

Milltown 08850

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

BUYER'S MARKET

\$442K

MEDIAN SALE PRICE

-26.5%

1-YR CHANGE

80

SALES (12 MO)

\$640K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



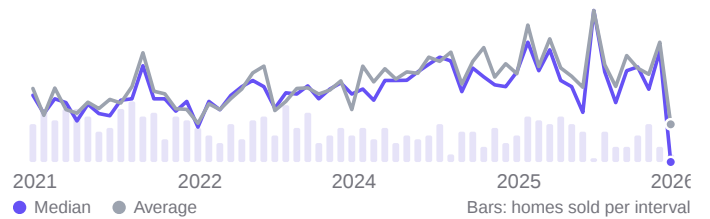
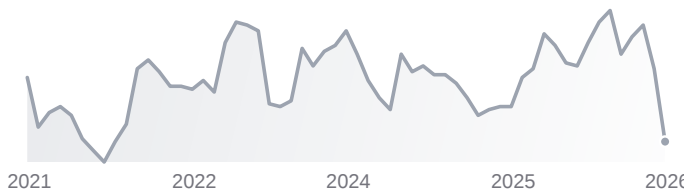
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

28 / 100

Sale prices

Median \$193K · Average \$347K

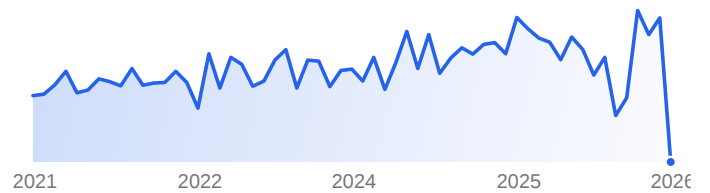
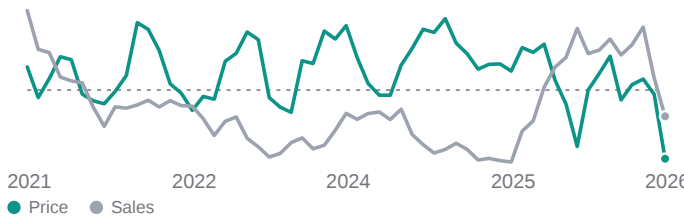


Growth (year over year)

Price -26.5% · Sales -10.1%

Price per square foot

\$106/ft²

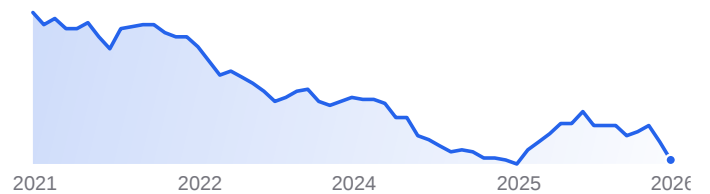
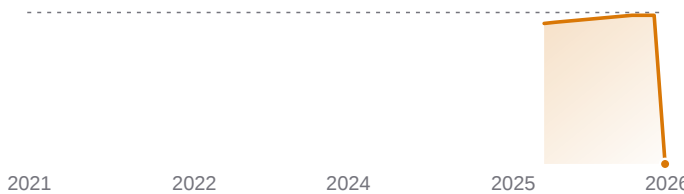


Sale premium vs estimated value

-72.2%

Annual turnover (share of homes sold)

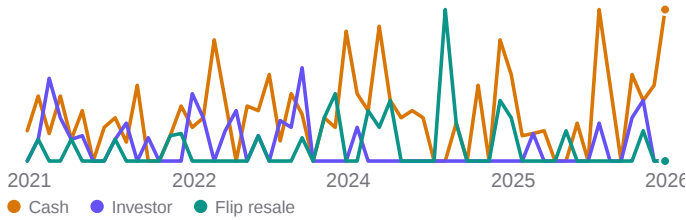
2.8%



BUYERS & OUTCOMES

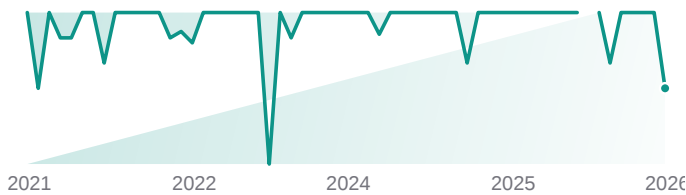
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



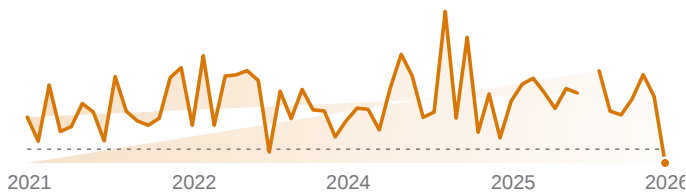
Sellers who sold at a gain

50%

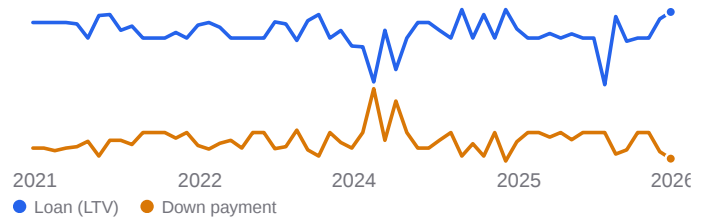


Median annualized return at resale

-1.4%

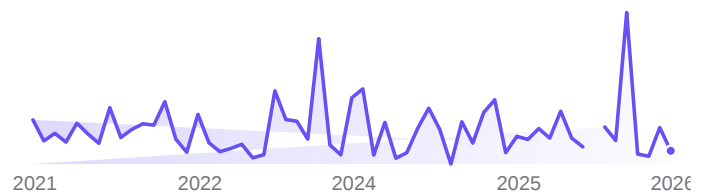


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.3%



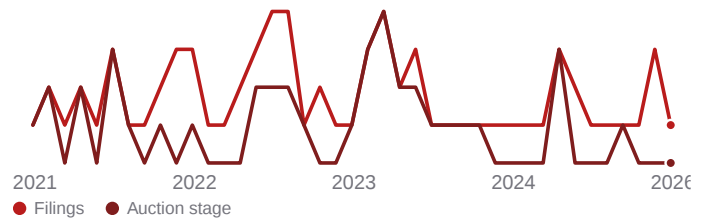
Typical hold before selling

4.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,852
Median value (AVM)	\$640K
Median size	1,641 ft²
Median year built	1955
Single family	98%
Condos	1.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.9%
Owner occupied	87%
Company owned	8.1%
Median loan-to-value	45%
Typical ownership tenure	18.8 yrs

COMMUNITY

Population	8,284
Density	3,308 / mi²
Median household income	\$134K
Average household income	\$147K
Crime index (US avg 100)	46
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	98
Homes occupied	97%
Bachelor's or higher	32%
Poverty rate	1.2%
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.