

Plainsboro 08536

ZIP code · NJ · New Jersey > Middlesex County

BALANCED MARKET

\$580K

MEDIAN SALE PRICE

+13.7%

1-YR CHANGE

116

SALES (12 MO)

\$769K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



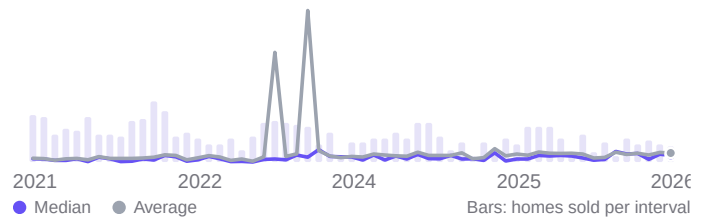
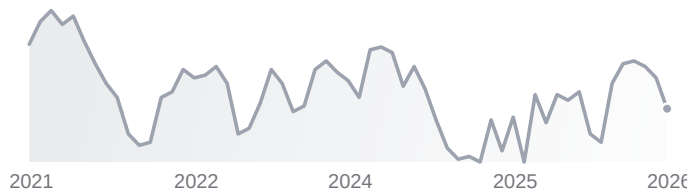
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$626K · Average \$755K

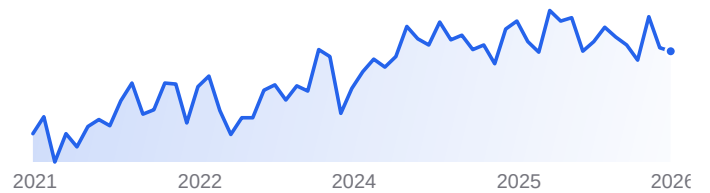
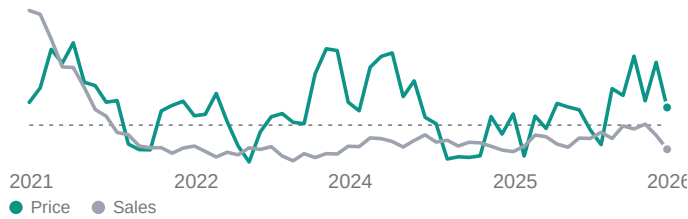


Growth (year over year)

Price +13.7% · Sales -18.9%

Price per square foot

\$355/ft²

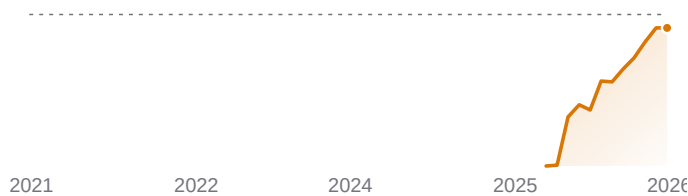


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

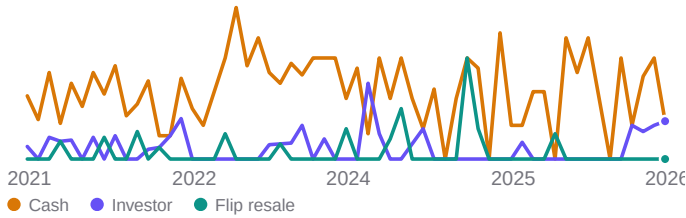
2.5%



BUYERS & OUTCOMES

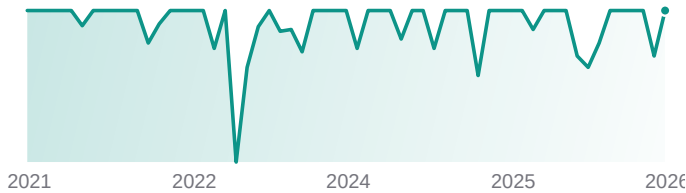
Buyer mix

Cash 13% · Investor 13% · Flip resale 0%



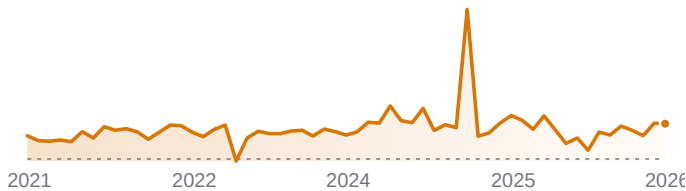
Sellers who sold at a gain

100%

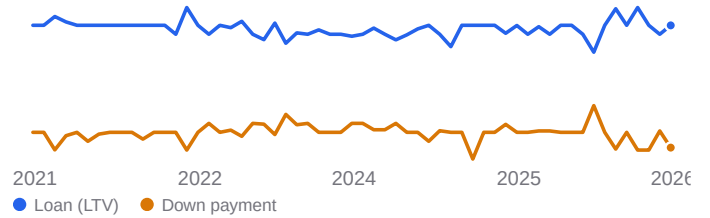


Median annualized return at resale

+4.7%

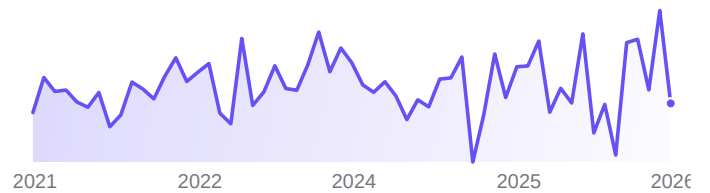


Financing (share of purchase price) Loan (LTV) 80% · Down payment 11%



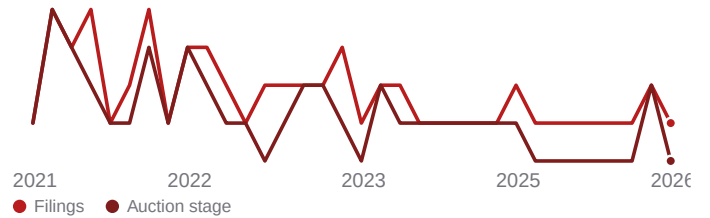
Typical hold before selling

8.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,710
Median value (AVM)	\$769K
Median size	1,844 ft²
Median bedrooms	1
Median year built	1986
Single family	94%
Condos	5.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.3%
Owner occupied	79%
Company owned	8.2%
Median loan-to-value	43%

Typical ownership tenure

12.9 yrs

COMMUNITY

Population	19,591
Density	2,507 / mi²
Median household income	\$127K
Average household income	\$156K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	93
Homes occupied	95%
Bachelor's or higher	34%
Poverty rate	3.8%
Unemployment	1.8%
Average temp	53°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.