

Stockton 08559

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

BUYER'S MARKET

\$537K

MEDIAN SALE PRICE

-25.5%

1-YR CHANGE

50

SALES (12 MO)

\$673K

MEDIAN VALUE (AVM)

Market temperature

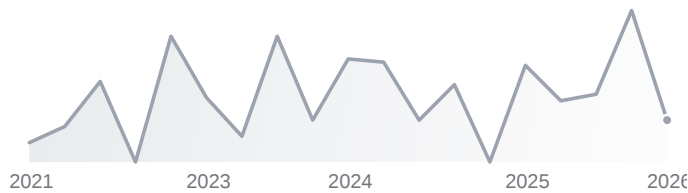
Buyer's market · 39 / 100



MARKET TRENDS (5 YEARS)

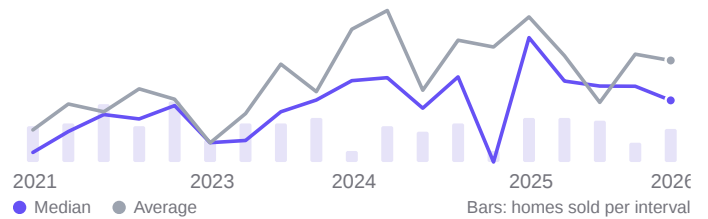
Market temperature (0-100)

39 / 100



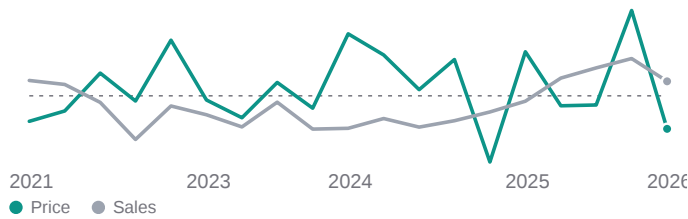
Sale prices

Median \$545K · Average \$659K



Growth (year over year)

Price -25.5% · Sales +11.1%



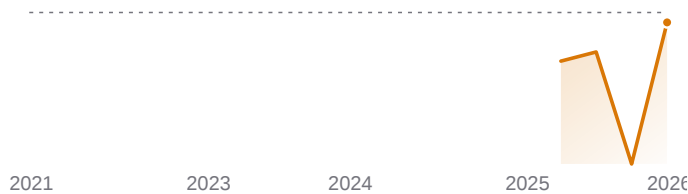
Price per square foot

\$363/ft²



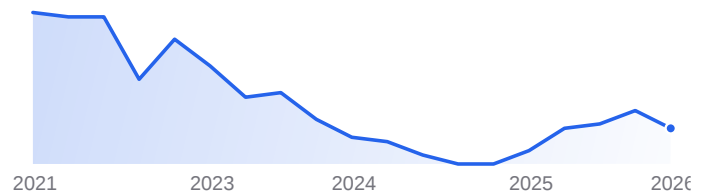
Sale premium vs estimated value

-1.1%



Annual turnover (share of homes sold)

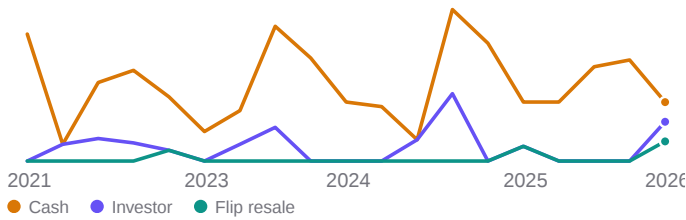
3.1%



BUYERS & OUTCOMES

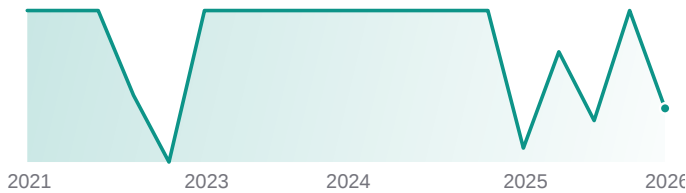
Buyer mix

Cash 25% · Investor 17% · Flip resale 8.3%



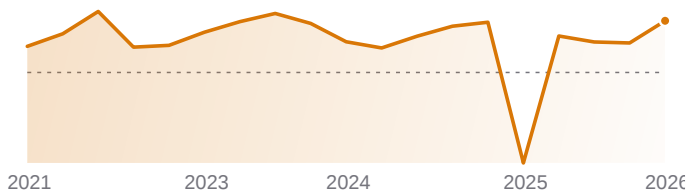
Sellers who sold at a gain

85%

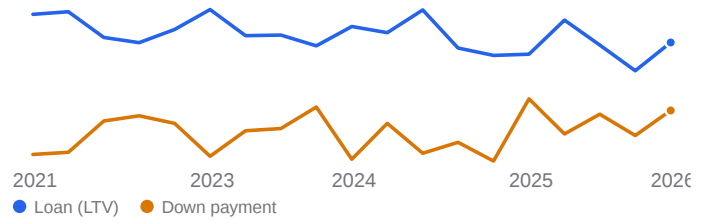


Median annualized return at resale

+5.7%

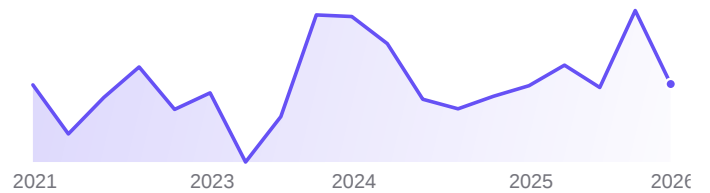


Financing (share of purchase price) Loan (LTV) 68% · Down payment 32%



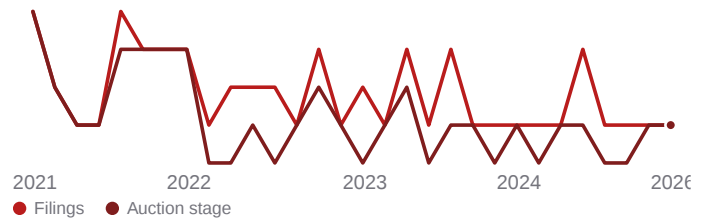
Typical hold before selling

10.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,609
Median value (AVM)	\$673K
Median size	2,132 ft²
Median year built	1970
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.9%
Owner occupied	79%
Company owned	8.5%
Median loan-to-value	41%
Typical ownership tenure	20.1 yrs

COMMUNITY

Population	5,766
Density	141 / mi²
Median household income	\$145K
Average household income	\$197K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	87
Homes occupied	93%
Bachelor's or higher	34%
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 April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.