

Bound Brook 08805

ZIP code · NJ · New Jersey > Somerset County > Bound Brook

BALANCED MARKET

\$542K

MEDIAN SALE PRICE

+5.0%

1-YR CHANGE

108

SALES (12 MO)

\$526K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



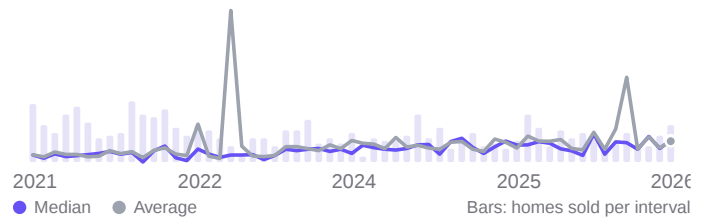
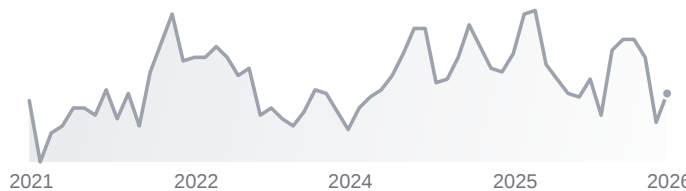
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

51 / 100

Sale prices

Median \$560K · Average \$549K

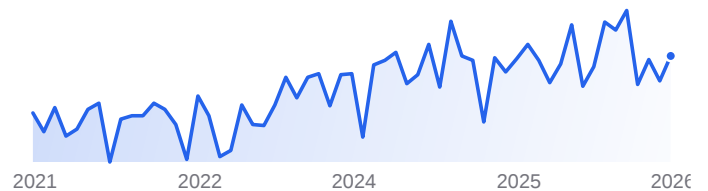
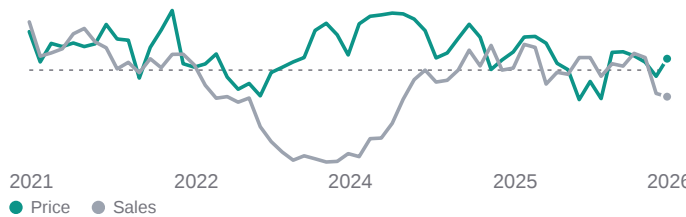


Growth (year over year)

Price +5.0% · Sales -11.5%

Price per square foot

\$317/ft²

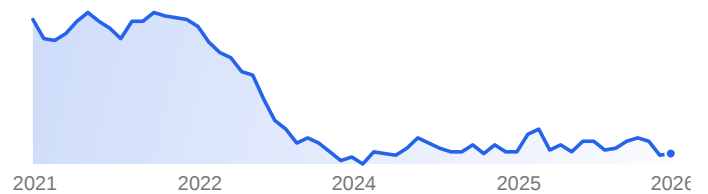


Sale premium vs estimated value

+1.8%

Annual turnover (share of homes sold)

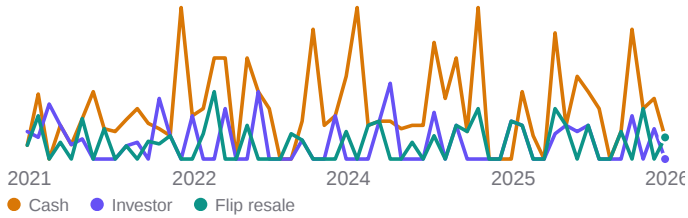
3.6%



BUYERS & OUTCOMES

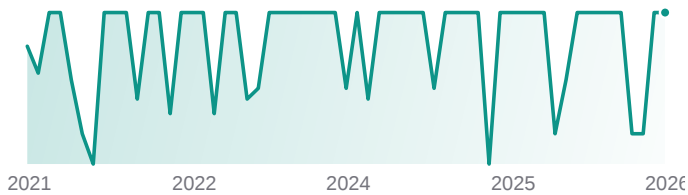
Buyer mix

Cash 7.1% · Investor 0% · Flip resale 7.1%



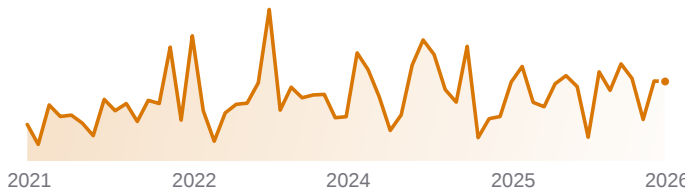
Sellers who sold at a gain

100%

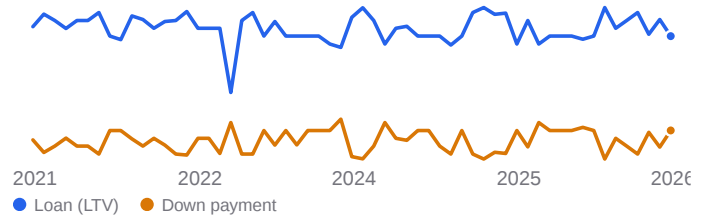


Median annualized return at resale

+7.6%

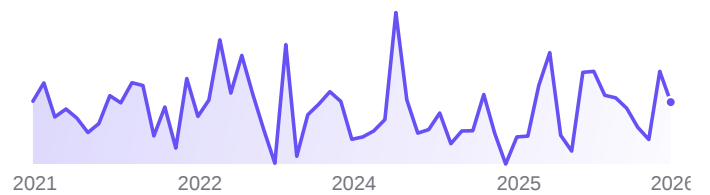


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



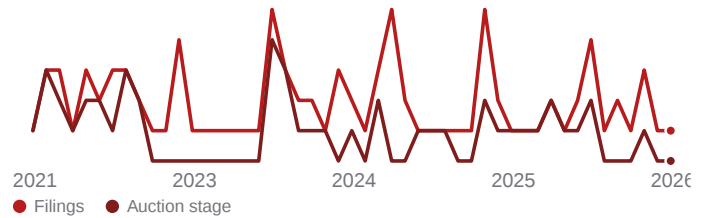
Typical hold before selling

8.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,993
Median value (AVM)	\$526K
Median size	1,628 ft²
Median year built	1947
Single family	98%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	0.8%
Owner occupied	77%
Company owned	11%
Median loan-to-value	47%
Typical ownership tenure	13.9 yrs

COMMUNITY

Population	13,928
Density	4,838 / mi²
Median household income	\$87K
Average household income	\$120K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	94
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	10.3%
Unemployment	1.4%
Average temp	52°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.