

Hightstown 08520

ZIP code · NJ · New Jersey > Mercer County > Hightstown

BALANCED MARKET

\$472K

MEDIAN SALE PRICE

+4.1%

1-YR CHANGE

252

SALES (12 MO)

\$489K

MEDIAN VALUE (AVM)

Market temperature

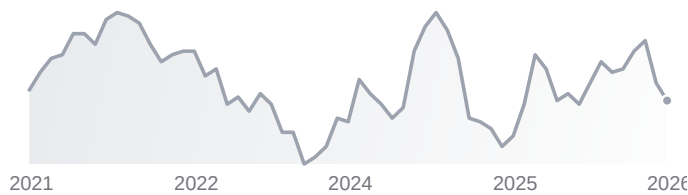
Balanced market · 48 / 100



MARKET TRENDS (5 YEARS)

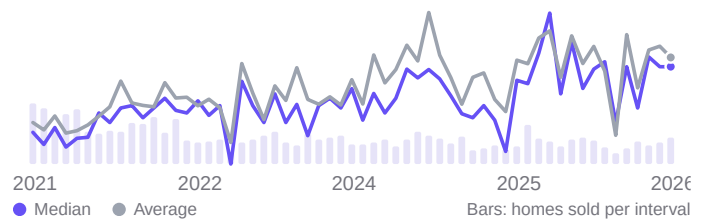
Market temperature (0–100)

48 / 100



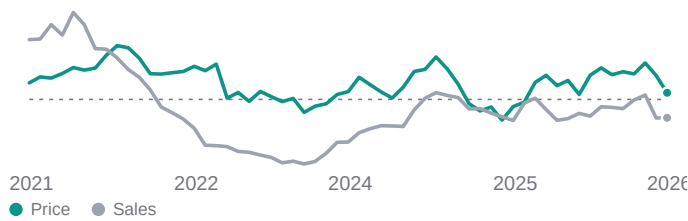
Sale prices

Median \$465K · Average \$484K



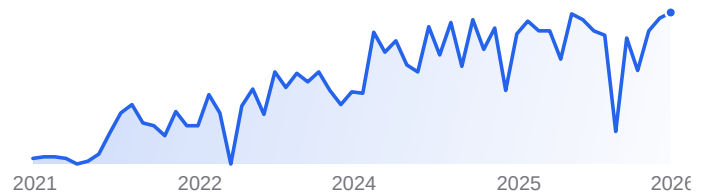
Growth (year over year)

Price +4.1% · Sales -11.6%



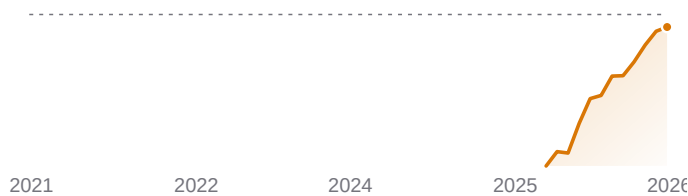
Price per square foot

\$303/ft²



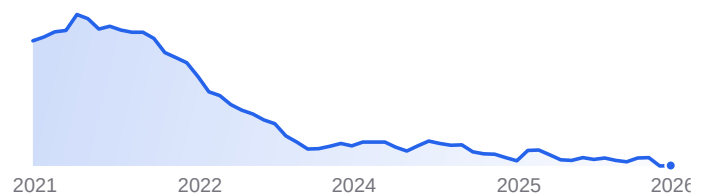
Sale premium vs estimated value

-0.4%



Annual turnover (share of homes sold)

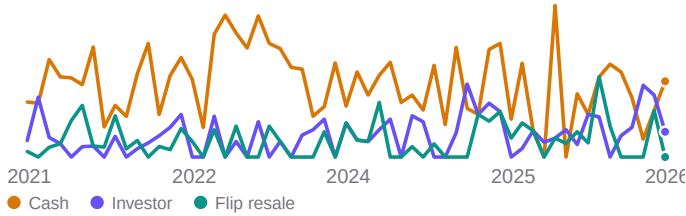
3.0%



BUYERS & OUTCOMES

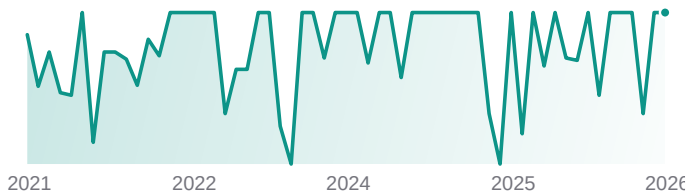
Buyer mix

Cash 22% · Investor 7.4% · Flip resale 0%



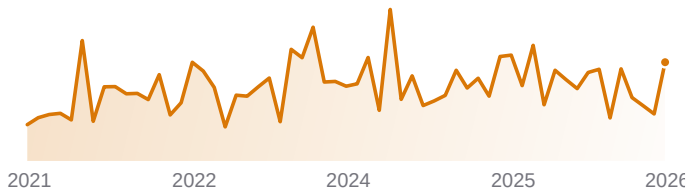
Sellers who sold at a gain

100%

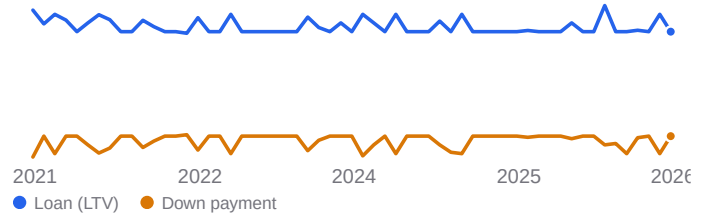


Median annualized return at resale

+7.7%

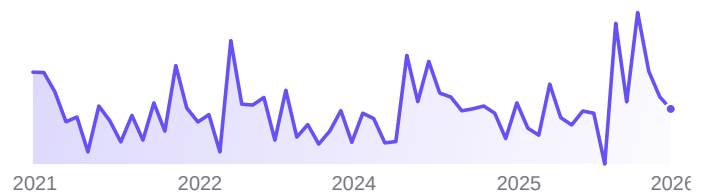


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



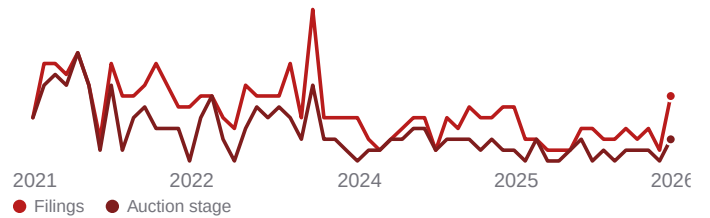
Typical hold before selling

9.2 yrs



Preforeclosure filings

Filings 6 · Auction stage 2



HOUSING STOCK

Homes	8,429
Median value (AVM)	\$489K
Median size	1,647 ft²
Median bedrooms	2
Median year built	1972
Single family	87%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	0.7%
Owner occupied	83%
Company owned	6.0%
Median loan-to-value	47%

Typical ownership tenure

14.4 yrs

COMMUNITY

Population	32,351
Density	1,749 / mi²
Median household income	\$106K
Average household income	\$138K
Crime index (US avg 100)	60
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	87
Homes occupied	96%
Bachelor's or higher	30%
Poverty rate	5.0%
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.