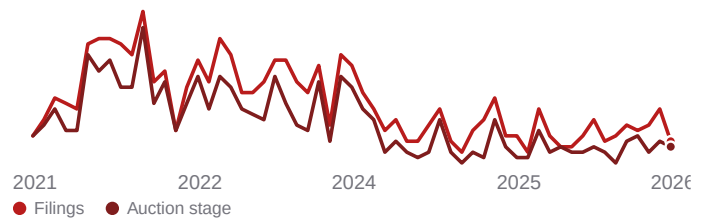
Median annualized return at resale

+8.6%



Preforeclosure filings

Filings 4 · Auction stage 3



HOUSING STOCK

Homes	3,982
Median value (AVM)	\$404K
Median size	2,240 ft²
Median year built	1990
Single family	76%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.5%
Owner occupied	52%
Company owned	29%
Median loan-to-value	43%
Typical ownership tenure	12.2 yrs

COMMUNITY

Population	40,389
Density	18,512 / mi²
Median household income	\$46K
Average household income	\$61K
Crime index (US avg 100)	143
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	113
Homes occupied	93%
Bachelor's or higher	14%
Poverty rate	25.9%
Unemployment	1.3%
Average temp	53°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.