

Bedminster 07921

ZIP code · NJ · New Jersey > Somerset County > Bedminster

BALANCED MARKET

\$495K

MEDIAN SALE PRICE

+2.1%

1-YR CHANGE

174

SALES (12 MO)

\$505K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



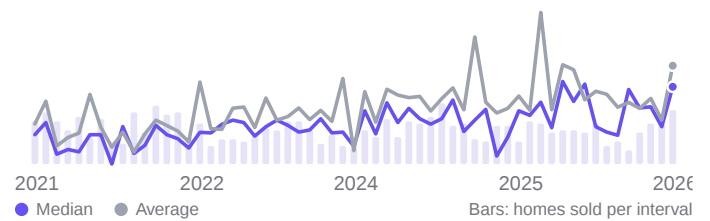
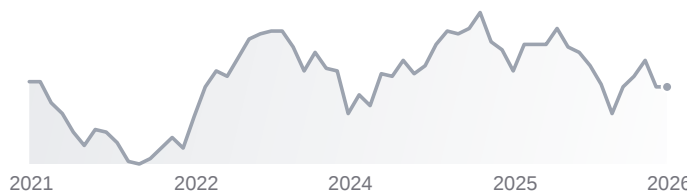
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$570K · Average \$649K

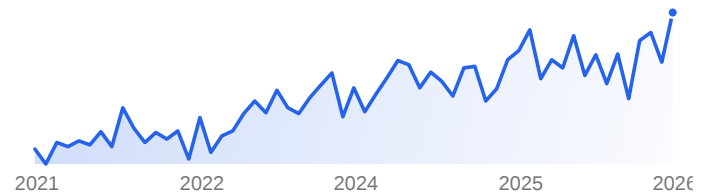
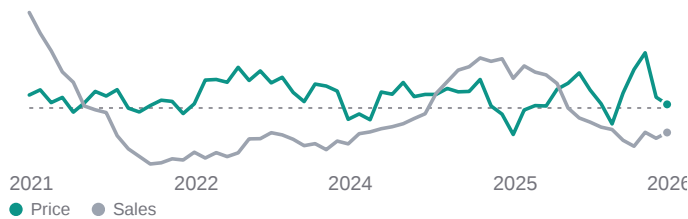


Growth (year over year)

Price +2.1% · Sales -14.3%

Price per square foot

\$470/ft²

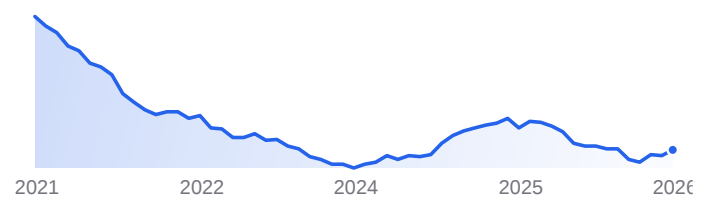


Sale premium vs estimated value

+3.9%

Annual turnover (share of homes sold)

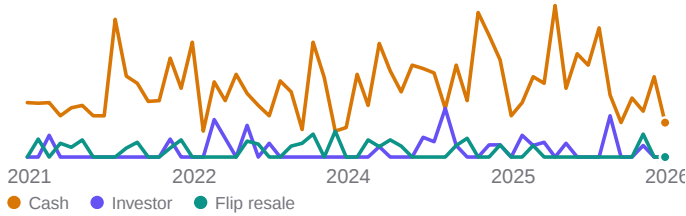
4.4%



BUYERS & OUTCOMES

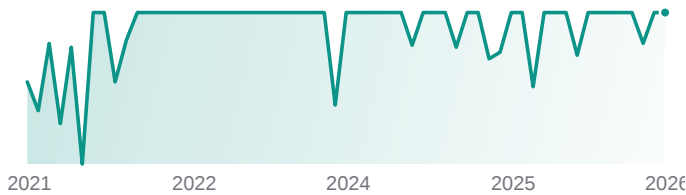
Buyer mix

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



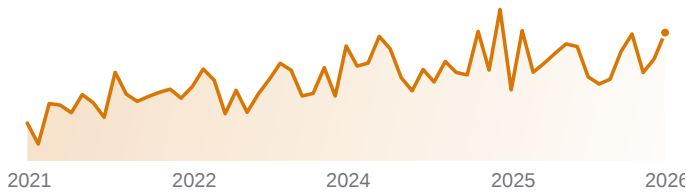
Sellers who sold at a gain

100%

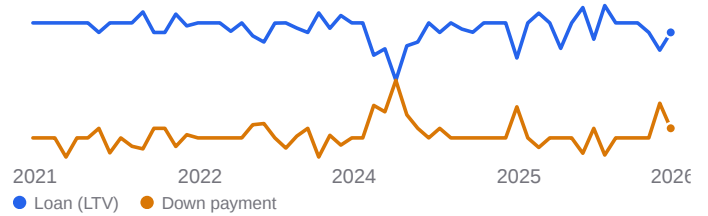


Median annualized return at resale

+5.8%

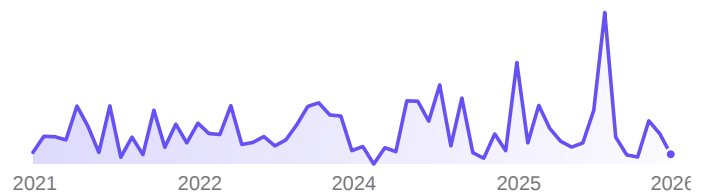


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



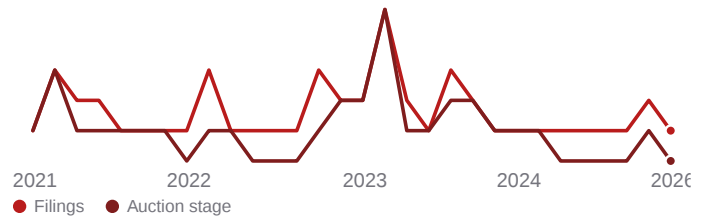
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,993
Median value (AVM)	\$505K
Median size	1,193 ft²
Median year built	1987
Single family	96%
Condos	4.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0.5%
Owner occupied	75%
Company owned	10%
Median loan-to-value	45%
Typical ownership tenure	12.2 yrs

COMMUNITY

Population	8,033
Density	400 / mi²
Median household income	\$127K
Average household income	\$165K
Crime index (US avg 100)	159
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	100
Homes occupied	95%
Bachelor's or higher	38%
Poverty rate	7.3%
Unemployment	1.3%
Average temp	51°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.