

Glen Gardner 08826

ZIP code · NJ · New Jersey > Hunterdon County > Glen Gardner

SELLER'S MARKET

\$498K

MEDIAN SALE PRICE

+29.4%

1-YR CHANGE

76

SALES (12 MO)

\$535K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

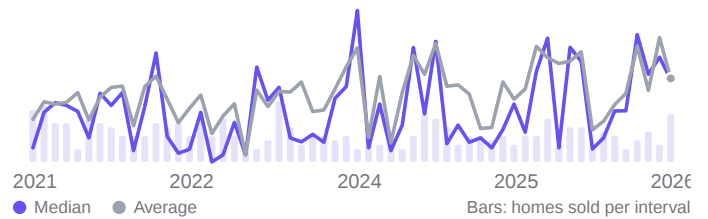
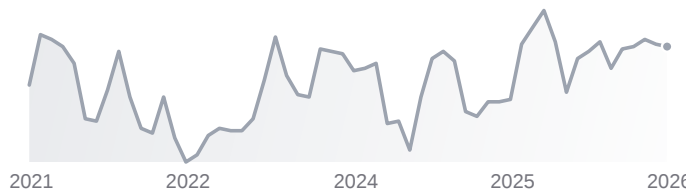
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

69 / 100

Sale prices

Median \$465K · Average \$470K

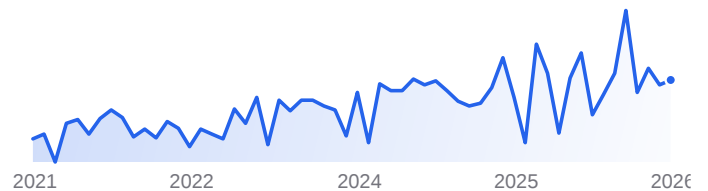
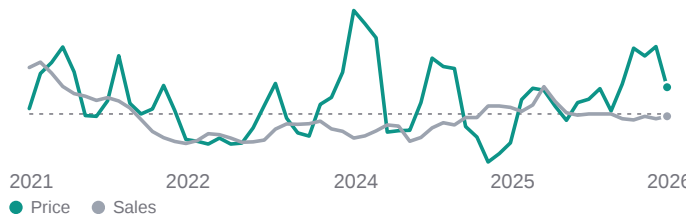


Growth (year over year)

Price +29.4% · Sales -2.6%

Price per square foot

\$250/ft²

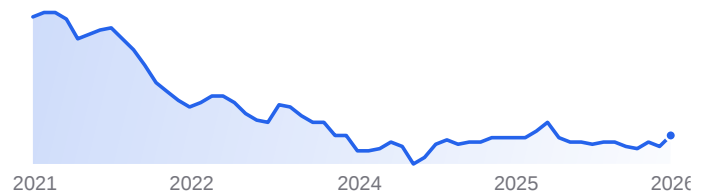
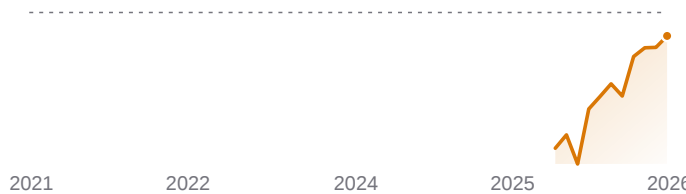


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

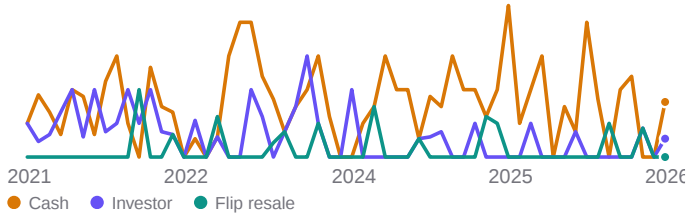
4.0%



BUYERS & OUTCOMES

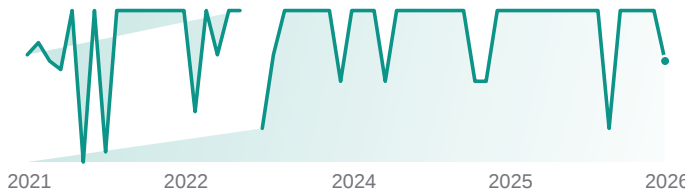
Buyer mix

Cash 27% · Investor 9.1% · Flip resale 0%



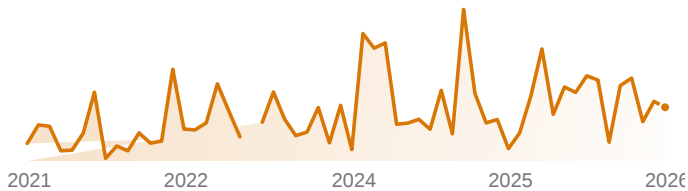
Sellers who sold at a gain

86%

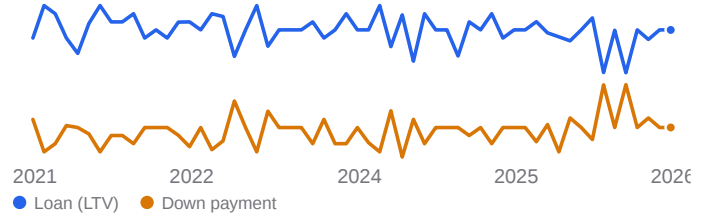


Median annualized return at resale

+4.6%

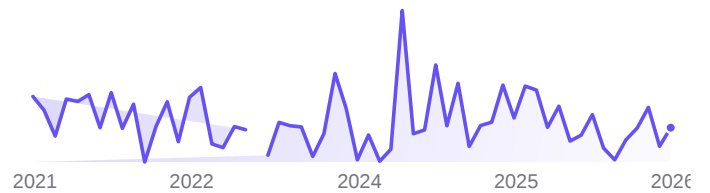


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



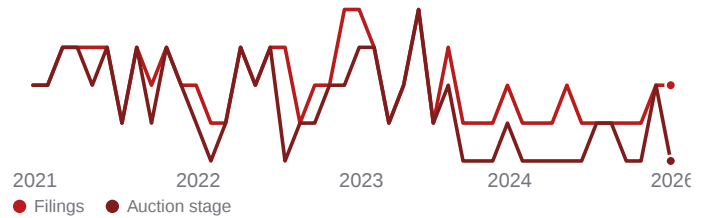
Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	1,881
Median value (AVM)	\$535K
Median size	1,856 ft²
Median year built	1980
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.0%
Owner occupied	83%
Company owned	6.4%
Median loan-to-value	47%
Typical ownership tenure	16.2 yrs

COMMUNITY

Population	6,026
Density	274 / mi²
Median household income	\$124K
Average household income	\$145K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	87
Homes occupied	95%
Bachelor's or higher	25%
Poverty rate	6.3%
Unemployment	1.2%
Average temp	50°F
Annual precip	52 in
Sunshine	56%

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.