

Monroe Township 08831

ZIP code · NJ · New Jersey > Middlesex County

BALANCED MARKET

\$557K

MEDIAN SALE PRICE

+4.2%

1-YR CHANGE

962

SALES (12 MO)

\$655K

MEDIAN VALUE (AVM)

Market temperature

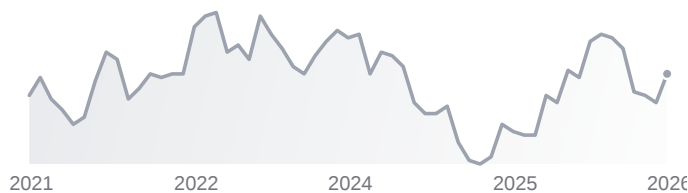
Balanced market · 56 / 100



MARKET TRENDS (5 YEARS)

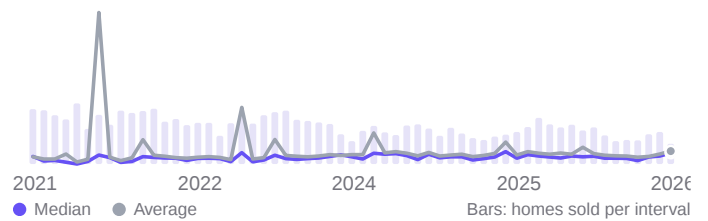
Market temperature (0–100)

56 / 100



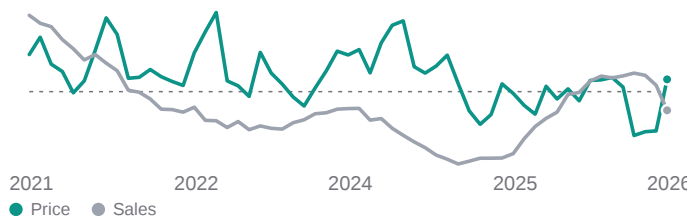
Sale prices

Median \$615K · Average \$665K



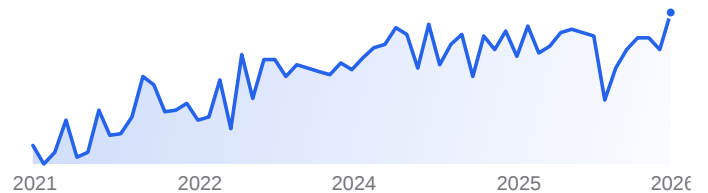
Growth (year over year)

Price +4.2% · Sales -6.4%



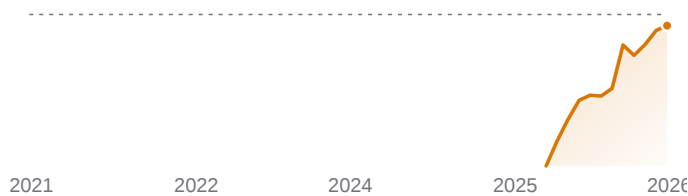
Price per square foot

\$308/ft²



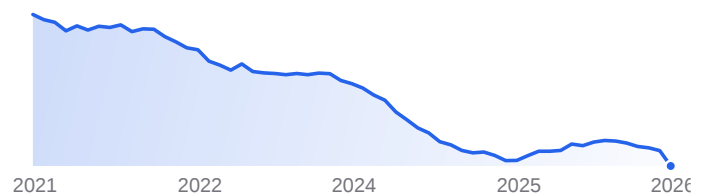
Sale premium vs estimated value

-0.4%



Annual turnover (share of homes sold)

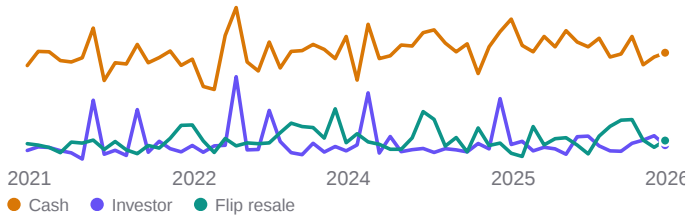
4.0%



BUYERS & OUTCOMES

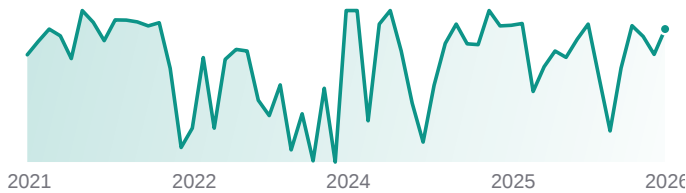
Buyer mix

Cash 43% · Investor 5.7% · Flip resale 7.5%



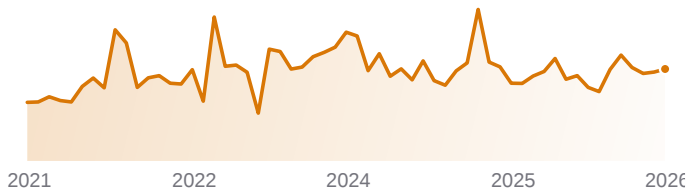
Sellers who sold at a gain

97%

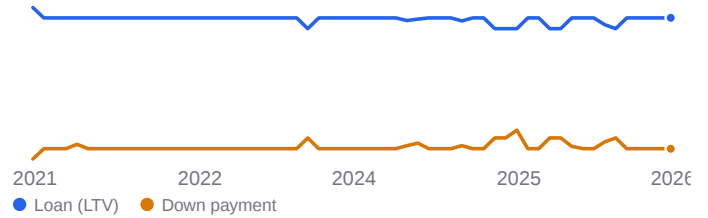


Median annualized return at resale

+6.4%

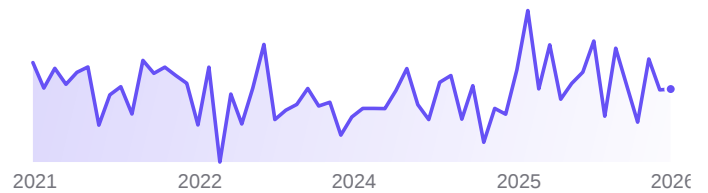


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



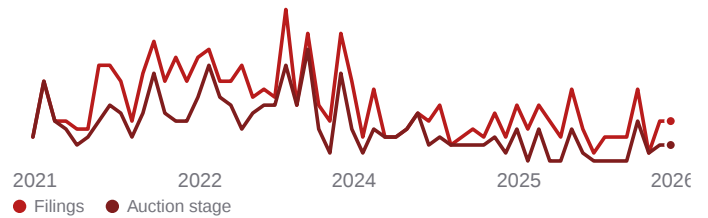
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 5 · Auction stage 2



HOUSING STOCK

Homes	24,017
Median value (AVM)	\$655K
Median size	1,972 ft²
Median bedrooms	5
Median year built	1996
Single family	98%
Condos	1.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	0.9%
Owner occupied	85%
Company owned	11%
Median loan-to-value	36%

Typical ownership tenure

10.8 yrs

COMMUNITY

Population	58,546
Density	1,176 / mi²
Median household income	\$117K
Average household income	\$147K
Crime index (US avg 100)	58
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	90
Homes occupied	95%
Bachelor's or higher	30%
Poverty rate	4.1%
Unemployment	1.3%
Average temp	53°F
Annual precip	48 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.