

Lawrence Township 08648

ZIP code · NJ · New Jersey > Mercer County

BUYER'S MARKET

\$462K

MEDIAN SALE PRICE

-15.9%

1-YR CHANGE

355

SALES (12 MO)

\$499K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



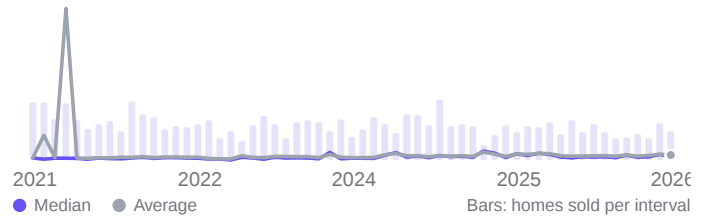
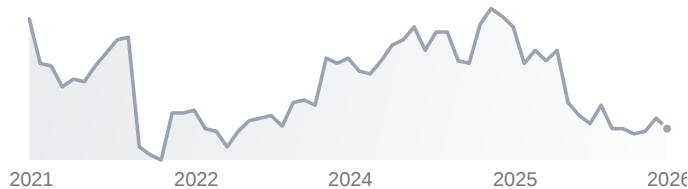
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$431K · Average \$509K

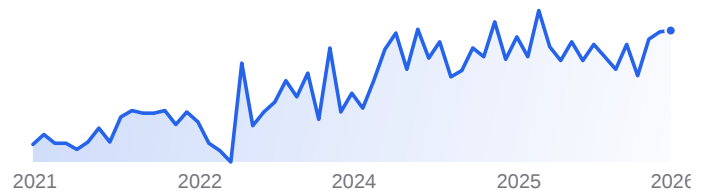
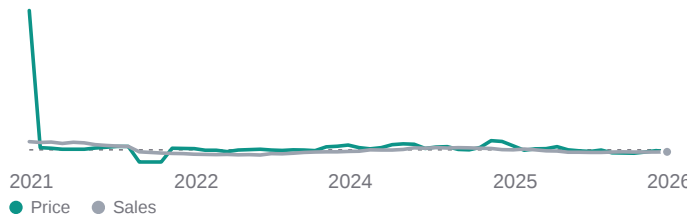


Growth (year over year)

Price -15.9% · Sales -14.5%

Price per square foot

\$293/ft²

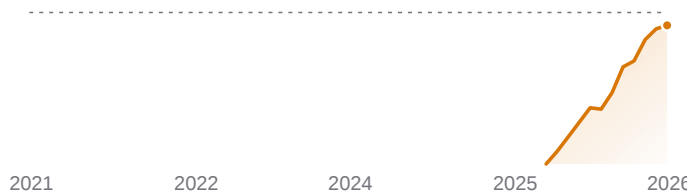


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

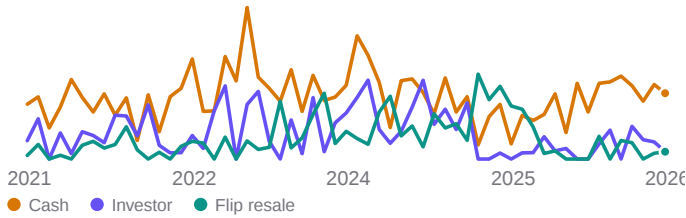
3.6%



BUYERS & OUTCOMES

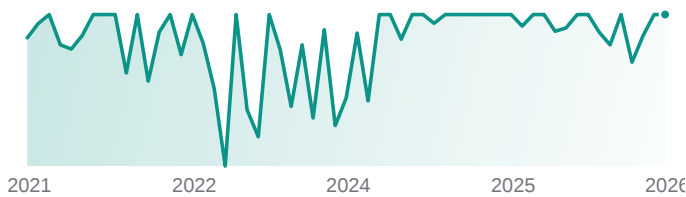
Buyer mix

Cash 31% · Investor 3.4% · Flip resale 3.4%



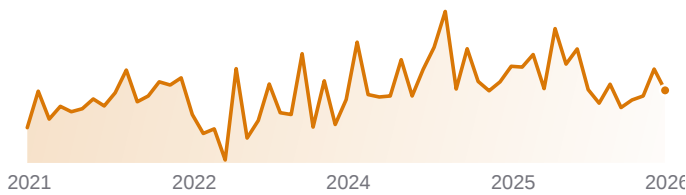
Sellers who sold at a gain

100%

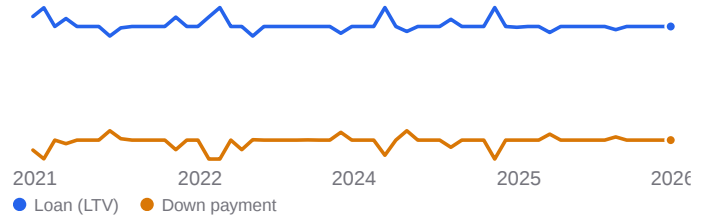


Median annualized return at resale

+4.2%

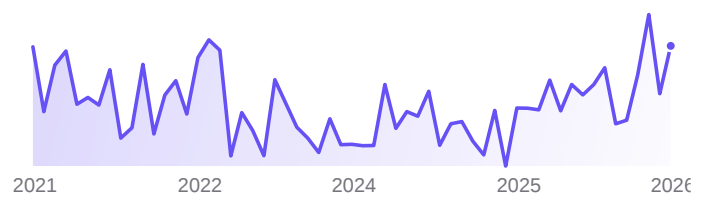


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



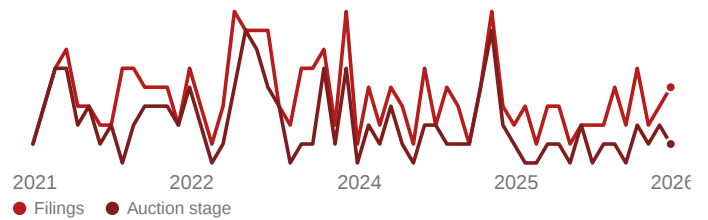
Typical hold before selling

13.6 yrs



Preforeclosure filings

Filings 4 · Auction stage 1



HOUSING STOCK

Homes	9,763
Median value (AVM)	\$499K
Median size	1,677 ft²
Median bedrooms	2
Median year built	1981
Single family	78%
Condos	22%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	0.9%
Owner occupied	81%
Company owned	6.3%
Median loan-to-value	44%

Typical ownership tenure

16.1 yrs

COMMUNITY

Population	31,266
Density	1,872 / mi²
Median household income	\$123K
Average household income	\$143K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	92
Homes occupied	96%
Bachelor's or higher	33%
Poverty rate	4.6%
Unemployment	1.4%
Average temp	53°F
Annual precip	48 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.