

Cranbury 08512

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

BUYER'S MARKET

\$690K

MEDIAN SALE PRICE

-30.9%

1-YR CHANGE

106

SALES (12 MO)

\$776K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



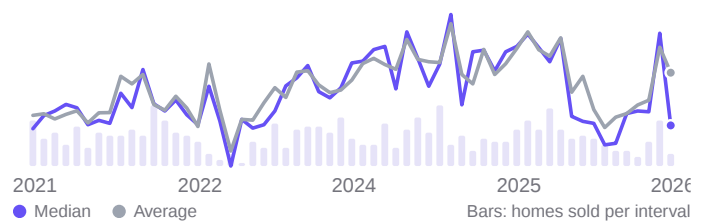
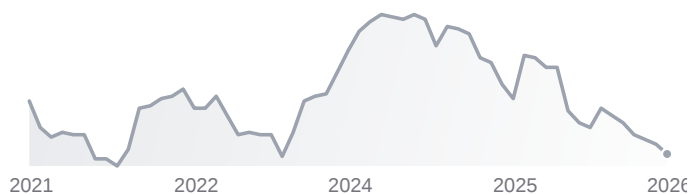
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$461K · Average \$804K

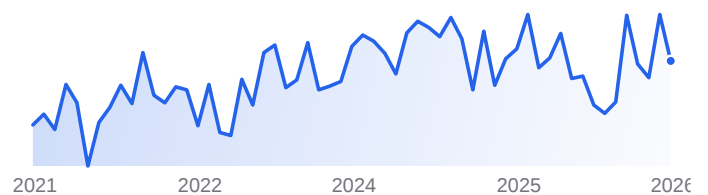
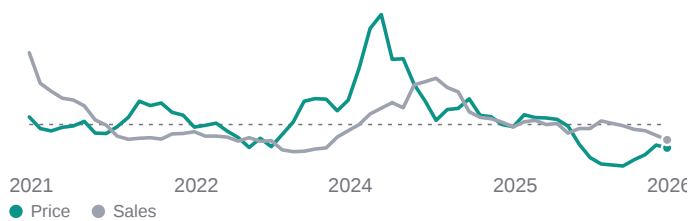


Growth (year over year)

Price -30.9% · Sales -20.3%

Price per square foot

\$305/ft²

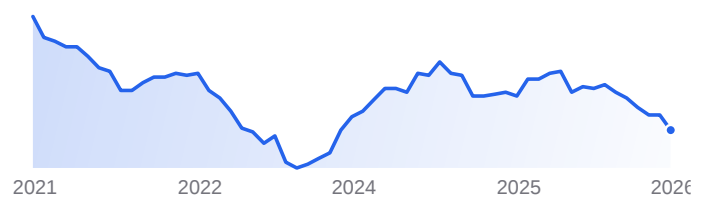
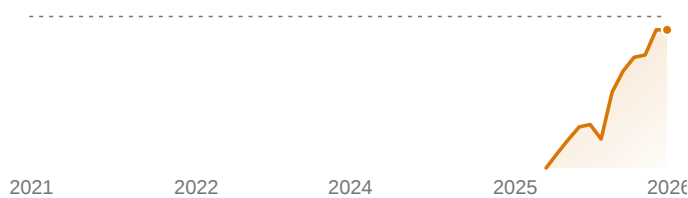


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

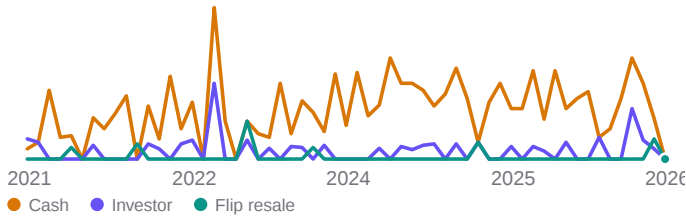
3.6%



BUYERS & OUTCOMES

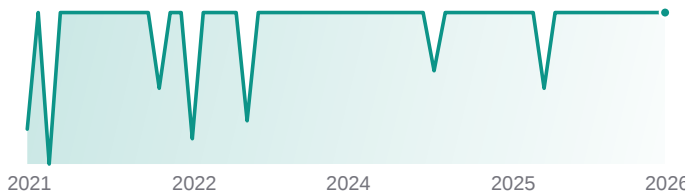
Buyer mix

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



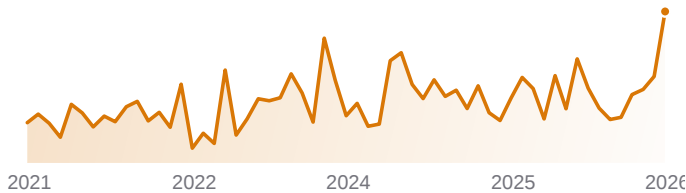
Sellers who sold at a gain

100%

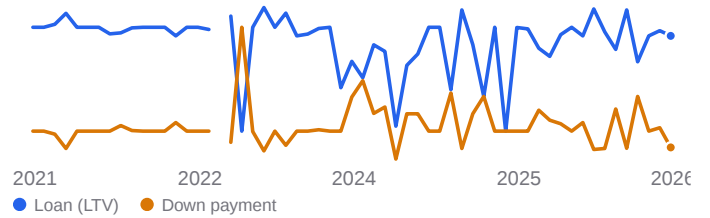


Median annualized return at resale

+9.4%

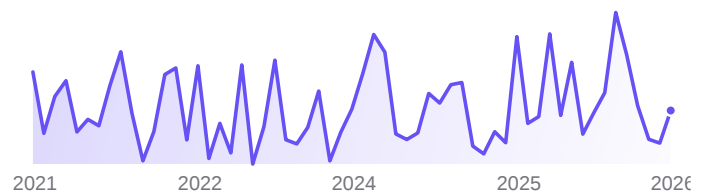


Financing (share of purchase price) Loan (LTV) 75% · Down payment 11%



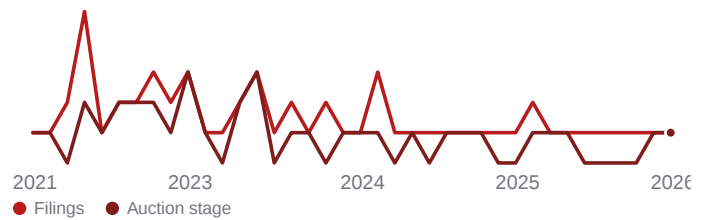
Typical hold before selling

10.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,960
Median value (AVM)	\$776K
Median size	2,298 ft²
Median year built	1988
Single family	88%
Condos	10%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.0%
Owner occupied	90%
Company owned	6.6%
Median loan-to-value	45%
Typical ownership tenure	13.6 yrs

COMMUNITY

Population	11,503
Density	515 / mi²
Median household income	\$147K
Average household income	\$183K
Crime index (US avg 100)	64
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	91
Homes occupied	96%
Bachelor's or higher	32%
Poverty rate	6.2%
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.