

Belle Mead 08502

ZIP code · NJ · New Jersey > Somerset County > Belle Mead

BALANCED MARKET

\$1.1M

MEDIAN SALE PRICE

+31.3%

1-YR CHANGE

85

SALES (12 MO)

\$985K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



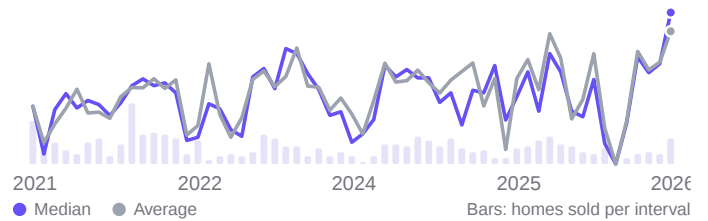
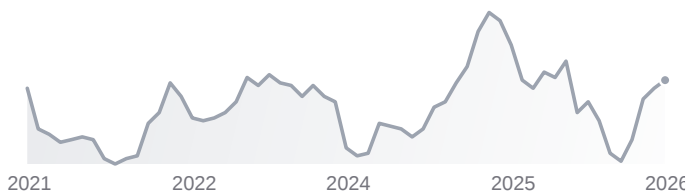
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$1.3M · Average \$1.2M

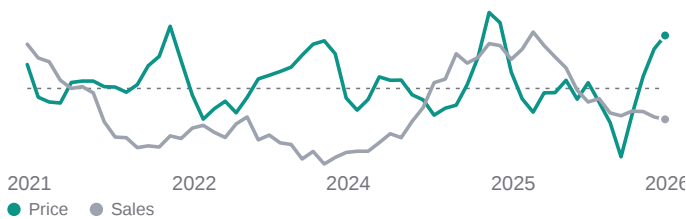


Growth (year over year)

Price +31.3% · Sales -18.3%

Price per square foot

\$386/ft²

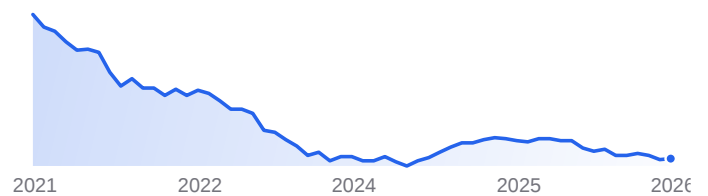


Sale premium vs estimated value

+2.3%

Annual turnover (share of homes sold)

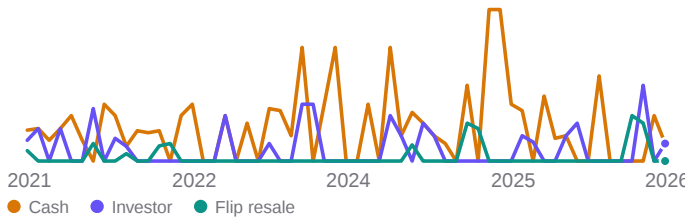
2.7%



BUYERS & OUTCOMES

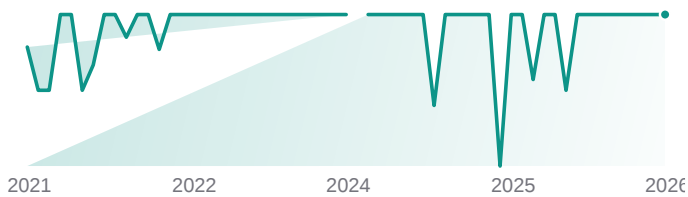
Buyer mix

Cash 7.7% · Investor 7.7% · Flip resale 0%



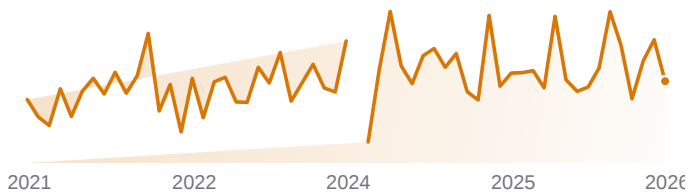
Sellers who sold at a gain

100%

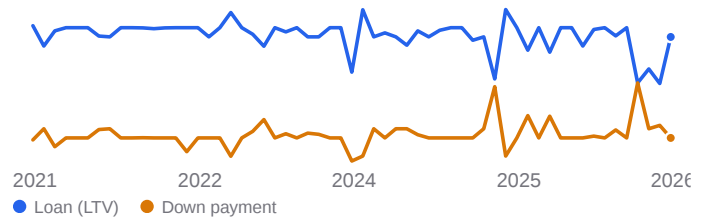


Median annualized return at resale

+3.7%

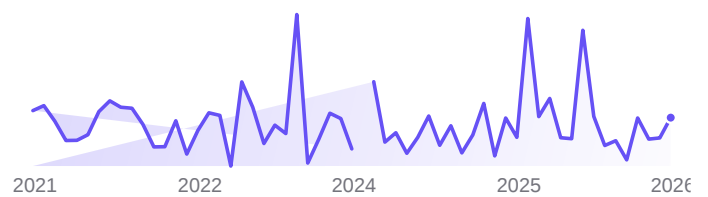


Financing (share of purchase price) Loan (LTV) 75% · Down payment 20%



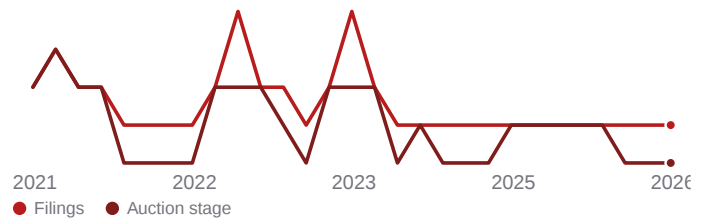
Typical hold before selling

11.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,129
Median value (AVM)	\$985K
Median size	2,851 ft²
Median year built	1994
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.7%
Owner occupied	91%
Company owned	4.9%
Median loan-to-value	46%
Typical ownership tenure	13.0 yrs

COMMUNITY

Population	12,782
Density	975 / mi²
Median household income	\$211K
Average household income	\$244K
Crime index (US avg 100)	2
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	91
Homes occupied	97%
Bachelor's or higher	38%
Poverty rate	2.6%
Unemployment	1.5%
Average temp	52°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.