

Manville 08835

ZIP code · NJ · New Jersey > Somerset County > Manville

SELLER'S MARKET

\$453K

MEDIAN SALE PRICE

+2.2%

1-YR CHANGE

143

SALES (12 MO)

\$455K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100



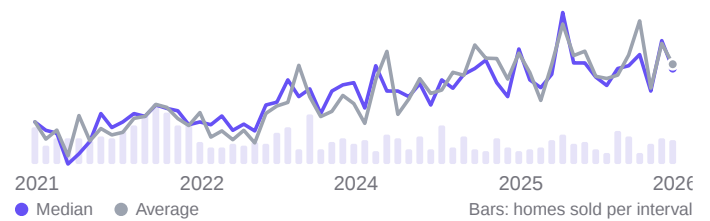
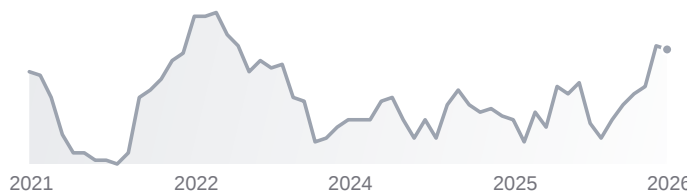
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$450K · Average \$458K

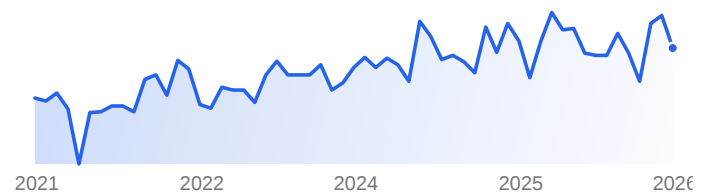
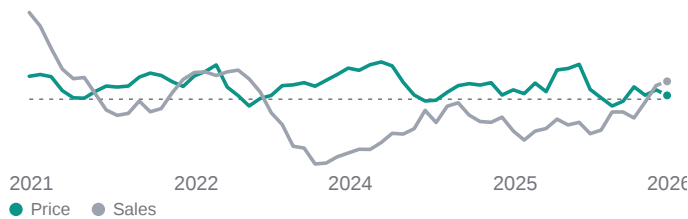


Growth (year over year)

Price +2.2% · Sales +10.0%

Price per square foot

\$327/ft²



Sale premium vs estimated value

+3.2%

Annual turnover (share of homes sold)

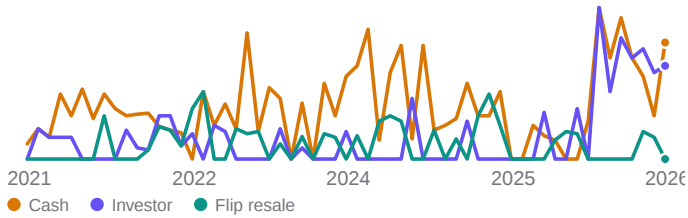
4.5%



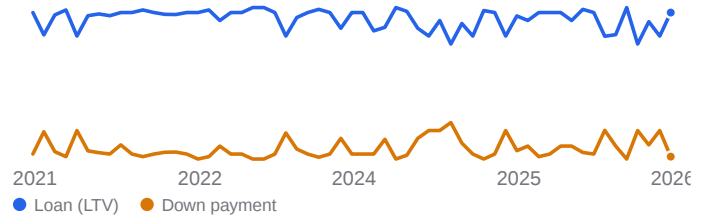
BUYERS & OUTCOMES

Buyer mix

Cash 38% · Investor 31% · Flip resale 0%

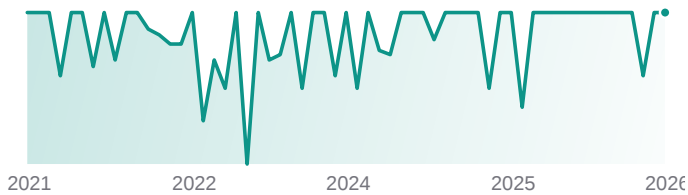


Financing (share of purchase price) Loan (LTV) 95% · Down payment 3.3%



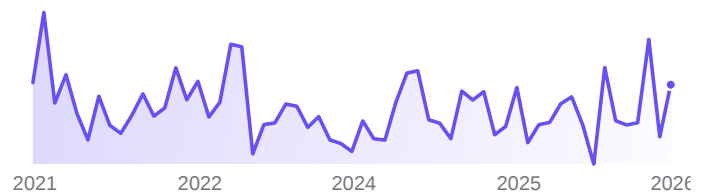
Sellers who sold at a gain

100%



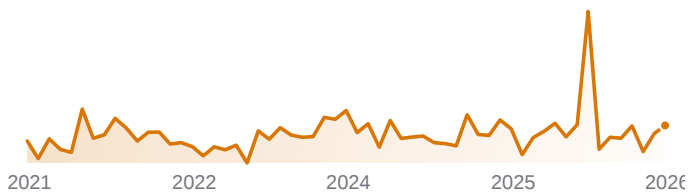
Typical hold before selling

7.9 yrs



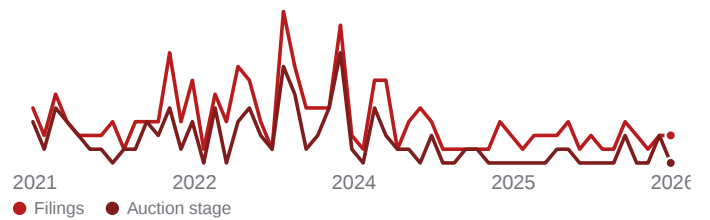
Median annualized return at resale

+9.8%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	3,173
Median value (AVM)	\$455K
Median size	1,312 ft²
Median year built	1955
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	0.5%
Owner occupied	80%
Company owned	8.2%
Median loan-to-value	38%
Typical ownership tenure	11.8 yrs

COMMUNITY

Population	11,415
Density	4,656 / mi²
Median household income	\$99K
Average household income	\$123K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	92
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	11.3%
Unemployment	1.3%
Average temp	52°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.