

Piscataway 08854

ZIP code · NJ · New Jersey · Middlesex County

BALANCED MARKET

\$578K

MEDIAN SALE PRICE

+2.0%

1-YR CHANGE

402

SALES (12 MO)

\$584K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



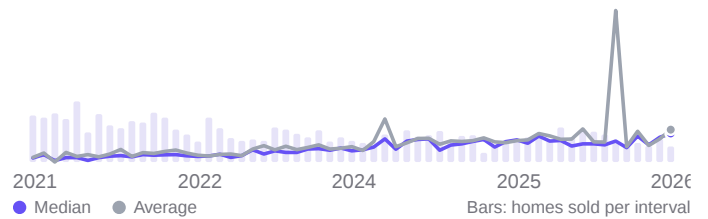
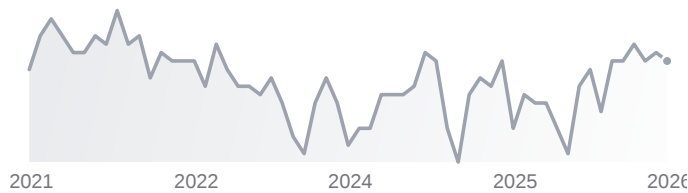
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$625K · Average \$660K

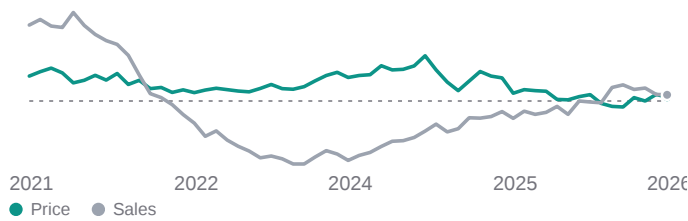


Growth (year over year)

Price +2.0% · Sales +3.3%

Price per square foot

\$370/ft²

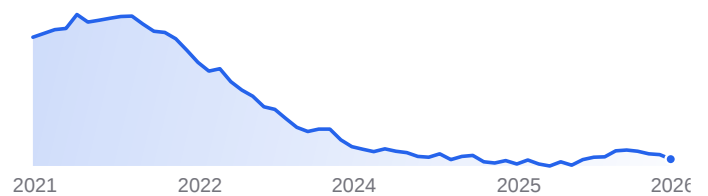
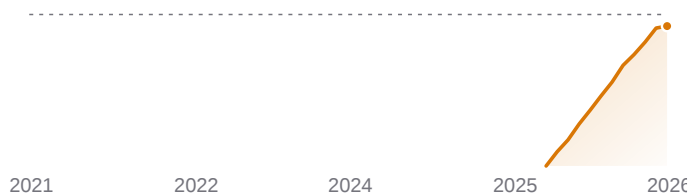


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

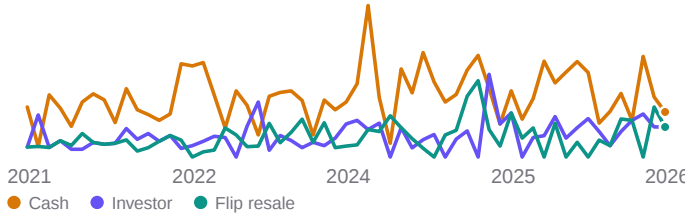
2.9%



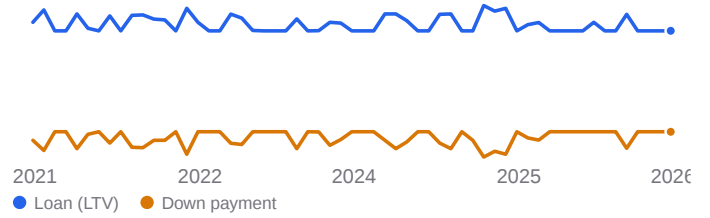
BUYERS & OUTCOMES

Buyer mix

Cash 14% · Investor 9.1% · Flip resale 9.1%

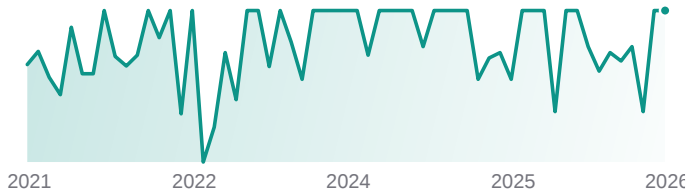


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



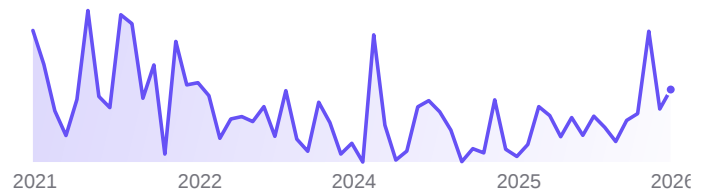
Sellers who sold at a gain

100%



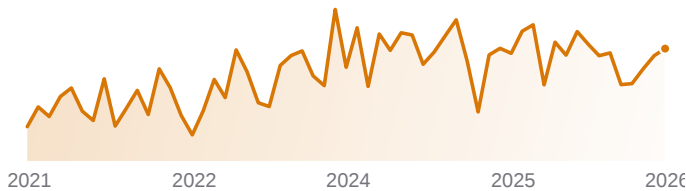
Typical hold before selling

8.9 yrs



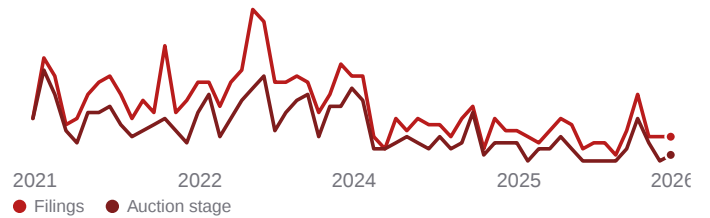
Median annualized return at resale

+7.1%



Preforeclosure filings

Filings 4 · Auction stage 1



HOUSING STOCK

Homes	13,708
Median value (AVM)	\$584K
Median size	1,626 ft²
Median bedrooms	2
Median year built	1973
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	0.7%
Owner occupied	86%
Company owned	7.7%
Median loan-to-value	46%
Typical ownership tenure	17.8 yrs

COMMUNITY

Population	63,382
Density	3,298 / mi²
Median household income	\$117K
Average household income	\$139K
Crime index (US avg 100)	57
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	103
Homes occupied	96%
Bachelor's or higher	31%
Poverty rate	5.1%
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. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.