

Skillman 08558

ZIP code · NJ · New Jersey > Somerset County > Skillman

SELLER'S MARKET

\$1.1M

MEDIAN SALE PRICE

+21.7%

1-YR CHANGE

81

SALES (12 MO)

\$1M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

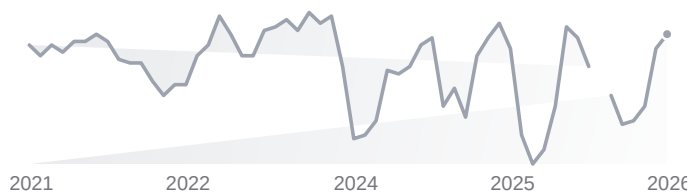
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

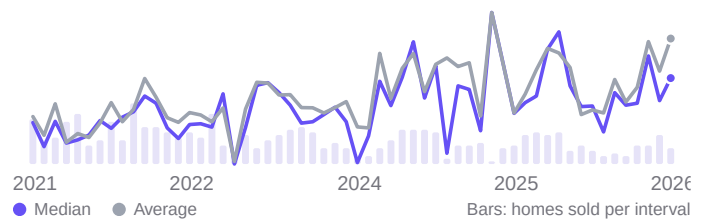
Market temperature (0–100)

63 / 100



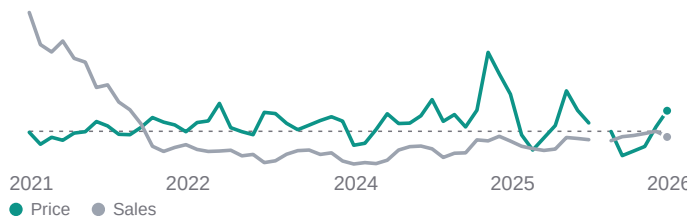
Sale prices

Median \$1.1M · Average \$1.4M



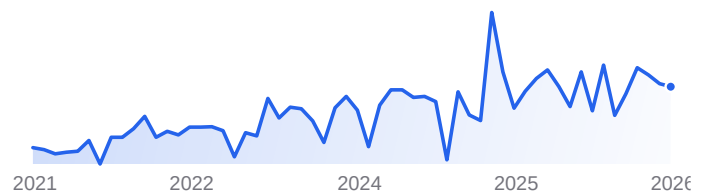
Growth (year over year)

Price +21.7% · Sales -5.8%



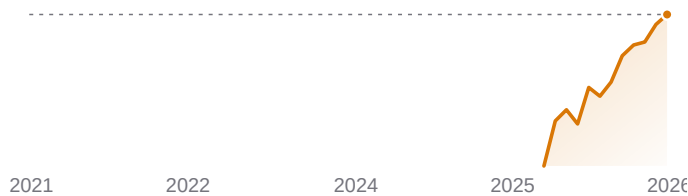
Price per square foot

\$378/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

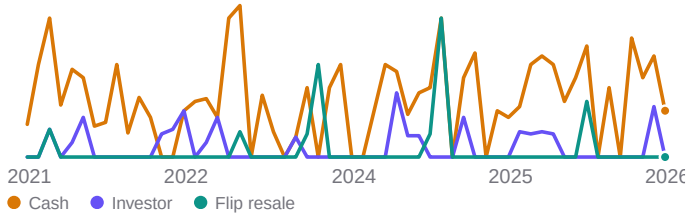
3.3%



BUYERS & OUTCOMES

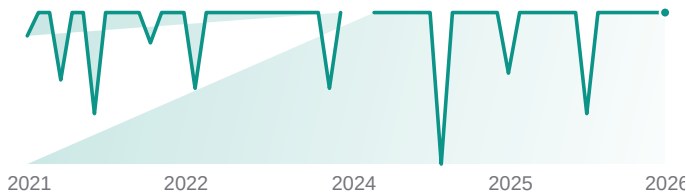
Buyer mix

Cash 17% · Investor 0% · Flip resale 0%



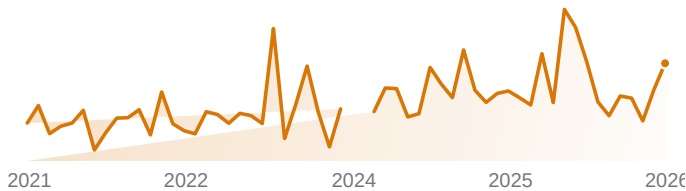
Sellers who sold at a gain

100%

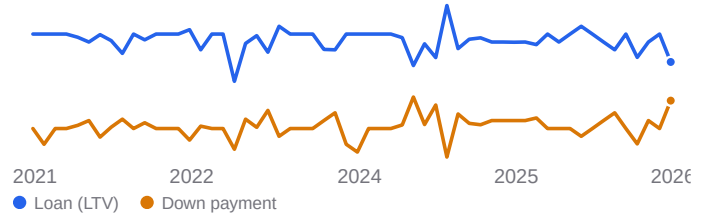


Median annualized return at resale

+7.3%

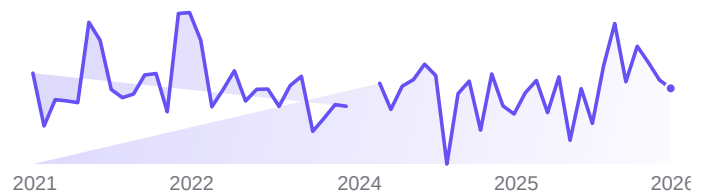


Financing (share of purchase price) Loan (LTV) 62% · Down payment 38%



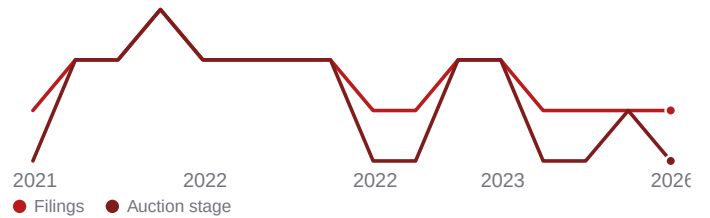
Typical hold before selling

8.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,488
Median value (AVM)	\$1M
Median size	2,872 ft²
Median year built	1996
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	0.6%
Owner occupied	90%
Company owned	7.0%
Median loan-to-value	47%
Typical ownership tenure	11.2 yrs

COMMUNITY

Population	8,270
Density	495 / mi²
Median household income	\$177K
Average household income	\$219K
Crime index (US avg 100)	1
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	96
Homes occupied	95%
Bachelor's or higher	34%
Poverty rate	4.1%
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. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.