

Gladstone 07934

ZIP code · NJ · New Jersey > Somerset County

BUYER'S MARKET

\$773K

MEDIAN SALE PRICE

-24.5%

1-YR CHANGE

18

SALES (12 MO)

\$1M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



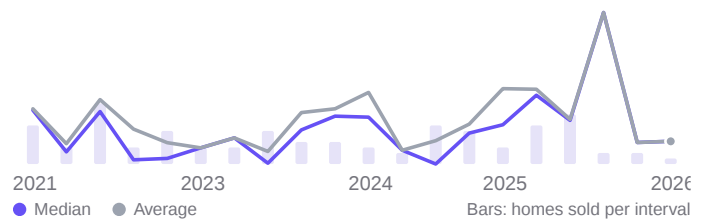
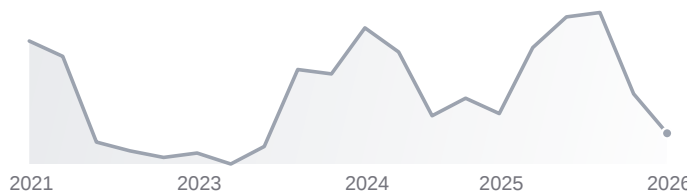
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$750K · Average \$750K

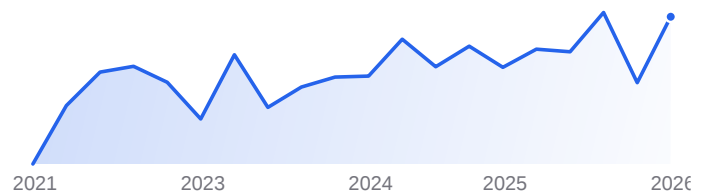
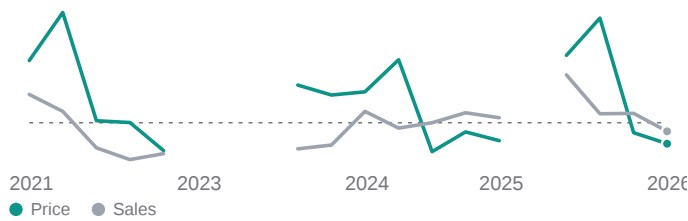


Growth (year over year)

Price -24.5% · Sales -10.0%

Price per square foot

\$461/ft²

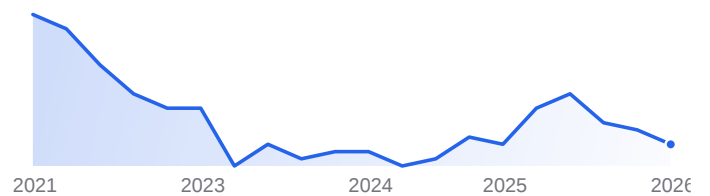


Sale premium vs estimated value

+10.7%

Annual turnover (share of homes sold)

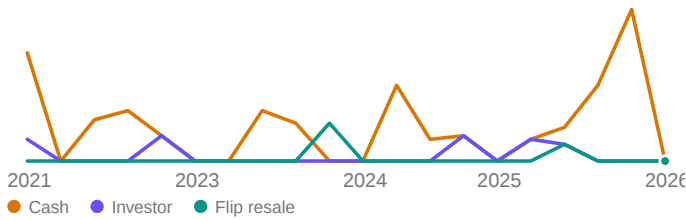
4.0%



BUYERS & OUTCOMES

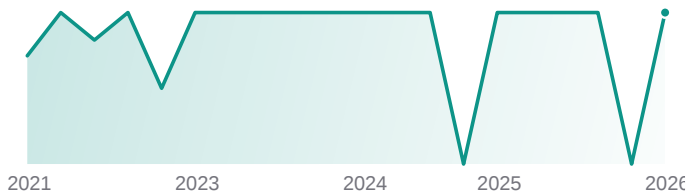
Buyer mix

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



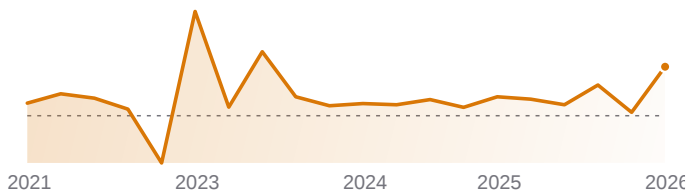
Sellers who sold at a gain

100%

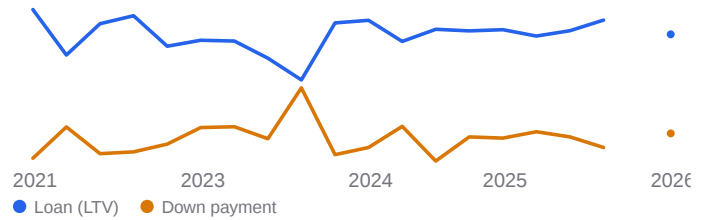


Median annualized return at resale

+15.3%

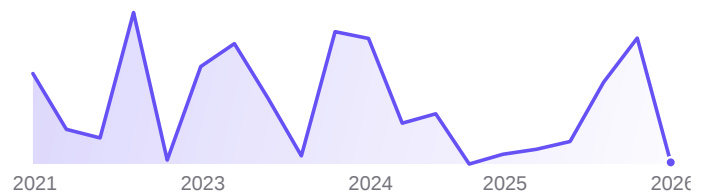


Financing (share of purchase price) Loan (LTV) 73% · Down payment 27%



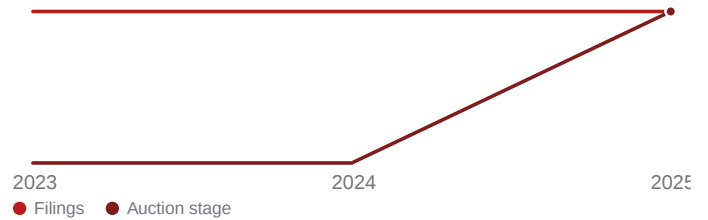
Typical hold before selling

1.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	453
Median value (AVM)	\$1M
Median size	2,695 ft²
Median year built	1972
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.0%
Owner occupied	86%
Company owned	7.1%
Median loan-to-value	44%
Typical ownership tenure	12.1 yrs

COMMUNITY

Population	1,582
Density	334 / mi²
Median household income	\$157K
Average household income	\$264K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	97
Homes occupied	96%
Bachelor's or higher	40%
Poverty rate	5.1%
Unemployment	1.2%
Average temp	51°F
Annual precip	51 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.