

East Brunswick 08816

ZIP code · NJ · New Jersey > Middlesex County

BALANCED MARKET

\$602K

MEDIAN SALE PRICE

-2.0%

1-YR CHANGE

524

SALES (12 MO)

\$628K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



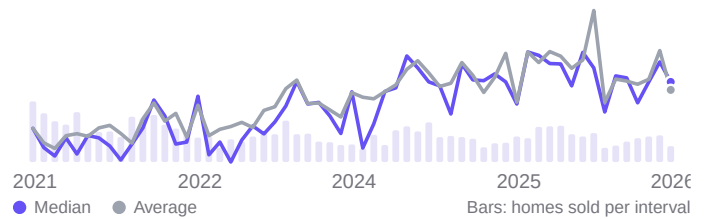
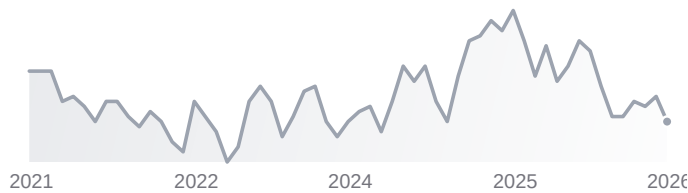
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$585K · Average \$565K

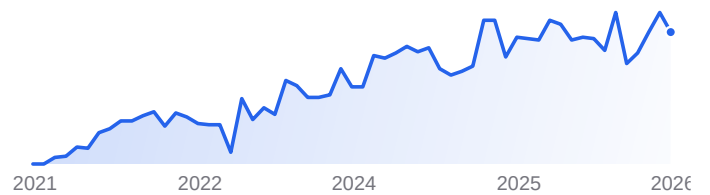
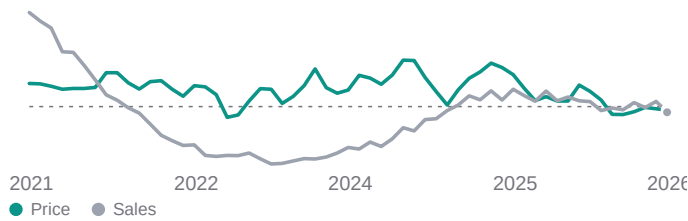


Growth (year over year)

Price -2.0% · Sales -3.1%

Price per square foot

\$345/ft²

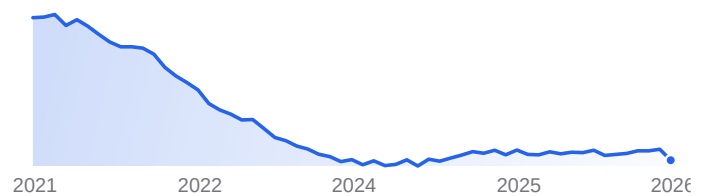
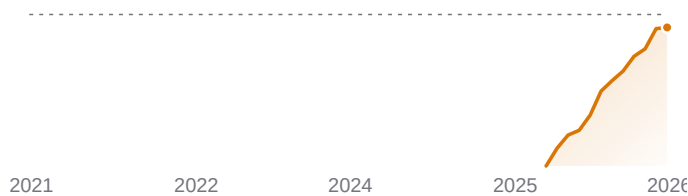


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

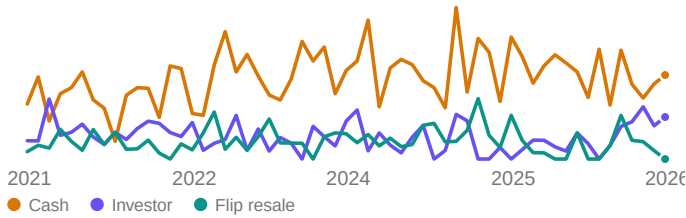
3.3%



BUYERS & OUTCOMES

Buyer mix

Cash 21% · Investor 11% · Flip resale 0%



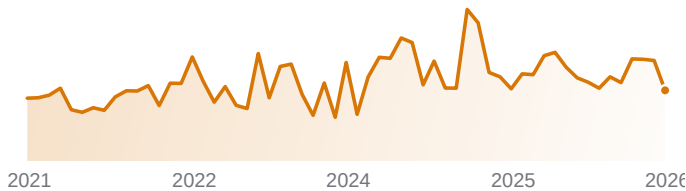
Sellers who sold at a gain

100%

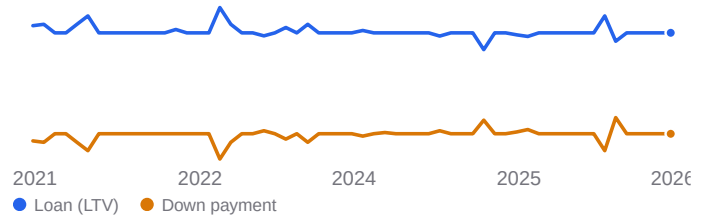


Median annualized return at resale

+4.2%

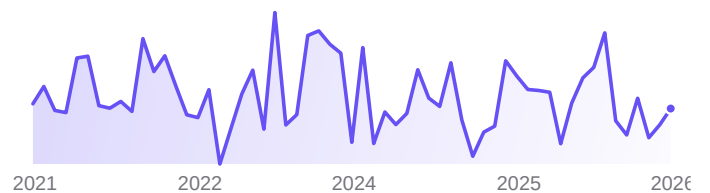


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



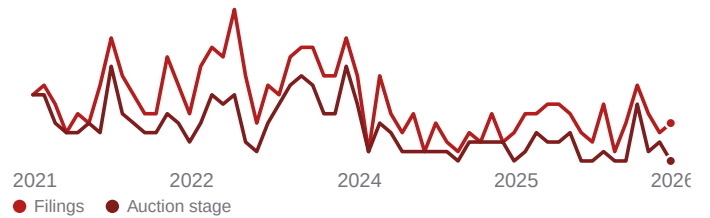
Typical hold before selling

8.6 yrs



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	16,114
Median value (AVM)	\$628K
Median size	1,728 ft²
Median bedrooms	2
Median year built	1971
Single family	98%
Condos	2.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	0.7%
Owner occupied	87%
Company owned	6.6%
Median loan-to-value	46%

Typical ownership tenure

17.6 yrs

COMMUNITY

Population	50,008
Density	2,248 / mi²
Median household income	\$134K
Average household income	\$158K
Crime index (US avg 100)	53
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	98
Homes occupied	96%
Bachelor's or higher	31%
Poverty rate	4.1%
Unemployment	1.5%
Average temp	53°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.