

Lambertville 08530

ZIP code · NJ · New Jersey > Hunterdon County > Lambertville

BALANCED MARKET

\$549K

MEDIAN SALE PRICE

-5.9%

1-YR CHANGE

101

SALES (12 MO)

\$597K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



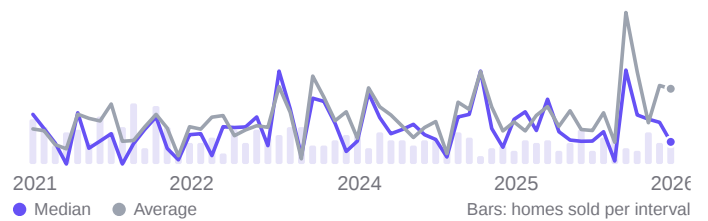
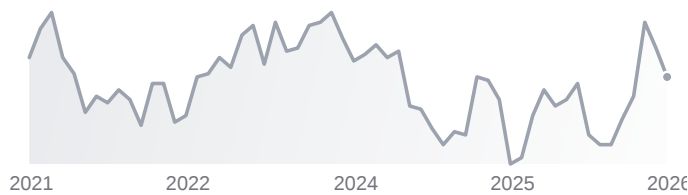
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$481K · Average \$735K

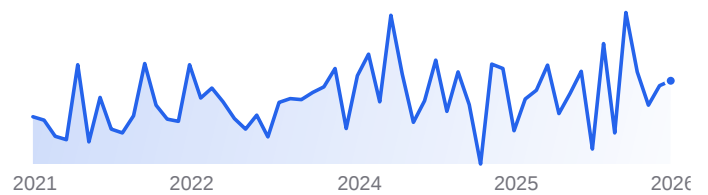
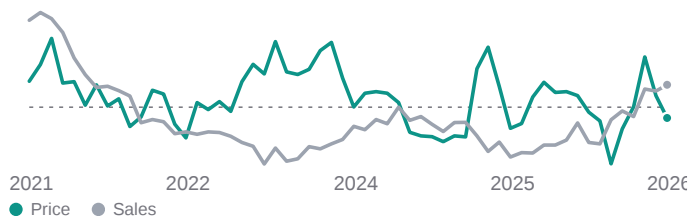


Growth (year over year)

Price -5.9% · Sales +12.2%

Price per square foot

\$328/ft²

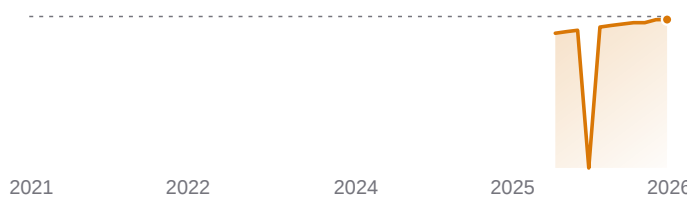


Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

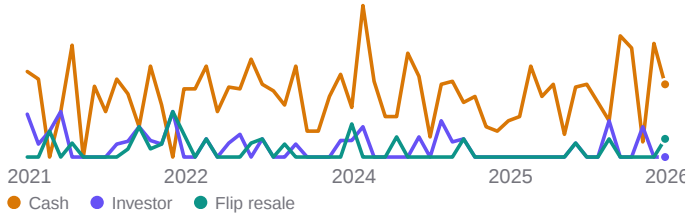
3.7%



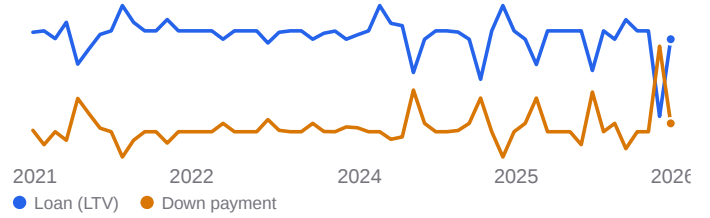
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 0% · Flip resale 10%

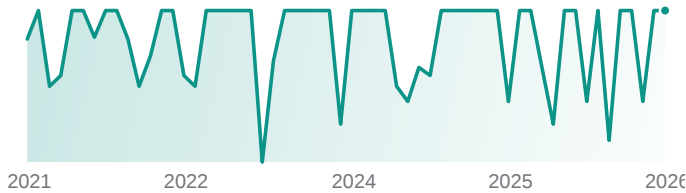


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



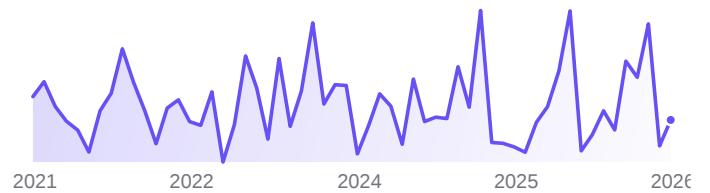
Sellers who sold at a gain

100%



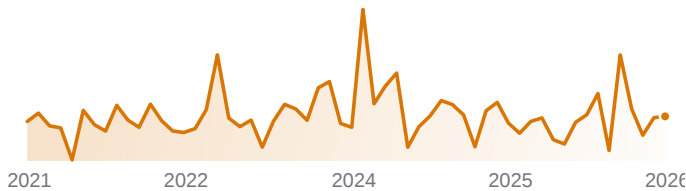
Typical hold before selling

5.8 yrs



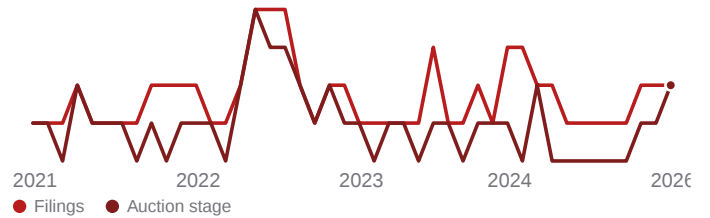
Median annualized return at resale

+4.7%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,767
Median value (AVM)	\$597K
Median size	1,838 ft²
Median year built	1957
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.2%
Owner occupied	79%
Company owned	11%
Median loan-to-value	44%
Typical ownership tenure	15.4 yrs

COMMUNITY

Population	7,509
Density	296 / mi²
Median household income	\$124K
Average household income	\$174K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	82
Homes occupied	94%
Bachelor's or higher	29%
Poverty rate	2.8%
Unemployment	1.2%
Average temp	52°F
Annual precip	49 in
Sunshine	56%

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