

Bridgewater 08807

ZIP code · NJ · New Jersey > Somerset County

BALANCED MARKET

\$700K

MEDIAN SALE PRICE

-0.6%

1-YR CHANGE

410

SALES (12 MO)

\$722K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



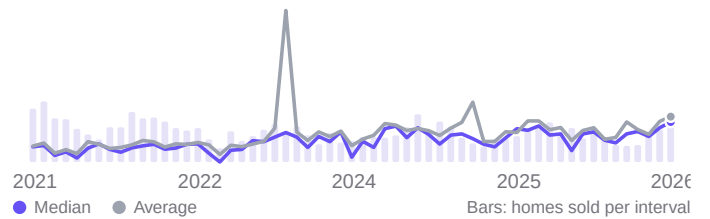
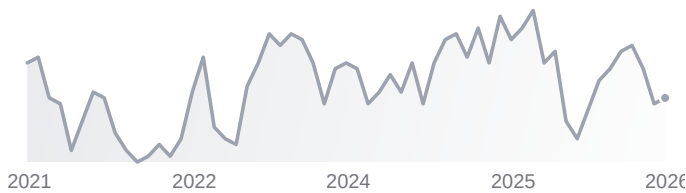
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

50 / 100

Sale prices

Median \$765K · Average \$817K

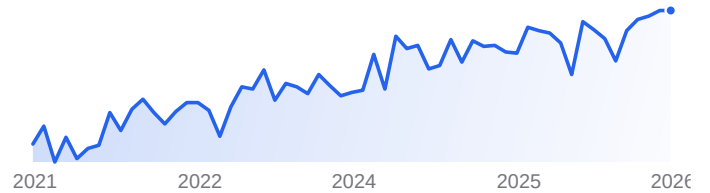
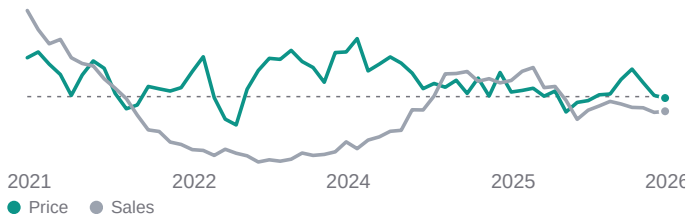


Growth (year over year)

Price -0.6% · Sales -6.4%

Price per square foot

\$378/ft²

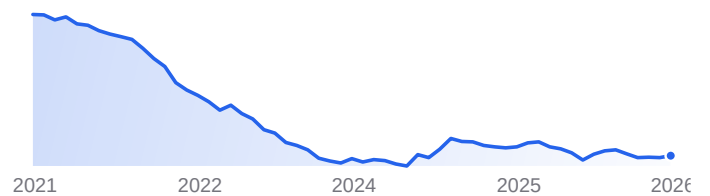


Sale premium vs estimated value

+3.2%

Annual turnover (share of homes sold)

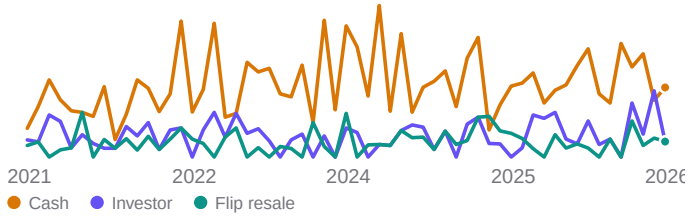
3.2%



BUYERS & OUTCOMES

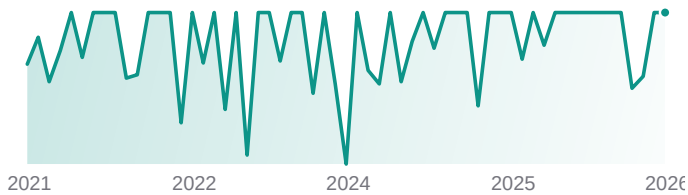
Buyer mix

Cash 18% · Investor 4.1% · Flip resale 4.1%



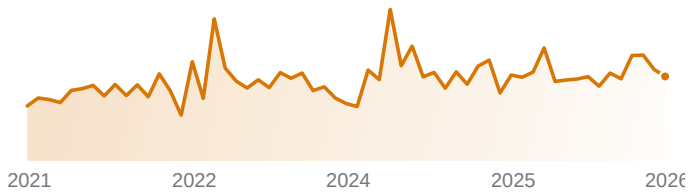
Sellers who sold at a gain

100%

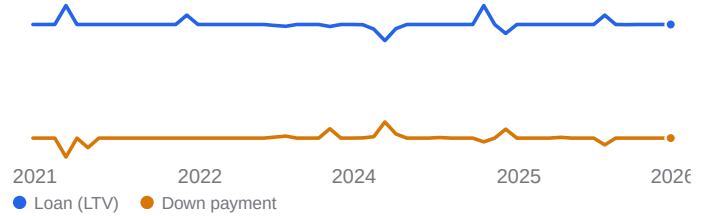


Median annualized return at resale

+4.3%

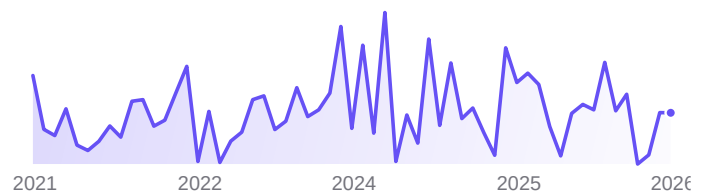


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



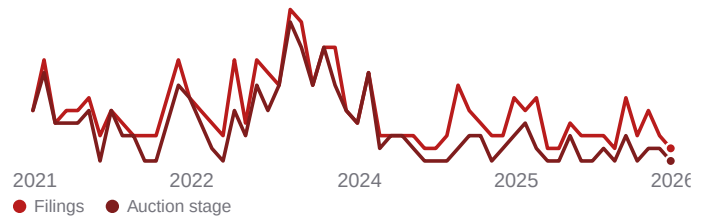
Typical hold before selling

10.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	12,627
Median value (AVM)	\$722K
Median size	1,998 ft²
Median year built	1981
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	0.8%
Owner occupied	88%
Company owned	5.9%
Median loan-to-value	46%
Typical ownership tenure	16.7 yrs

COMMUNITY

Population	40,477
Density	1,590 / mi²
Median household income	\$155K
Average household income	\$170K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	93
Homes occupied	96%
Bachelor's or higher	34%
Poverty rate	4.7%
Unemployment	1.3%
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.