

Iselin 08830

ZIP code · NJ · New Jersey > Middlesex County > Iselin

BUYER'S MARKET

\$508K

MEDIAN SALE PRICE

-9.0%

1-YR CHANGE

129

SALES (12 MO)

\$536K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



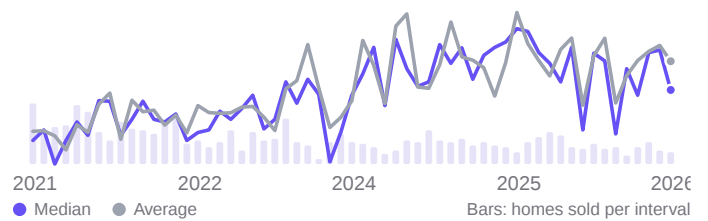
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

32 / 100

Sale prices

Median \$460K · Average \$514K

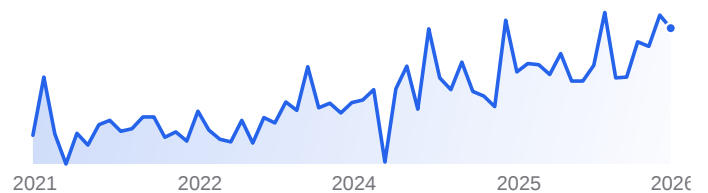
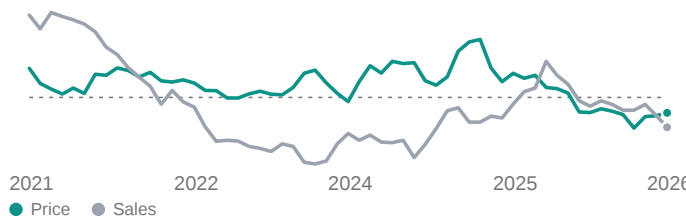


Growth (year over year)

Price -9.0% · Sales -17.3%

Price per square foot

\$461/ft²

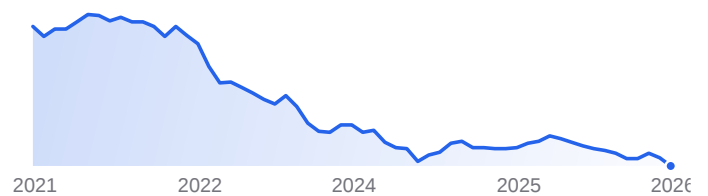
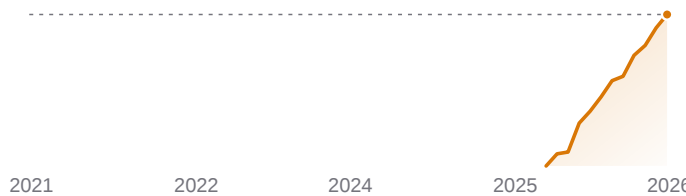


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

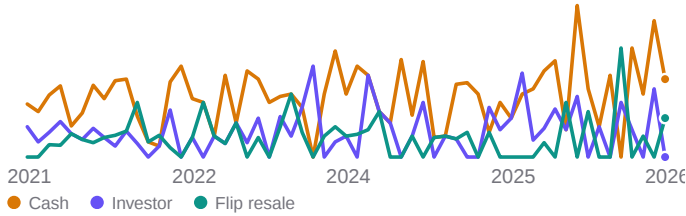
2.7%



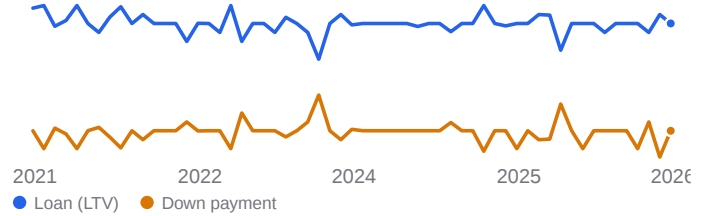
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 0% · Flip resale 14%

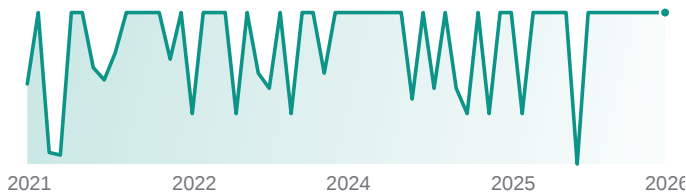


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



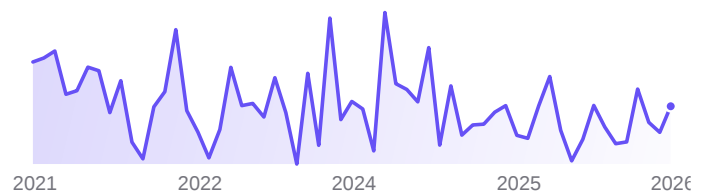
Sellers who sold at a gain

100%



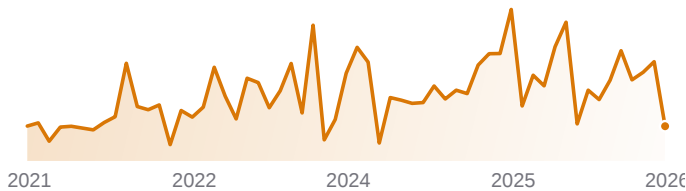
Typical hold before selling

7.1 yrs



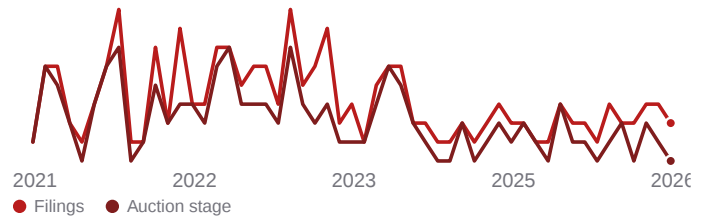
Median annualized return at resale

+3.0%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	4,826
Median value (AVM)	\$536K
Median size	1,254 ft²
Median year built	1950
Single family	88%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	0.9%
Owner occupied	84%
Company owned	8.5%
Median loan-to-value	47%
Typical ownership tenure	18.3 yrs

COMMUNITY

Population	21,263
Density	6,830 / mi²
Median household income	\$115K
Average household income	\$136K
Crime index (US avg 100)	63
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	103
Homes occupied	96%
Bachelor's or higher	26%
Poverty rate	4.5%
Unemployment	1.4%
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.