

Annandale 08801

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

SELLER'S MARKET

\$488K

MEDIAN SALE PRICE

+11.0%

1-YR CHANGE

115

SALES (12 MO)

\$633K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

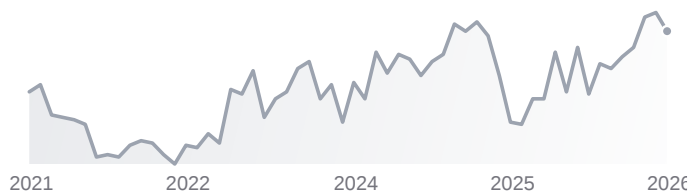
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

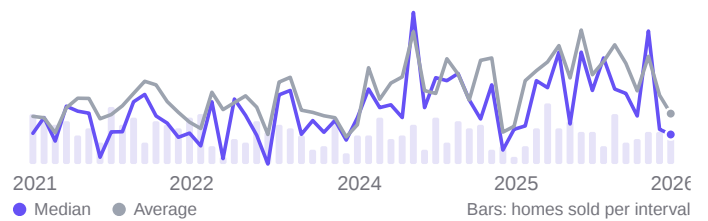
Market temperature (0–100)

78 / 100



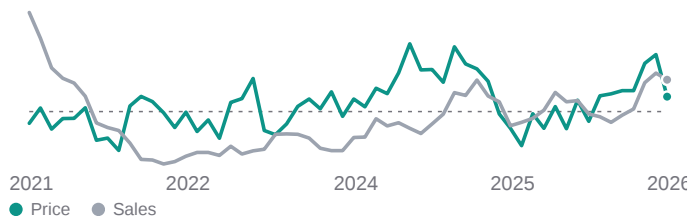
Sale prices

Median \$360K · Average \$434K



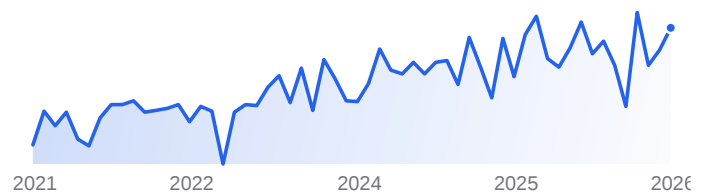
Growth (year over year)

Price +11.0% · Sales +23.7%



Price per square foot

\$313/ft²



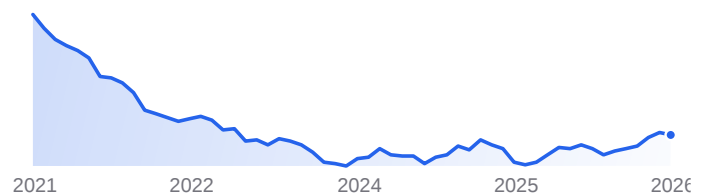
Sale premium vs estimated value

+0.1%



Annual turnover (share of homes sold)

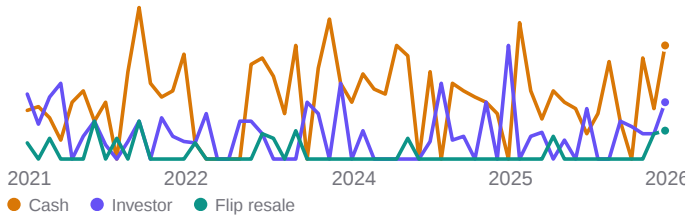
4.4%



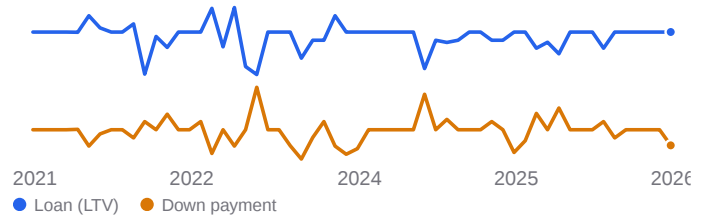
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 25% · Flip resale 13%

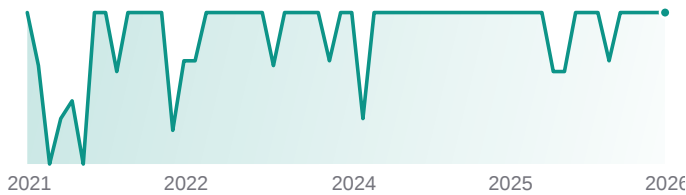


Financing (share of purchase price) Loan (LTV) 80% · Down payment 10%



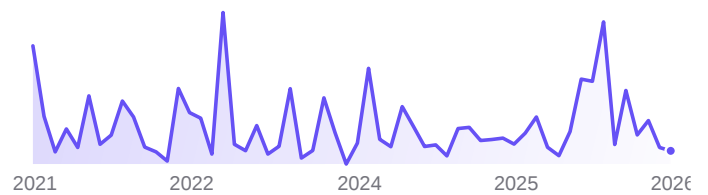
Sellers who sold at a gain

100%



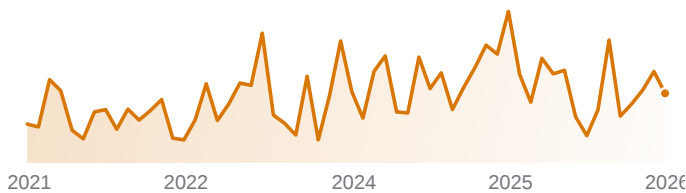
Typical hold before selling

5.1 yrs



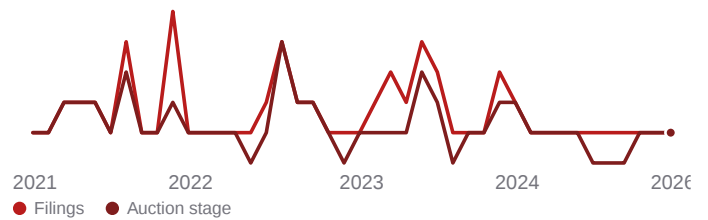
Median annualized return at resale

+4.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,630
Median value (AVM)	\$633K
Median size	2,157 ft²
Median year built	1986
Single family	77%
Condos	23%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	0.8%
Owner occupied	62%
Company owned	6.2%
Median loan-to-value	46%
Typical ownership tenure	14.1 yrs

COMMUNITY

Population	8,193
Density	489 / mi²
Median household income	\$152K
Average household income	\$172K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	89
Homes occupied	96%
Bachelor's or higher	33%
Poverty rate	2.6%
Unemployment	1.2%
Average temp	51°F
Annual precip	50 in
Sunshine	56%

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