

Dunellen 08812

ZIP code · NJ · New Jersey > Somerset County > Dunellen

SELLER'S MARKET

\$572K

MEDIAN SALE PRICE

+0.0%

1-YR CHANGE

175

SALES (12 MO)

\$563K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100



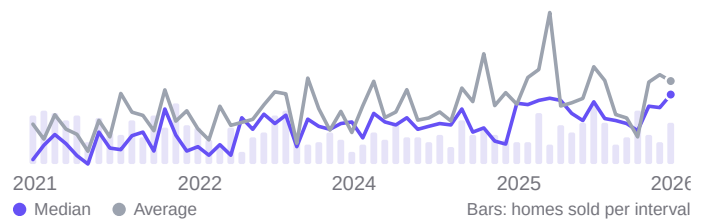
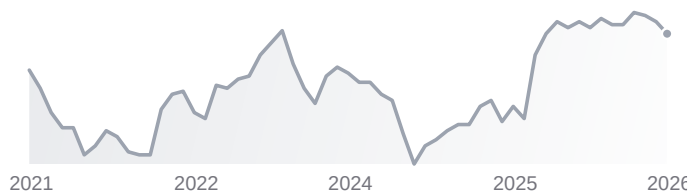
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$600K · Average \$647K

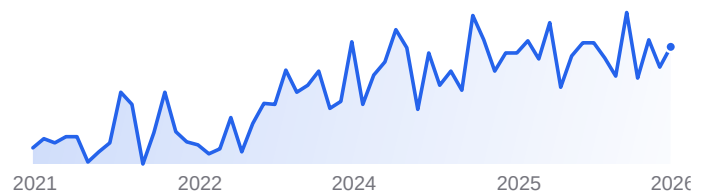
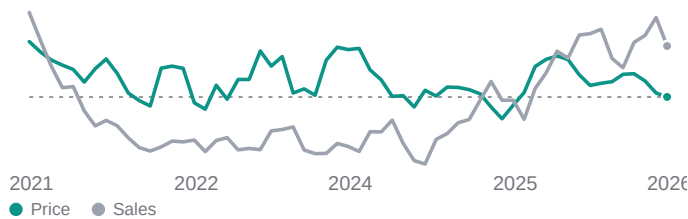


Growth (year over year)

Price +0.0% · Sales +21.5%

Price per square foot

\$343/ft²

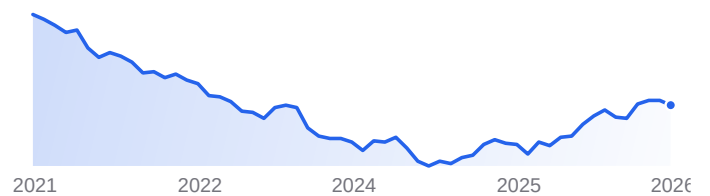
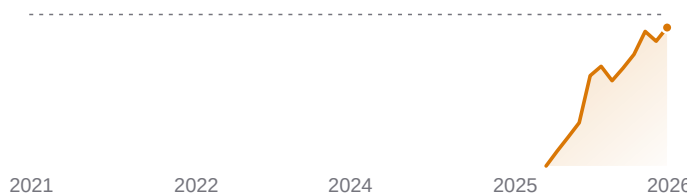


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

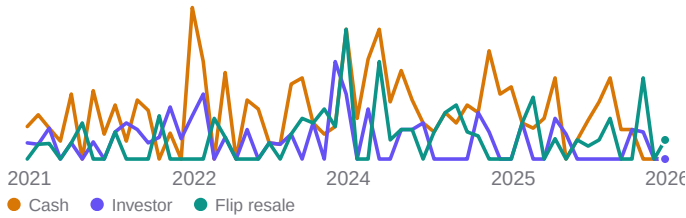
4.2%



BUYERS & OUTCOMES

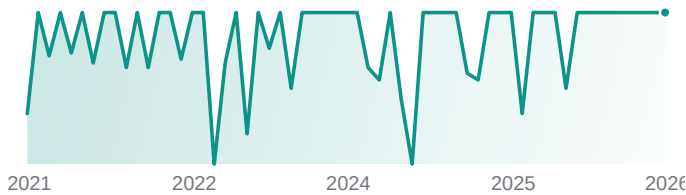
Buyer mix

Cash 0% · Investor 0% · Flip resale 5.9%



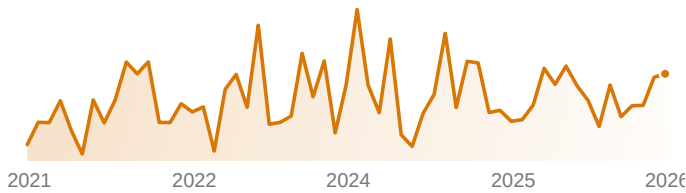
Sellers who sold at a gain

100%

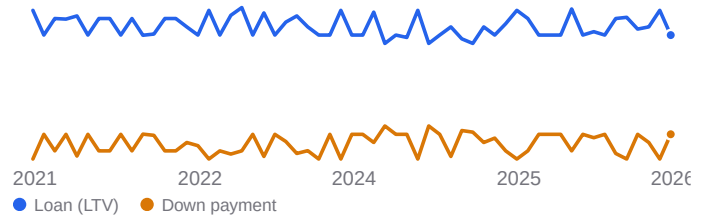


Median annualized return at resale

+7.1%

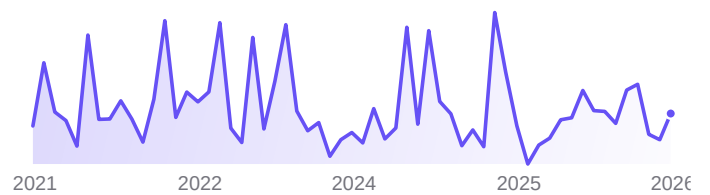


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



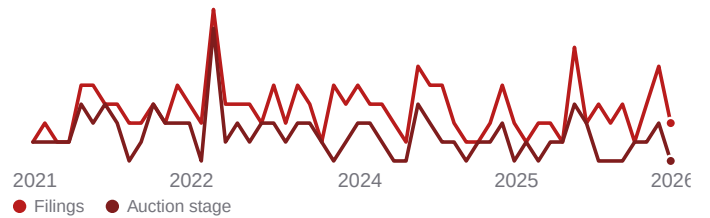
Typical hold before selling

7.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	4,191
Median value (AVM)	\$563K
Median size	1,728 ft²
Median bedrooms	2
Median year built	1956
Single family	95%
Condos	4.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	0.9%
Owner occupied	84%
Company owned	8.4%
Median loan-to-value	50%

Typical ownership tenure

16.0 yrs

COMMUNITY

Population	15,513
Density	2,931 / mi²
Median household income	\$124K
Average household income	\$147K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	102
Homes occupied	97%
Bachelor's or higher	29%
Poverty rate	13.1%
Unemployment	1.7%
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.