

Rocky Hill 08553

ZIP code · NJ · New Jersey > Somerset County > Rocky Hill

BALANCED MARKET

\$618K

MEDIAN SALE PRICE

-1.2%

1-YR CHANGE

8

SALES (12 MO)

\$742K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



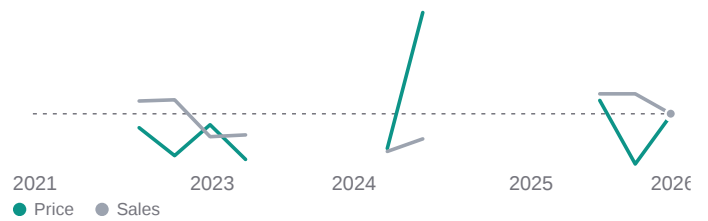
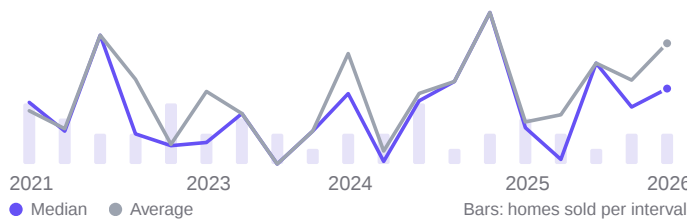
MARKET TRENDS (5 YEARS)

Sale prices

Median \$650K · Average \$810K

Growth (year over year)

Price -1.2% · Sales +0.0%

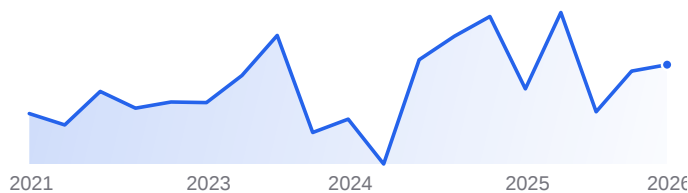


Price per square foot

\$340/ft²

Sale premium vs estimated value

+4.8%



Annual turnover (share of homes sold)

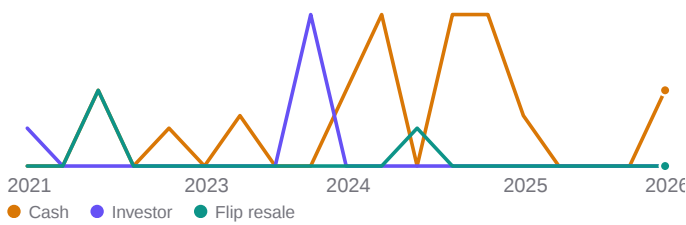
3.1%



BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



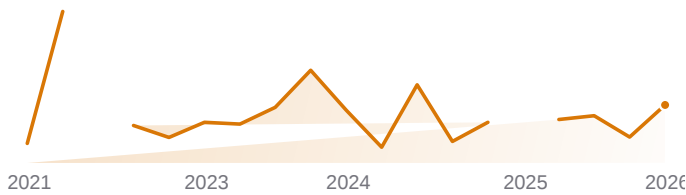
Sellers who sold at a gain

100%

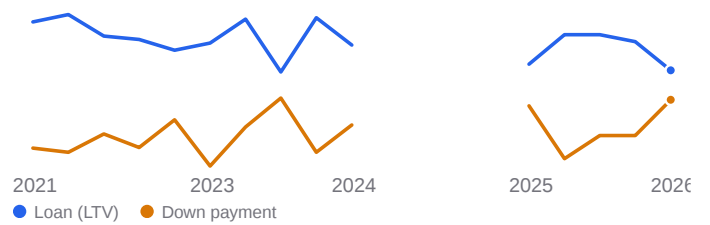


Median annualized return at resale

+8.1%

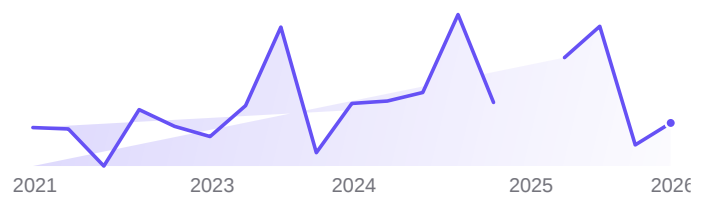


Financing (share of purchase price) Loan (LTV) 59% · Down payment 41%



Typical hold before selling

5.9 yrs



HOUSING STOCK

Homes	258
Median value (AVM)	\$742K
Median size	2,196 ft²
Median year built	1953
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.4%
Owner occupied	74%
Company owned	10%
Median loan-to-value	38%
Typical ownership tenure	17.3 yrs

COMMUNITY

Population	804
Density	1,293 / mi²
Median household income	\$134K
Average household income	\$218K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	97
Homes occupied	94%
Bachelor's or higher	39%
Poverty rate	4.0%
Unemployment	1.3%
Average temp	52°F
Annual precip	49 in
Sunshine	56%

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