

Edison 08837

ZIP code · NJ · New Jersey › Middlesex County

BALANCED MARKET

\$382K

MEDIAN SALE PRICE

-17.1%

1-YR CHANGE

110

SALES (12 MO)

\$573K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



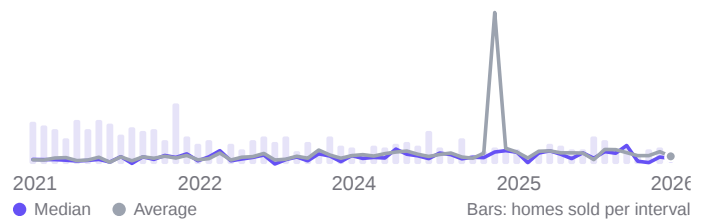
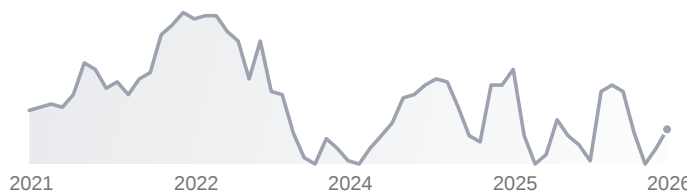
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$400K · Average \$452K

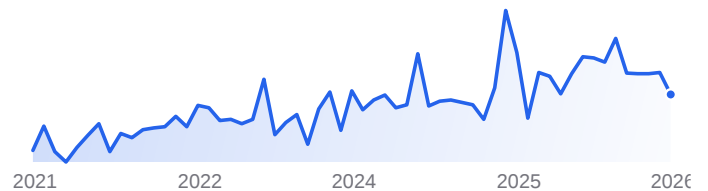
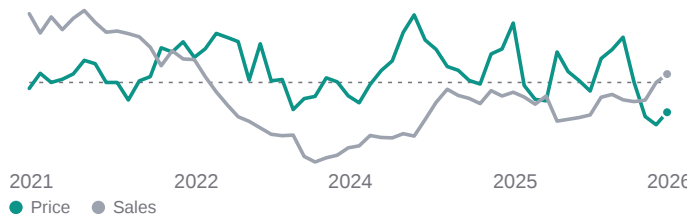


Growth (year over year)

Price -17.1% · Sales +4.8%

Price per square foot

\$348/ft²

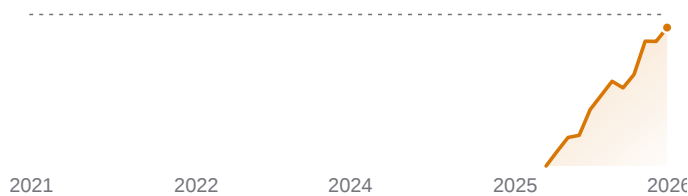


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

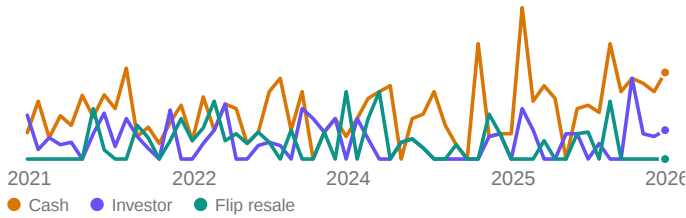
2.9%



BUYERS & OUTCOMES

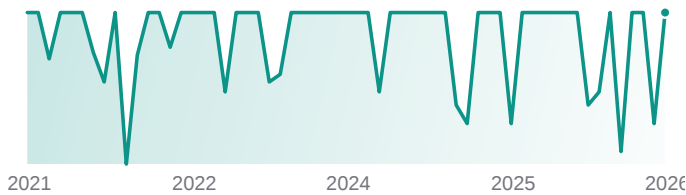
Buyer mix

Cash 43% · Investor 14% · Flip resale 0%



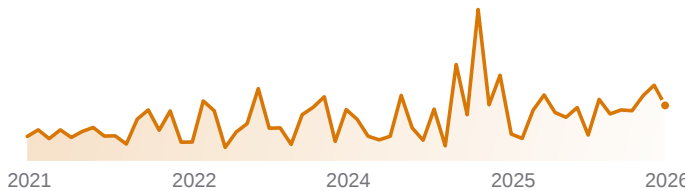
Sellers who sold at a gain

100%

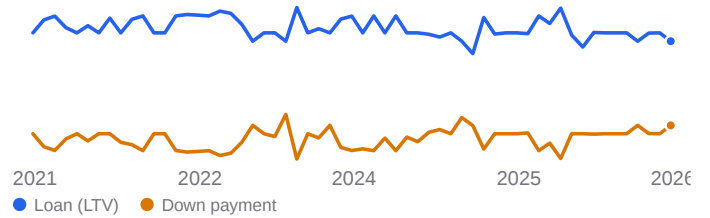


Median annualized return at resale

+7.0%

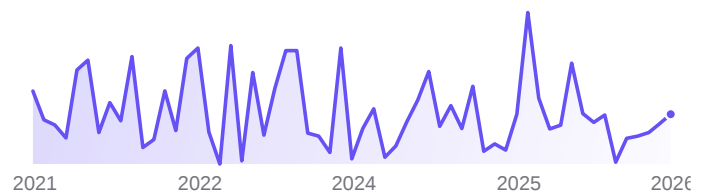


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



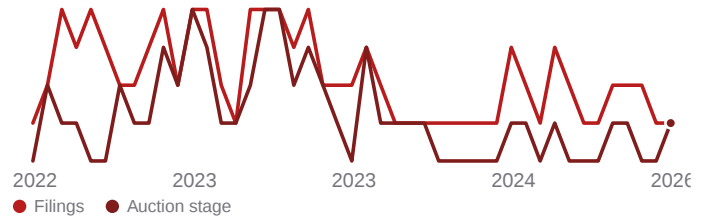
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,802
Median value (AVM)	\$573K
Median size	1,302 ft²
Median bedrooms	2
Median year built	1961
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0.6%
Owner occupied	82%
Company owned	9.3%
Median loan-to-value	44%
Typical ownership tenure	17.0 yrs

COMMUNITY

Population	19,280
Density	1,979 / mi ²
Median household income	\$96K
Average household income	\$120K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	106
Homes occupied	96%
Bachelor's or higher	27%
Poverty rate	6.2%
Unemployment	1.6%
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.