

Edison 08817

ZIP code · NJ · New Jersey > Middlesex County

BALANCED MARKET

\$511K

MEDIAN SALE PRICE

-0.4%

1-YR CHANGE

322

SALES (12 MO)

\$549K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



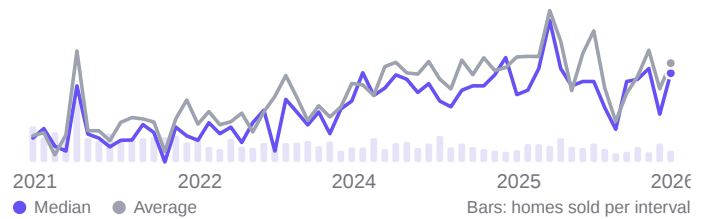
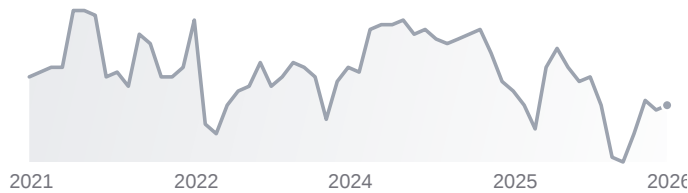
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$539K · Average \$562K

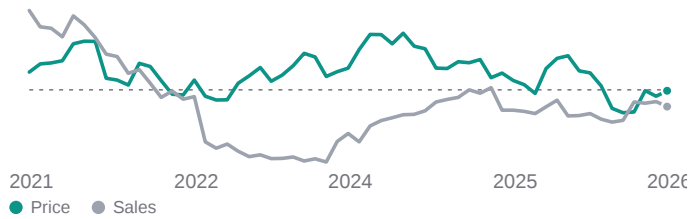


Growth (year over year)

Price -0.4% · Sales -7.7%

Price per square foot

\$418/ft²

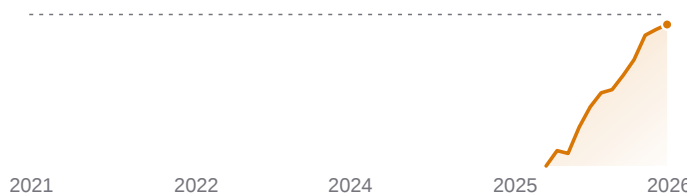


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

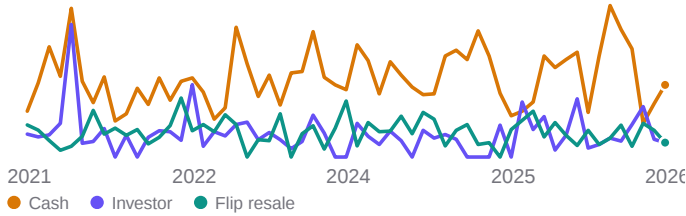
2.9%



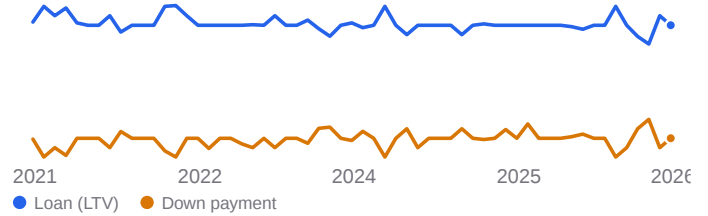
BUYERS & OUTCOMES

Buyer mix

Cash 24% · Investor 4.8% · Flip resale 4.8%

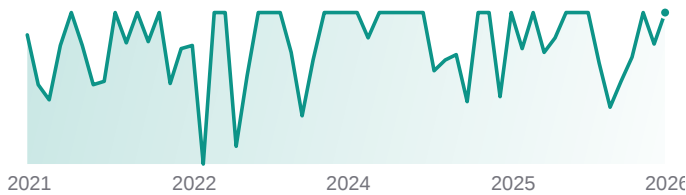


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



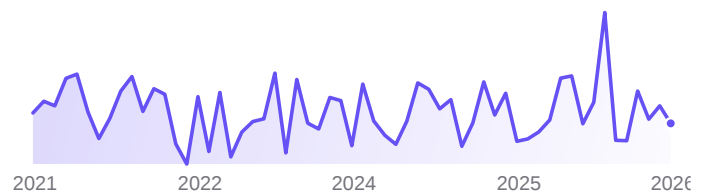
Sellers who sold at a gain

100%



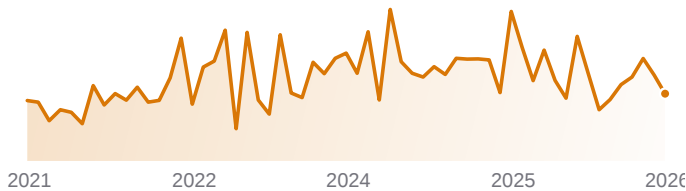
Typical hold before selling

5.4 yrs



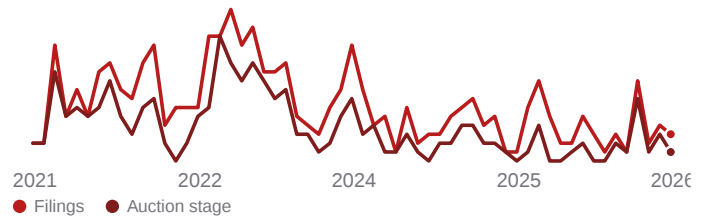
Median annualized return at resale

+5.2%



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	10,930
Median value (AVM)	\$549K
Median size	1,320 ft²
Median bedrooms	1
Median year built	1959
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	0.9%
Owner occupied	81%
Company owned	8.2%
Median loan-to-value	43%
Typical ownership tenure	18.3 yrs

COMMUNITY

Population	47,582
Density	4,526 / mi²
Median household income	\$102K
Average household income	\$124K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	104
Homes occupied	96%
Bachelor's or higher	29%
Poverty rate	6.7%
Unemployment	1.6%
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.