

Clinton 08809

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

SELLER'S MARKET

\$514K

MEDIAN SALE PRICE

+35.3%

1-YR CHANGE

78

SALES (12 MO)

\$546K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100



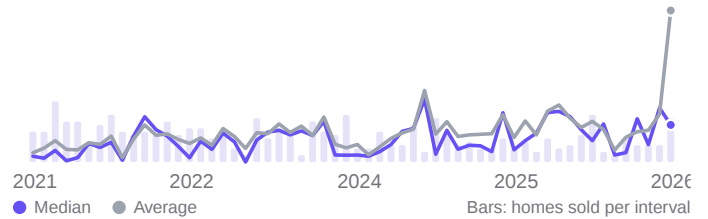
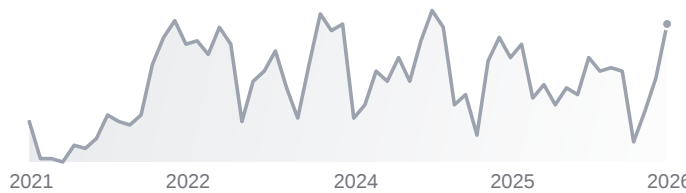
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$522K · Average \$1.5M

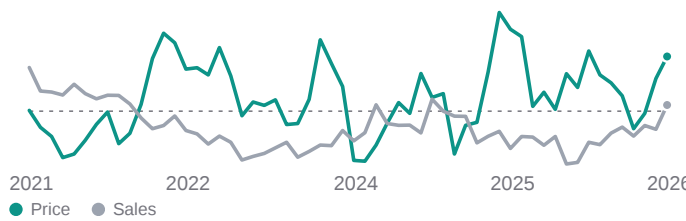


Growth (year over year)

Price +35.3% · Sales +4.0%

Price per square foot

\$247/ft²

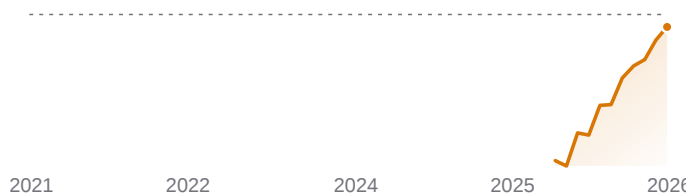


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

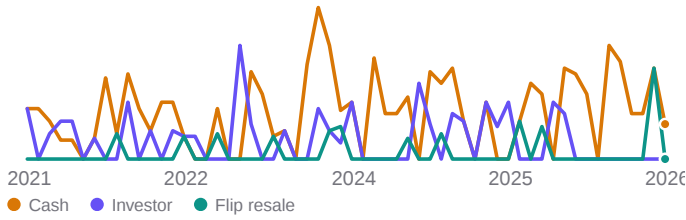
3.9%



BUYERS & OUTCOMES

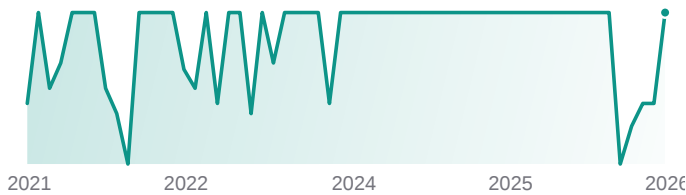
Buyer mix

Cash 15% · Investor 0% · Flip resale 0%



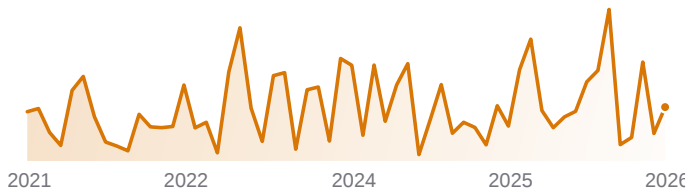
Sellers who sold at a gain

100%

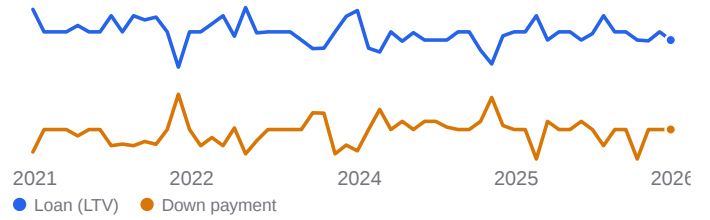


Median annualized return at resale

+5.2%

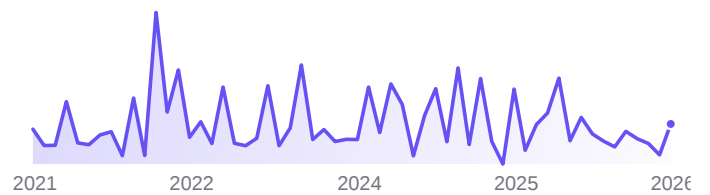


Financing (share of purchase price) Loan (LTV) 75% · Down payment 20%



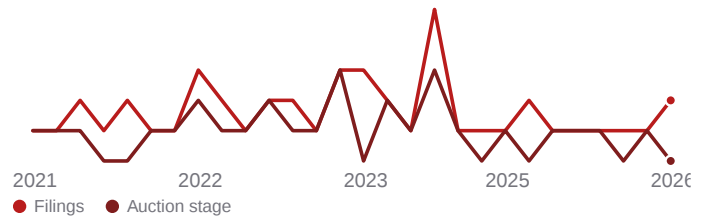
Typical hold before selling

8.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	1,981
Median value (AVM)	\$546K
Median size	1,765 ft²
Median year built	1976
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.1%
Owner occupied	56%
Company owned	7.2%
Median loan-to-value	49%
Typical ownership tenure	12.4 yrs

COMMUNITY

Population	6,518
Density	924 / mi²
Median household income	\$131K
Average household income	\$145K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	87
Homes occupied	96%
Bachelor's or higher	36%
Poverty rate	3.2%
Unemployment	0.9%
Average temp	51°F
Annual precip	49 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.