

Dayton 08810

ZIP code · NJ · New Jersey > Middlesex County > Dayton

BALANCED MARKET

\$572K

MEDIAN SALE PRICE

+6.7%

1-YR CHANGE

71

SALES (12 MO)

\$626K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



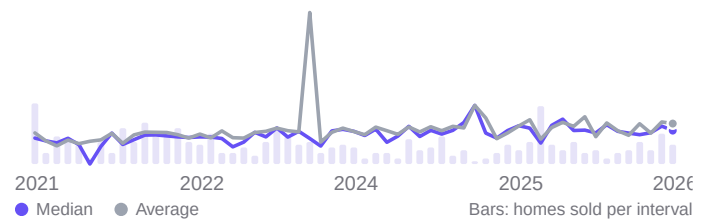
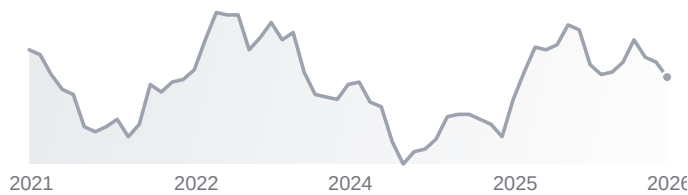
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$560K · Average \$662K

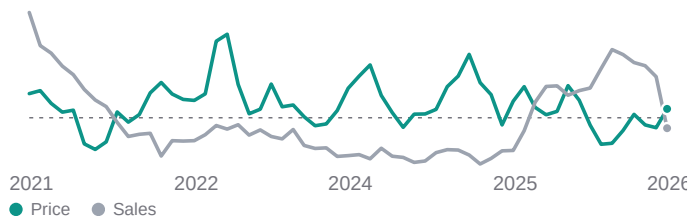


Growth (year over year)

Price +6.7% · Sales -7.8%

Price per square foot

\$354/ft²

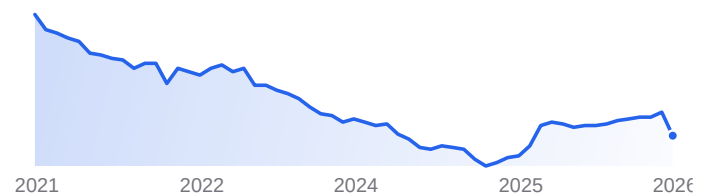
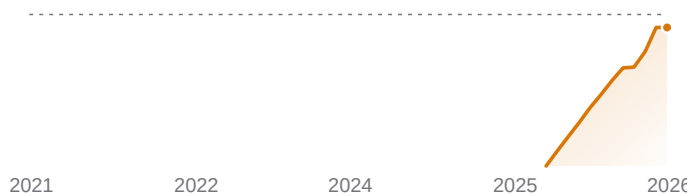


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

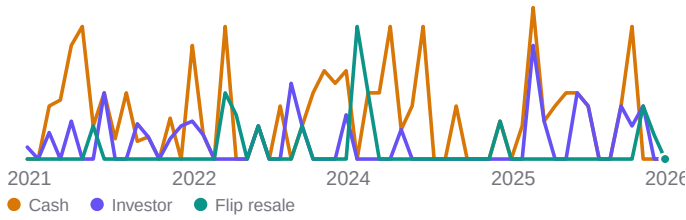
2.7%



BUYERS & OUTCOMES

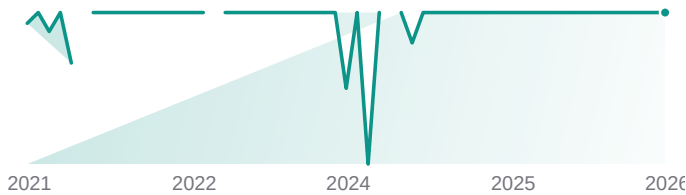
Buyer mix

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



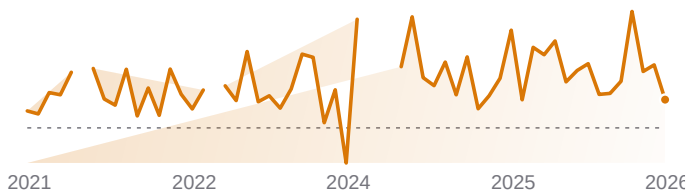
Sellers who sold at a gain

100%

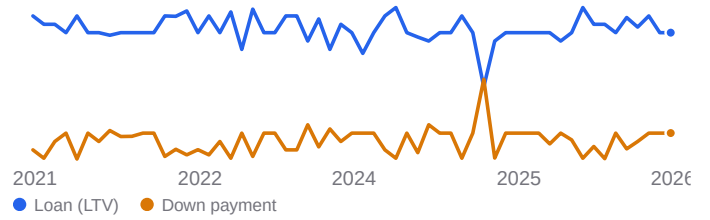


Median annualized return at resale

+2.4%

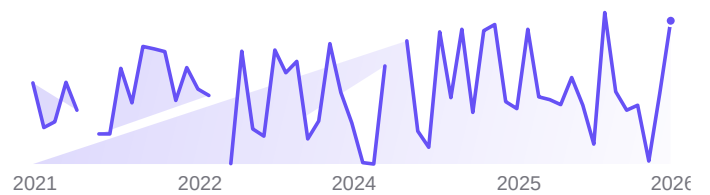


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



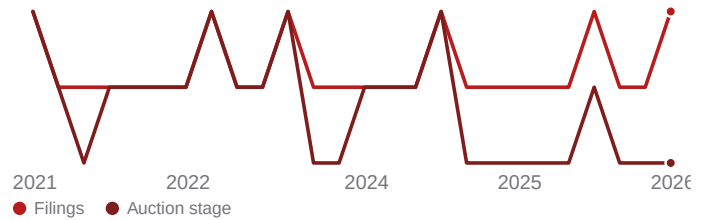
Typical hold before selling

20.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	2,642
Median value (AVM)	\$626K
Median size	1,765 ft²
Median bedrooms	1
Median year built	1986
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.7%
Owner occupied	80%
Company owned	11%
Median loan-to-value	45%
Typical ownership tenure	19.5 yrs

COMMUNITY

Population	9,261
Density	1,219 / mi²
Median household income	\$144K
Average household income	\$177K
Crime index (US avg 100)	16
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	91
Homes occupied	98%
Bachelor's or higher	39%
Poverty rate	1.3%
Unemployment	1.6%
Average temp	52°F
Annual precip	49 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.