

Belleville 07109

ZIP code · NJ · New Jersey · Essex County

BUYER'S MARKET

\$547K

MEDIAN SALE PRICE

+1.6%

1-YR CHANGE

263

SALES (12 MO)

\$529K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



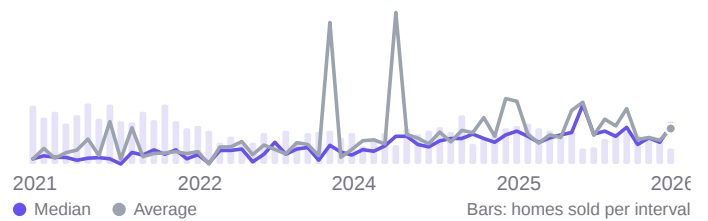
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$610K · Average \$592K

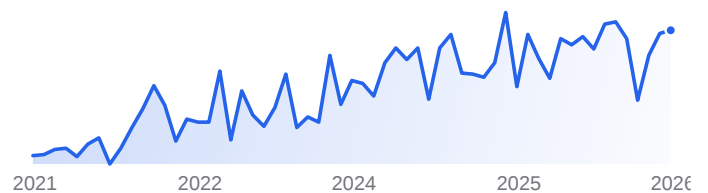
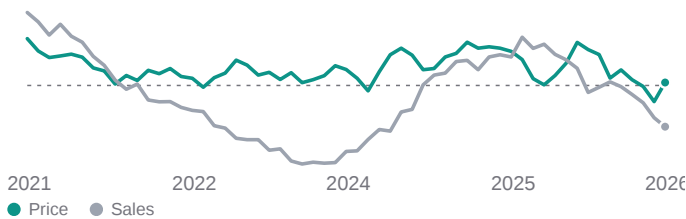


Growth (year over year)

Price +1.6% · Sales -22.9%

Price per square foot

\$366/ft²

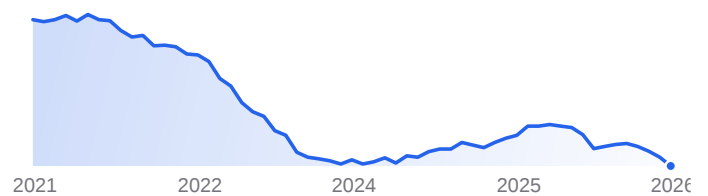
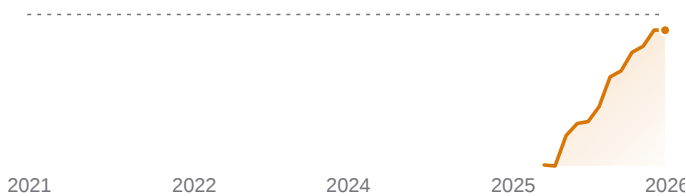


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

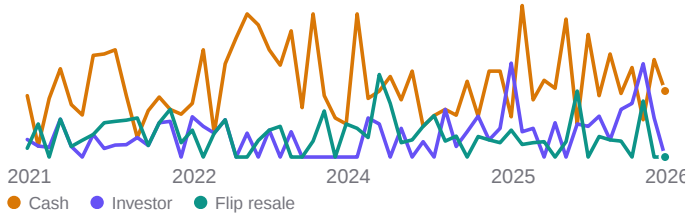
2.9%



BUYERS & OUTCOMES

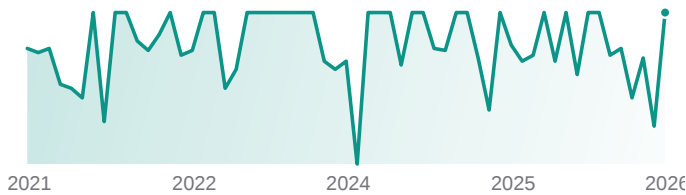
Buyer mix

Cash 15% · Investor 0% · Flip resale 0%



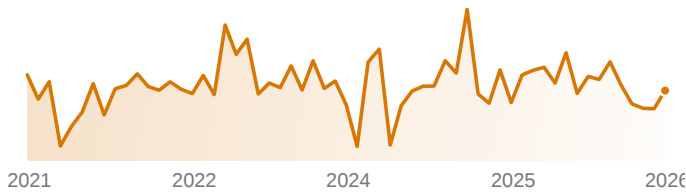
Sellers who sold at a gain

100%

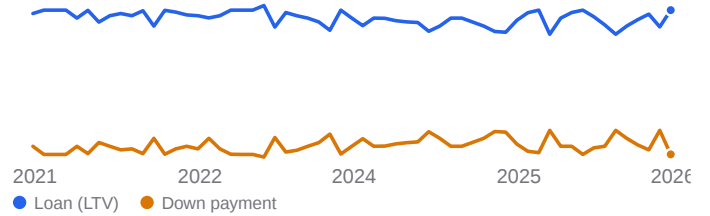


Median annualized return at resale

+7.3%

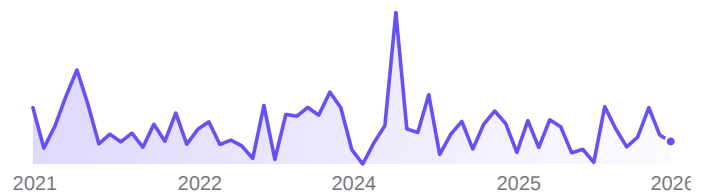


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



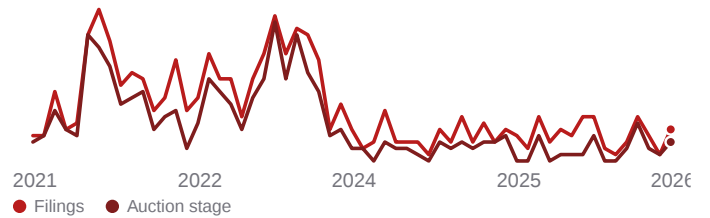
Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 5 · Auction stage 3



HOUSING STOCK

Homes	9,030
Median value (AVM)	\$529K
Median size	1,492 ft²
Median bedrooms	1
Median year built	1939
Single family	81%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	0.9%
Owner occupied	71%
Company owned	12%
Median loan-to-value	48%

Typical ownership tenure

15.3 yrs

COMMUNITY

Population	39,272
Density	11,528 / mi²
Median household income	\$82K
Average household income	\$110K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	115
Homes occupied	96%
Bachelor's or higher	23%
Poverty rate	9.0%
Unemployment	1.8%
Average temp	53°F
Annual precip	49 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.