

Matawan 07747

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

BUYER'S MARKET

\$509K

MEDIAN SALE PRICE

-14.3%

1-YR CHANGE

319

SALES (12 MO)

\$654K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



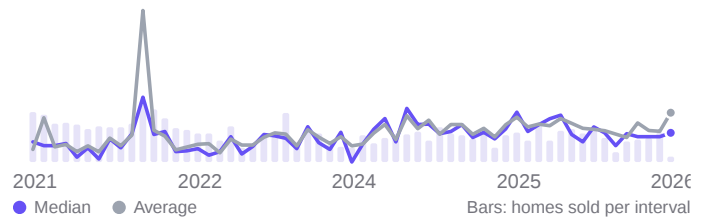
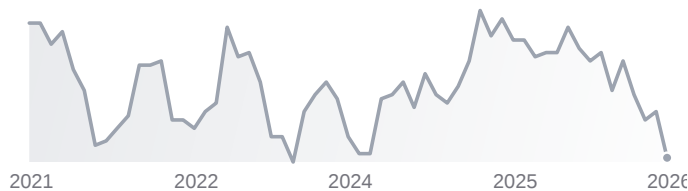
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

35 / 100

Sale prices

Median \$526K · Average \$661K

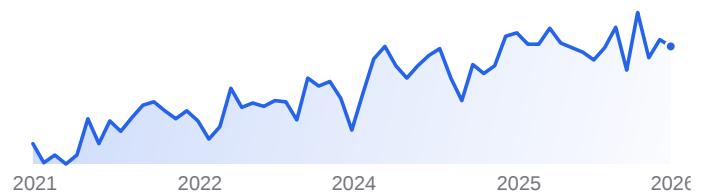
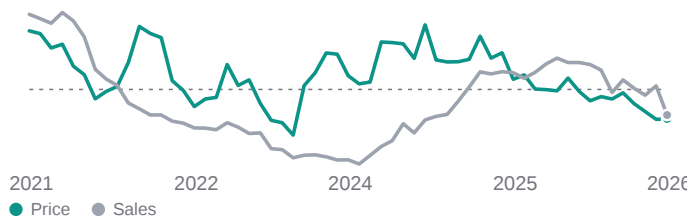


Growth (year over year)

Price -14.3% · Sales -12.4%

Price per square foot

\$345/ft²

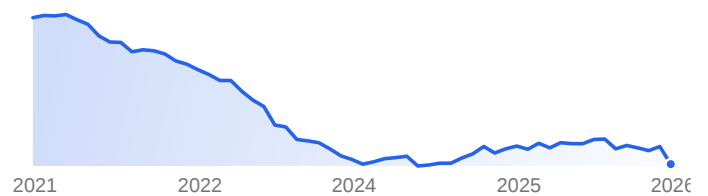
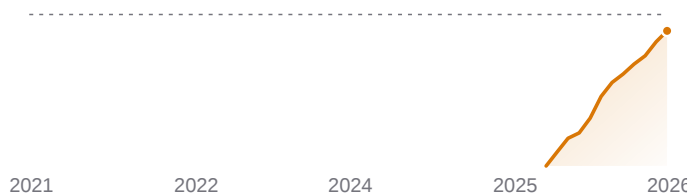


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

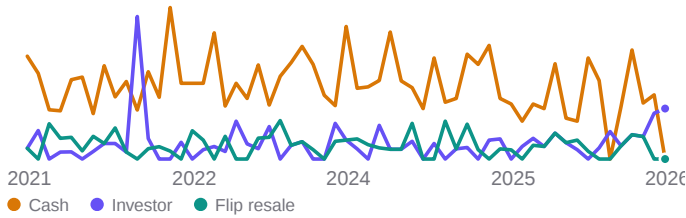
3.1%



BUYERS & OUTCOMES

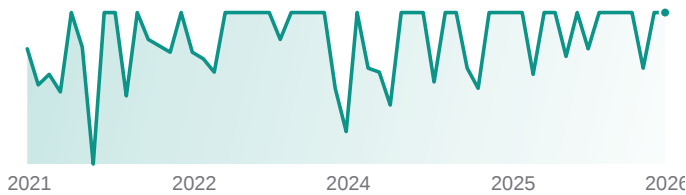
Buyer mix

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



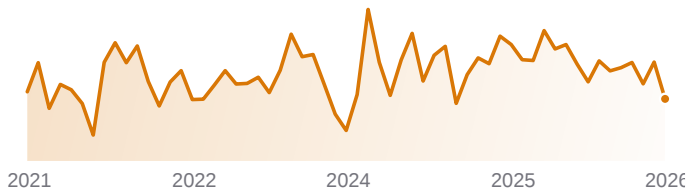
Sellers who sold at a gain

100%

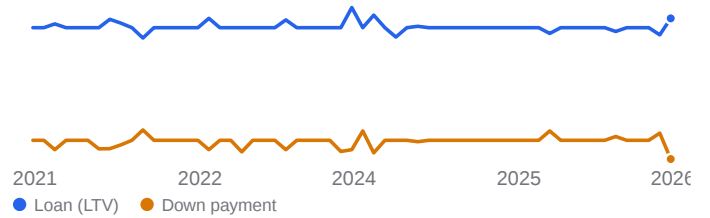


Median annualized return at resale

+4.5%

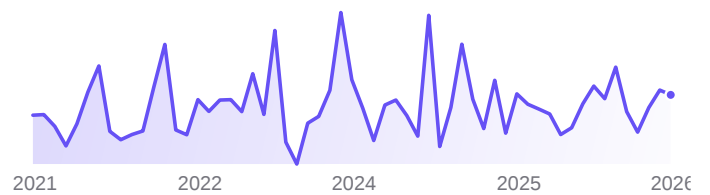


Financing (share of purchase price) Loan (LTV) 85% · Down payment 10%



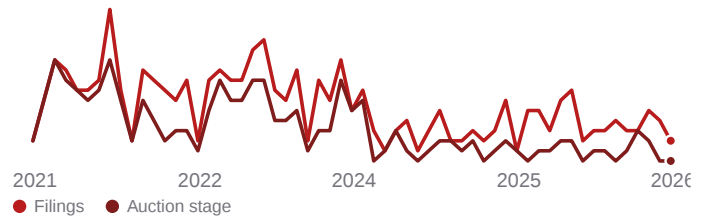
Typical hold before selling

8.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	10,403
Median value (AVM)	\$654K
Median size	1,792 ft²
Median bedrooms	3
Median year built	1967
Single family	91%
Condos	8.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0.7%
Owner occupied	83%
Company owned	11%
Median loan-to-value	44%

Typical ownership tenure

18.0 yrs

COMMUNITY

Population	32,707
Density	2,517 / mi²
Median household income	\$126K
Average household income	\$152K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	100
Homes occupied	97%
Bachelor's or higher	33%
Poverty rate	4.8%
Unemployment	1.5%
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.