

Neshanic Station 08853

ZIP code · NJ · New Jersey > Somerset County > Neshanic Station

BUYER'S MARKET

\$872K

MEDIAN SALE PRICE

-1.1%

1-YR CHANGE

29

SALES (12 MO)

\$844K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



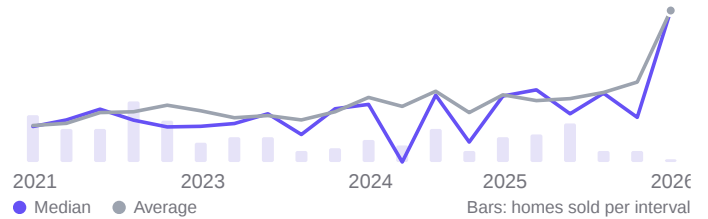
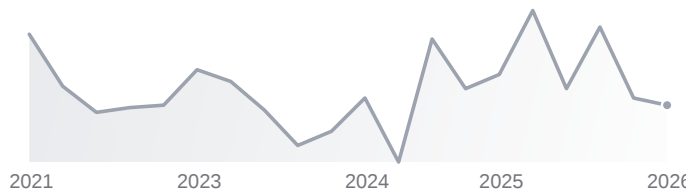
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$1.4M · Average \$1.4M

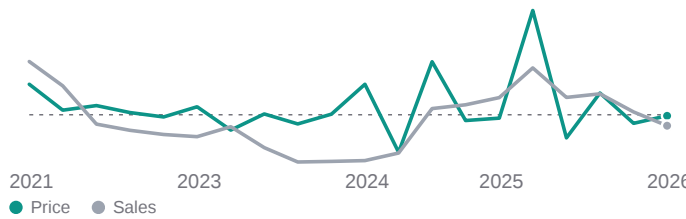


Growth (year over year)

Price -1.1% · Sales -12.1%

Price per square foot

\$485/ft²

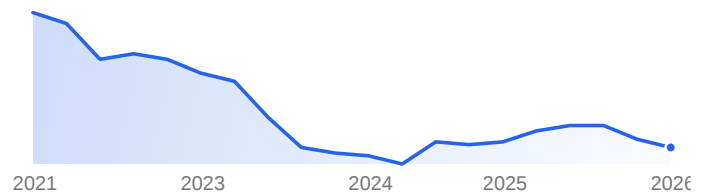


Sale premium vs estimated value

+28.6%

Annual turnover (share of homes sold)

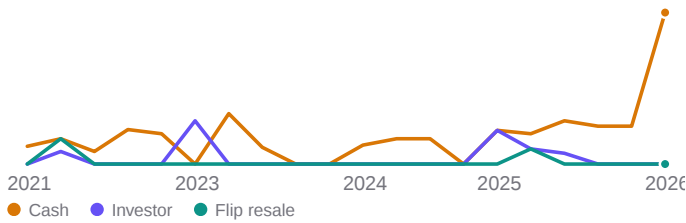
1.9%



BUYERS & OUTCOMES

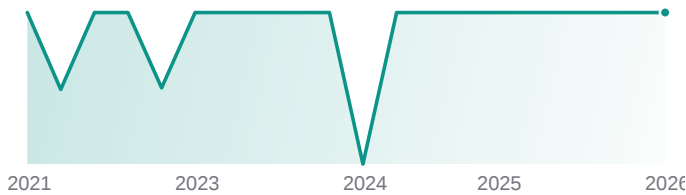
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



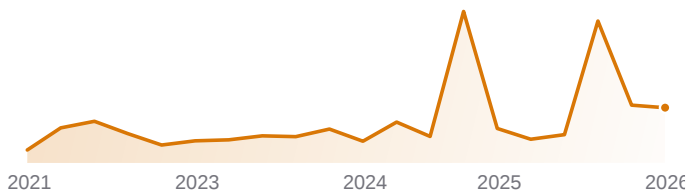
Sellers who sold at a gain

100%

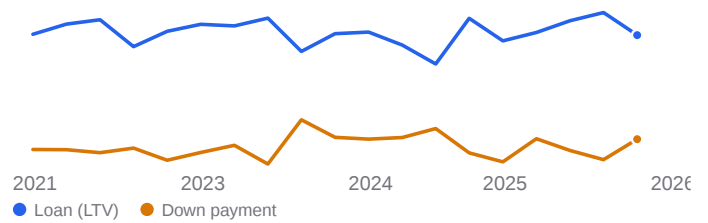


Median annualized return at resale

+7.9%

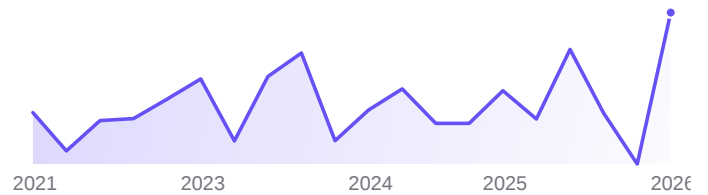


Financing (share of purchase price) Loan (LTV) 75% · Down payment 23%



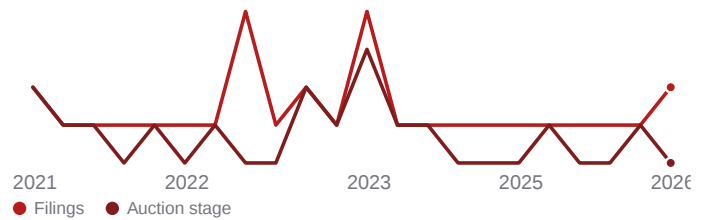
Typical hold before selling

36.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	1,495
Median value (AVM)	\$844K
Median size	2,719 ft²
Median bedrooms	1
Median year built	1985
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.7%
Owner occupied	90%
Company owned	6.5%
Median loan-to-value	46%
Typical ownership tenure	20.1 yrs

COMMUNITY

Population	4,875
Density	446 / mi²
Median household income	\$195K
Average household income	\$210K
Crime index (US avg 100)	18
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	95
Homes occupied	97%
Bachelor's or higher	39%
Poverty rate	1.4%
Unemployment	1.6%
Average temp	52°F
Annual precip	49 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.