

Bloomsbury 08804

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

BALANCED MARKET

\$617K

MEDIAN SALE PRICE

+20.5%

1-YR CHANGE

19

SALES (12 MO)

\$469K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



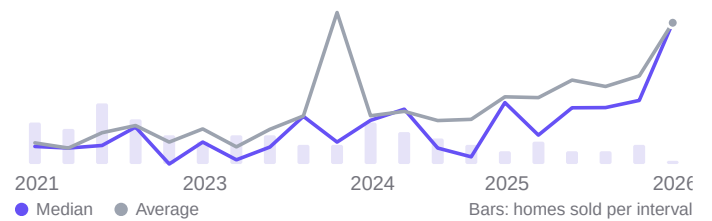
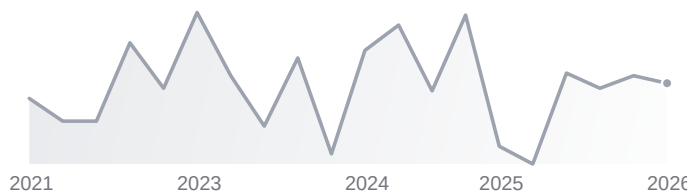
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$801K · Average \$801K

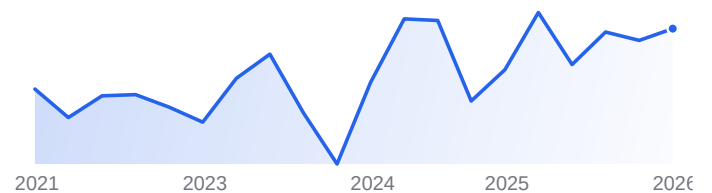
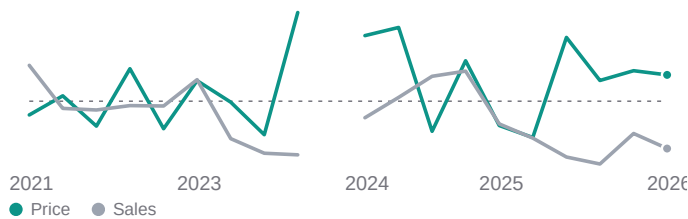


Growth (year over year)

Price +20.5% · Sales -36.7%

Price per square foot

\$234/ft²

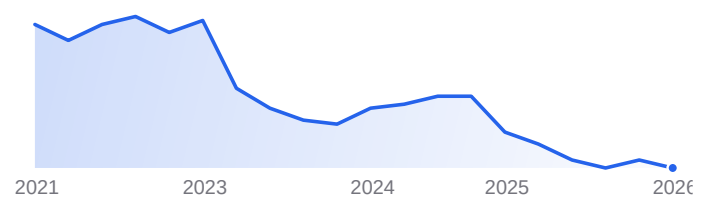


Sale premium vs estimated value

+2.8%

Annual turnover (share of homes sold)

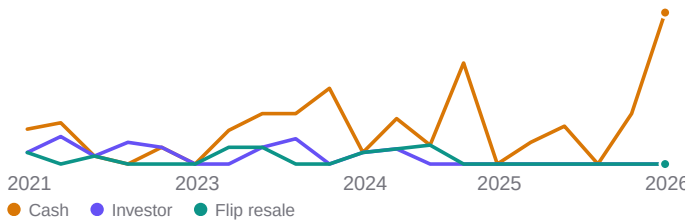
1.8%



BUYERS & OUTCOMES

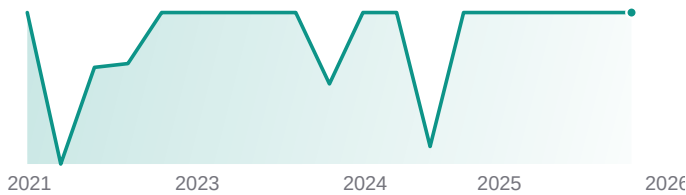
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



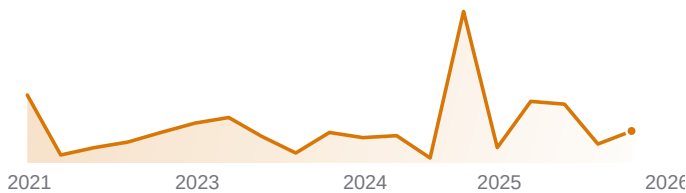
Sellers who sold at a gain

100%

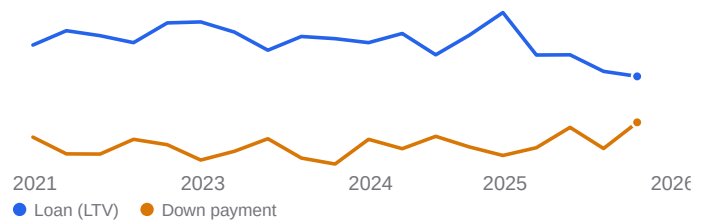


Median annualized return at resale

+4.2%

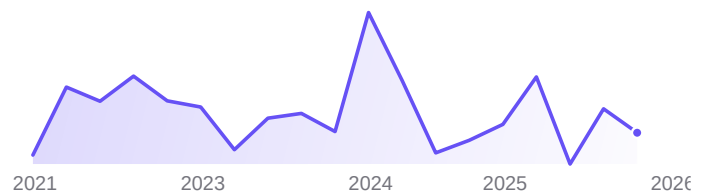


Financing (share of purchase price) Loan (LTV) 59% · Down payment 31%



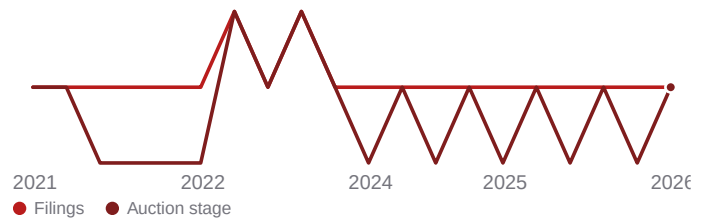
Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,039
Median value (AVM)	\$469K
Median size	1,920 ft²
Median year built	1966
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	0.7%
Owner occupied	80%
Company owned	7.9%
Median loan-to-value	47%
Typical ownership tenure	19.4 yrs

COMMUNITY

Population	3,637
Density	279 / mi²
Median household income	\$135K
Average household income	\$148K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	79
Homes occupied	95%
Bachelor's or higher	36%
Poverty rate	4.8%
Unemployment	1.3%
Average temp	51°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.