

Kendall Park 08824

ZIP code · NJ · New Jersey > Middlesex County > Kendall Park

SELLER'S MARKET

\$770K

MEDIAN SALE PRICE

+10.3%

1-YR CHANGE

113

SALES (12 MO)

\$728K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

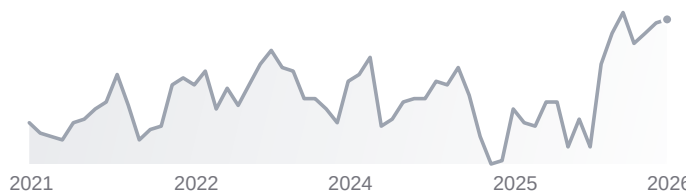
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

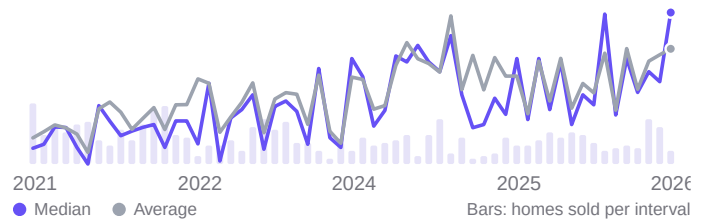
Market temperature (0–100)

69 / 100



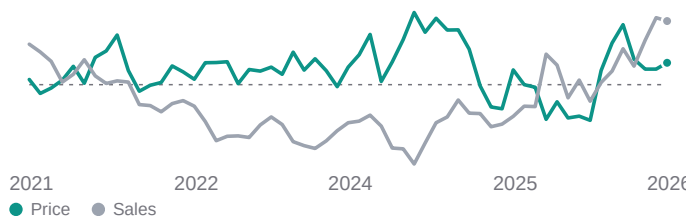
Sale prices

Median \$900K · Average \$790K



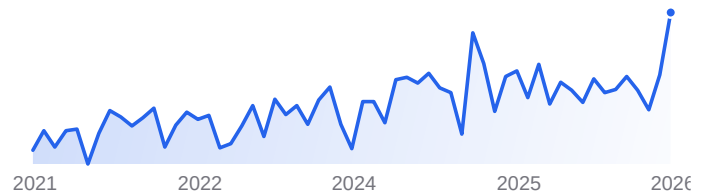
Growth (year over year)

Price +10.3% · Sales +29.9%



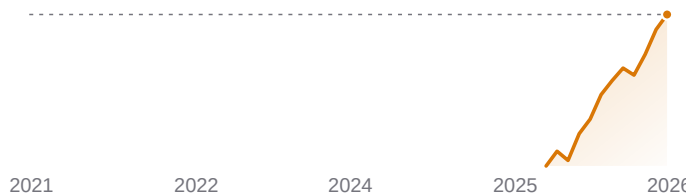
Price per square foot

\$427/ft²



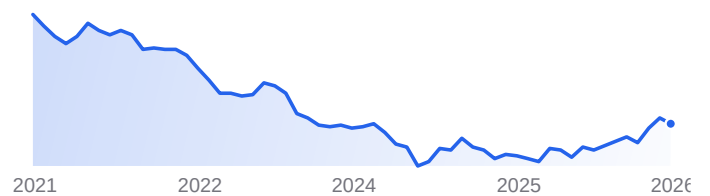
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

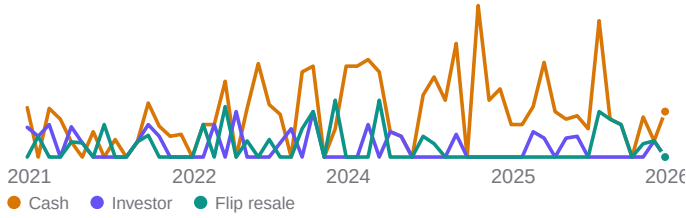
2.8%



BUYERS & OUTCOMES

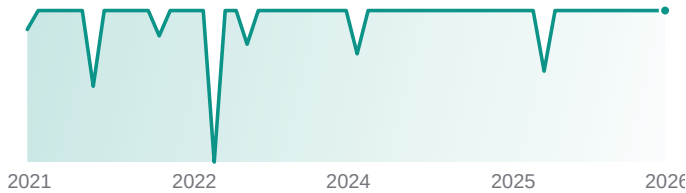
Buyer mix

Cash 20% · Investor 0% · Flip resale 0%



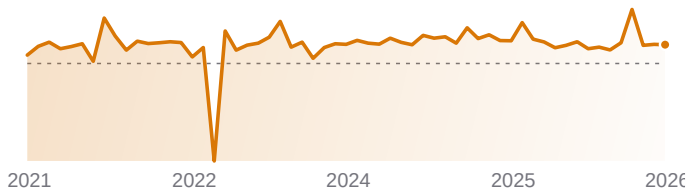
Sellers who sold at a gain

100%

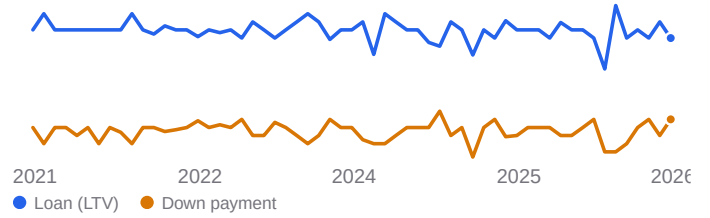


Median annualized return at resale

+3.5%

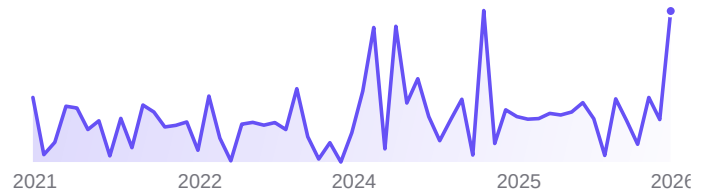


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



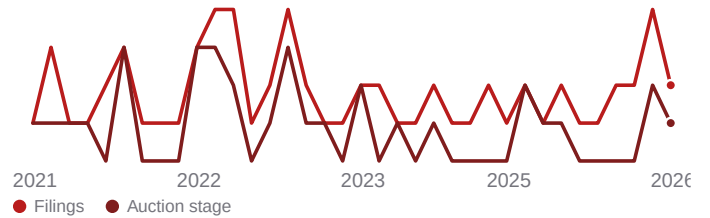
Typical hold before selling

32.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	4,102
Median value (AVM)	\$728K
Median size	2,059 ft²
Median bedrooms	3
Median year built	1973
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	0.6%
Owner occupied	92%
Company owned	6.0%
Median loan-to-value	46%
Typical ownership tenure	19.5 yrs

COMMUNITY

Population	13,428
Density	2,735 / mi²
Median household income	\$159K
Average household income	\$191K
Crime index (US avg 100)	38
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	92
Homes occupied	98%
Bachelor's or higher	35%
Poverty rate	4.8%
Unemployment	1.5%
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.