

Hillsborough 08844

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

BALANCED MARKET

\$619K

MEDIAN SALE PRICE

-2.4%

1-YR CHANGE

459

SALES (12 MO)

\$730K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



MARKET TRENDS (5 YEARS)

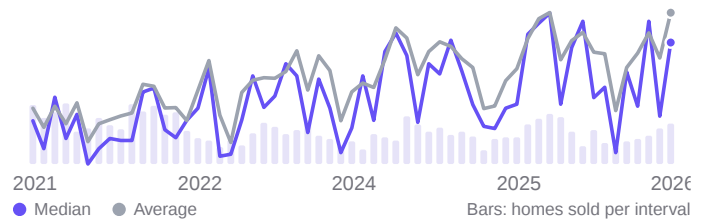
Market temperature (0–100)

54 / 100



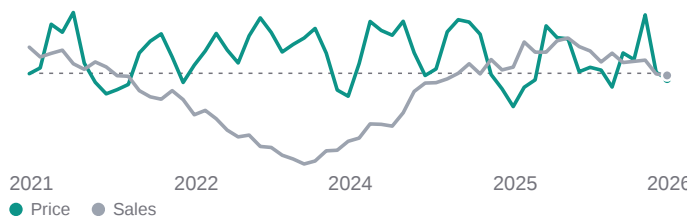
Sale prices

Median \$663K · Average \$736K



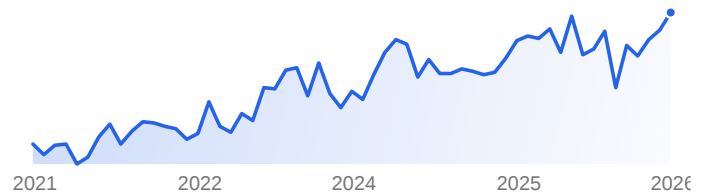
Growth (year over year)

Price -2.4% · Sales -0.9%



Price per square foot

\$354/ft²



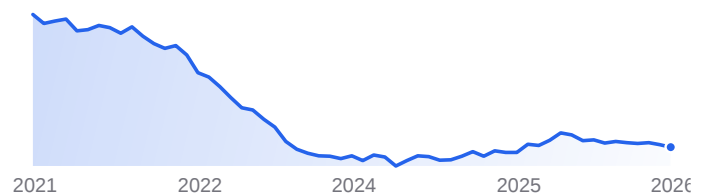
Sale premium vs estimated value

+1.4%



Annual turnover (share of homes sold)

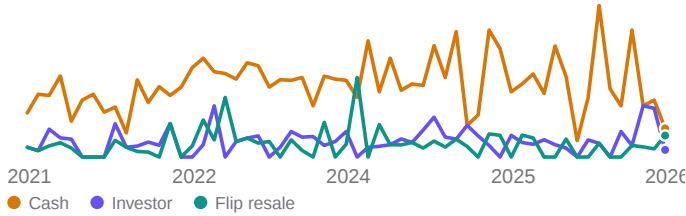
3.4%



BUYERS & OUTCOMES

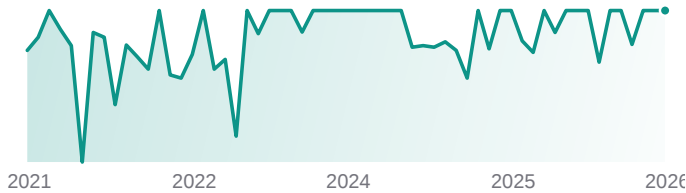
Buyer mix

Cash 8.0% · Investor 2.0% · Flip resale 6.0%



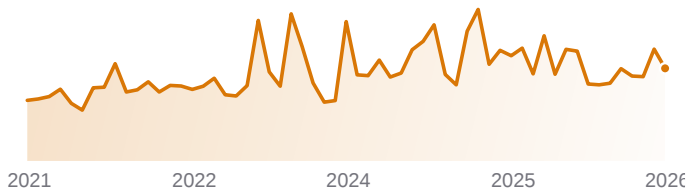
Sellers who sold at a gain

100%

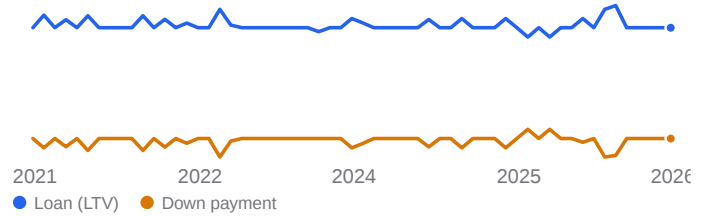


Median annualized return at resale

+4.8%

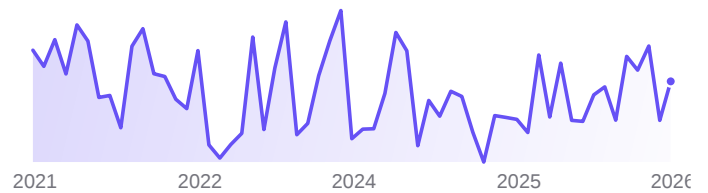


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



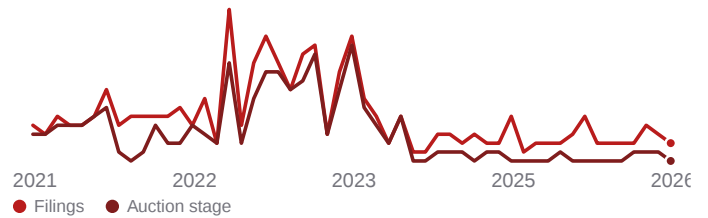
Typical hold before selling

10.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	13,404
Median value (AVM)	\$730K
Median size	2,005 ft²
Median bedrooms	2
Median year built	1985
Single family	95%
Condos	2.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0.6%
Owner occupied	88%
Company owned	6.1%
Median loan-to-value	45%

Typical ownership tenure

14.8 yrs

COMMUNITY

Population	45,305
Density	820 / mi²
Median household income	\$152K
Average household income	\$184K
Crime index (US avg 100)	47
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	93
Homes occupied	96%
Bachelor's or higher	36%
Poverty rate	3.4%
Unemployment	1.4%
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.