

# Flemington 08822

ZIP code · NJ · New Jersey > Hunterdon County > Flemington

BALANCED MARKET

**\$540K**

MEDIAN SALE PRICE

**+9.9%**

1-YR CHANGE

**332**

SALES (12 MO)

**\$632K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



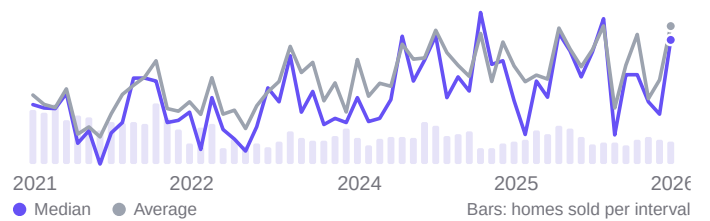
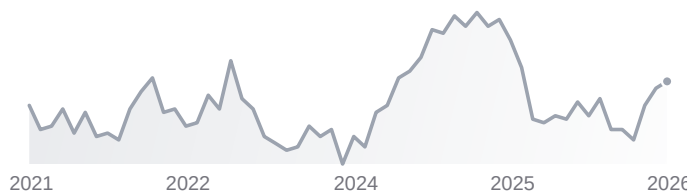
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$649K · Average \$682K

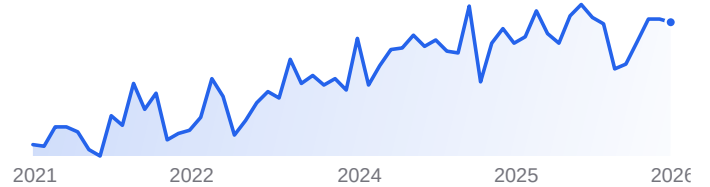
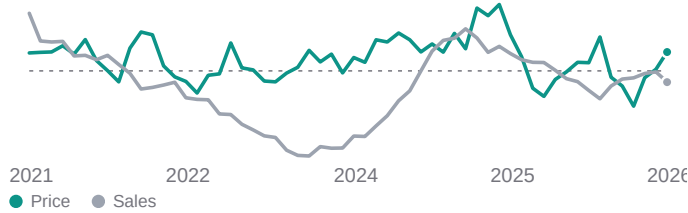


Growth (year over year)

Price +9.9% · Sales -5.9%

Price per square foot

\$298/ft²

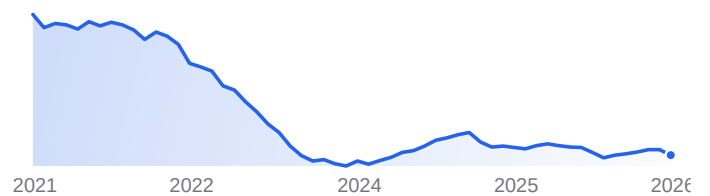
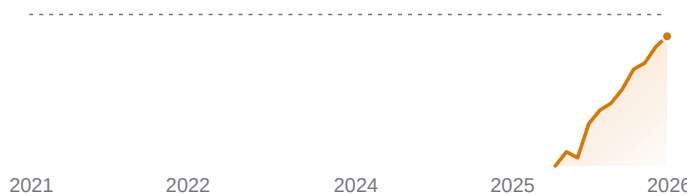


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

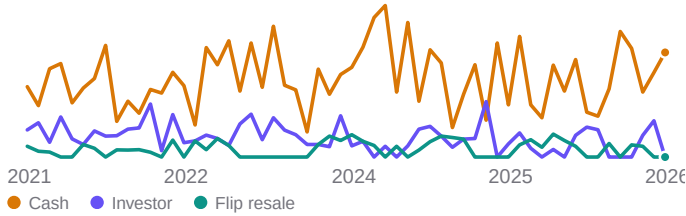
3.2%



## BUYERS & OUTCOMES

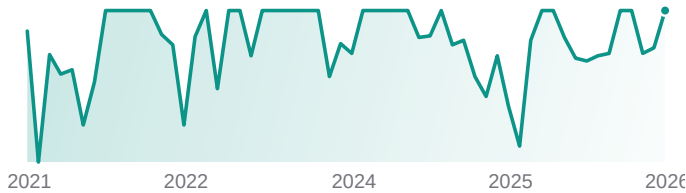
### Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



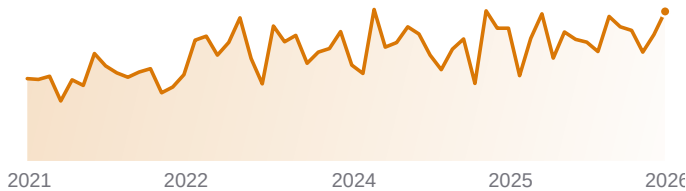
### Sellers who sold at a gain

100%

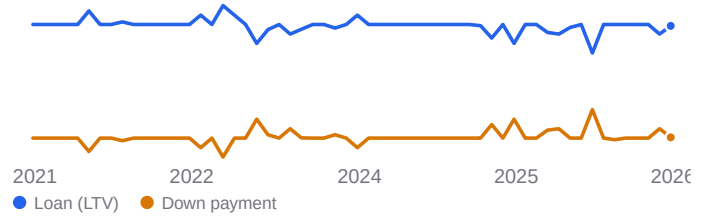


### Median annualized return at resale

+5.8%

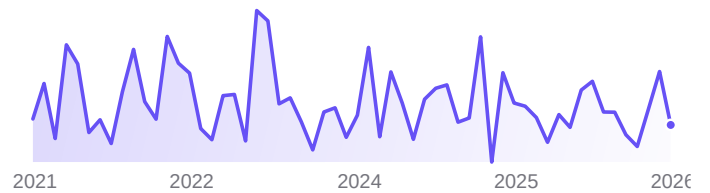


### Financing (share of purchase price) Loan (LTV) 79% · Down payment 20%



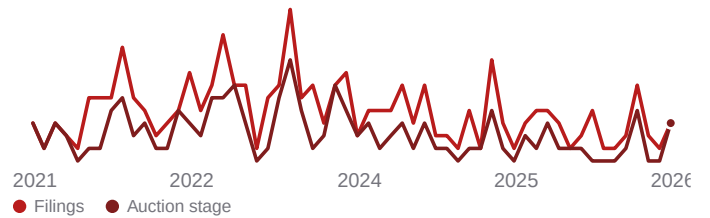
### Typical hold before selling

8.1 yrs



### Preforeclosure filings

Filings 3 · Auction stage 3



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 10,320    |
| Median value (AVM) | \$632K    |
| Median size        | 2,088 ft² |
| Median bedrooms    | 2         |
| Median year built  | 1986      |
| Single family      | 88%       |
| Condos             | 11%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 59%  |
| Underwater (LTV 125% or more) | 0.6% |
| Owner occupied                | 87%  |
| Company owned                 | 6.5% |
| Median loan-to-value          | 45%  |

Typical ownership tenure

**13.5 yrs**

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>31,940</b>    |
| Density                          | <b>505 / mi²</b> |
| Median household income          | <b>\$144K</b>    |
| Average household income         | <b>\$180K</b>    |
| Crime index (US avg 100)         | <b>67</b>        |
| Air pollution index (US avg 100) | <b>96</b>        |
| Earthquake index (US avg 100)    | <b>92</b>        |
| Homes occupied                   | <b>97%</b>       |
| Bachelor's or higher             | <b>36%</b>       |
| Poverty rate                     | <b>3.7%</b>      |
| Unemployment                     | <b>1.2%</b>      |
| Average temp                     | <b>52°F</b>      |
| Annual precip                    | <b>49 in</b>     |
| Sunshine                         | <b>56%</b>       |

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.