

Edison 08820

ZIP code · NJ · New Jersey > Middlesex County

BUYER'S MARKET

\$760K

MEDIAN SALE PRICE

-2.9%

1-YR CHANGE

291

SALES (12 MO)

\$857K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



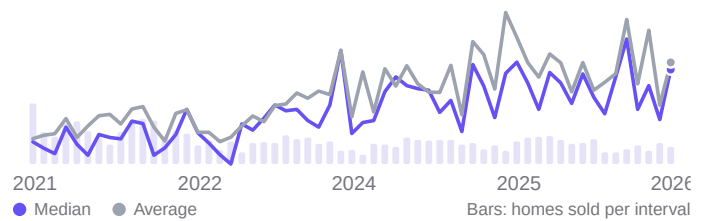
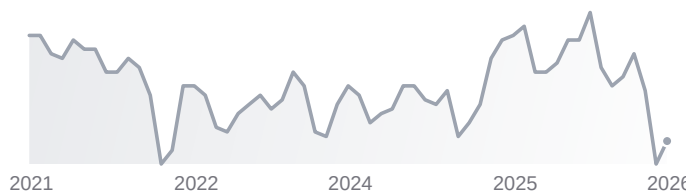
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$835K · Average \$859K

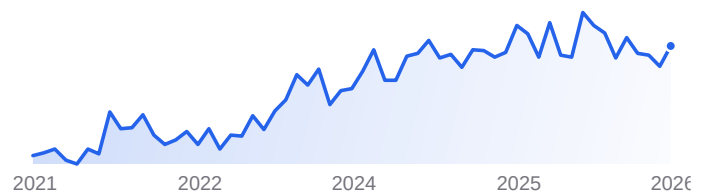
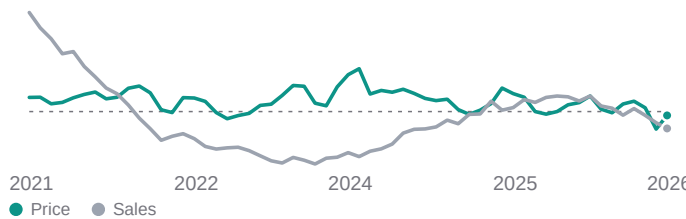


Growth (year over year)

Price -2.9% · Sales -12.6%

Price per square foot

\$401/ft²

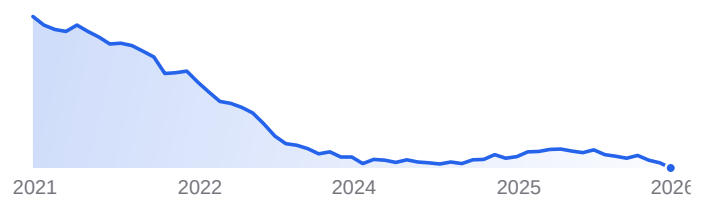
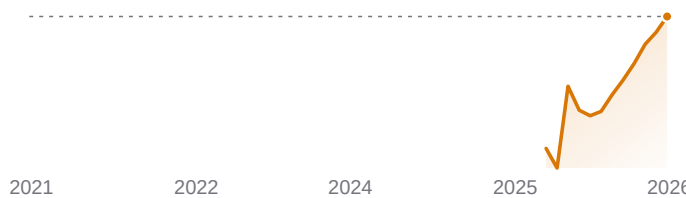


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

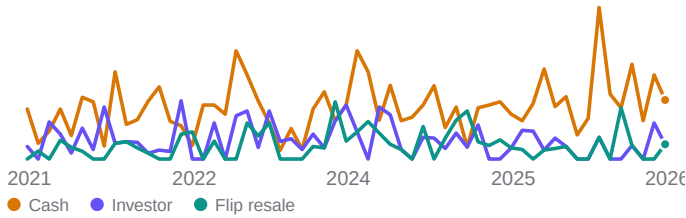
2.6%



BUYERS & OUTCOMES

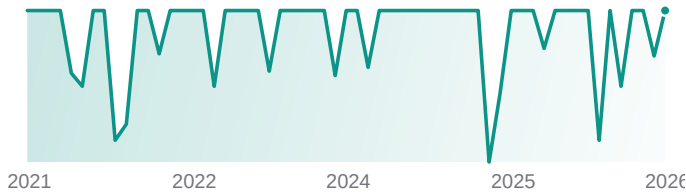
Buyer mix

Cash 18% · Investor 4.5% · Flip resale 4.5%



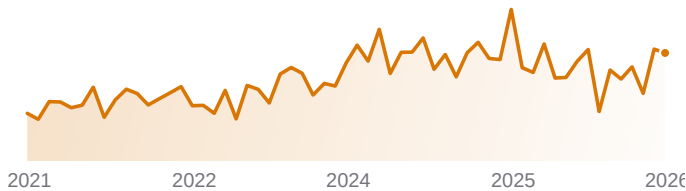
Sellers who sold at a gain

100%

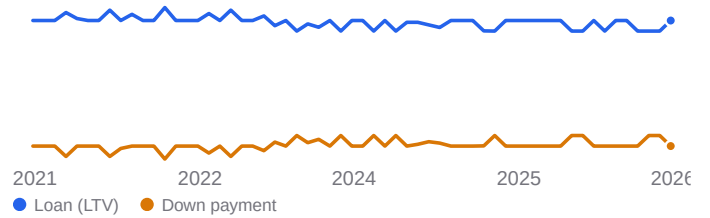


Median annualized return at resale

+5.7%

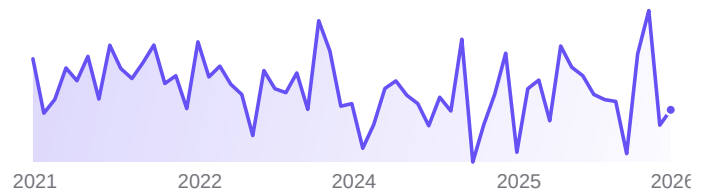


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



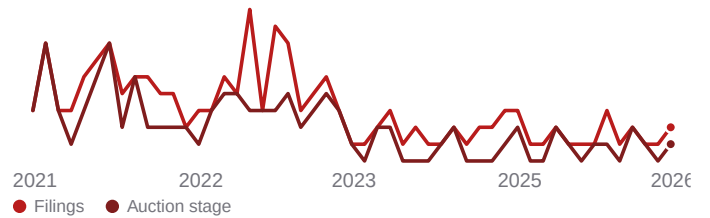
Typical hold before selling

8.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	11,333
Median value (AVM)	\$857K
Median size	1,974 ft²
Median bedrooms	3
Median year built	1982
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.0%
Owner occupied	90%
Company owned	4.4%
Median loan-to-value	45%
Typical ownership tenure	18.3 yrs

COMMUNITY

Population	43,277
Density	4,188 / mi²
Median household income	\$145K
Average household income	\$170K
Crime index (US avg 100)	47
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	108
Homes occupied	97%
Bachelor's or higher	34%
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.