

Old Bridge 08857

ZIP code · NJ · New Jersey > Middlesex County > Old Bridge

BUYER'S MARKET

\$587K

MEDIAN SALE PRICE

-7.4%

1-YR CHANGE

319

SALES (12 MO)

\$632K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



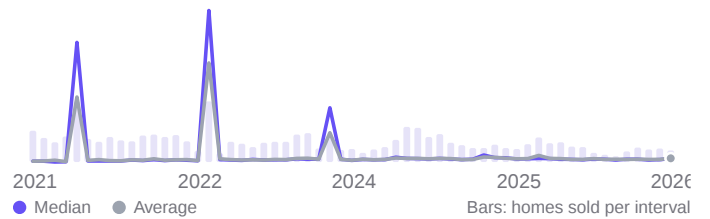
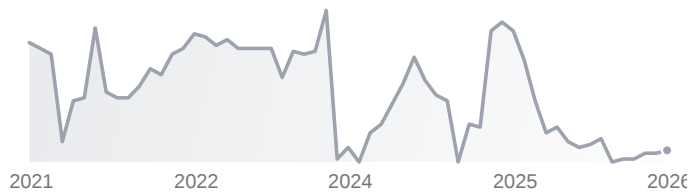
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

28 / 100

Sale prices

Median \$650K · Average \$665K

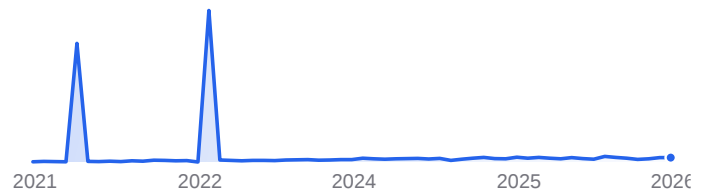
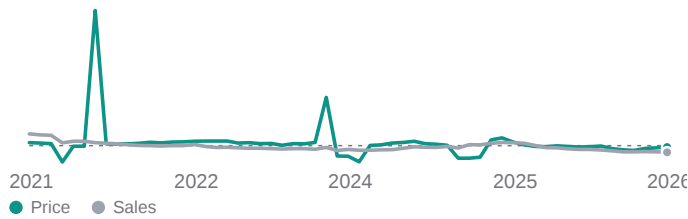


Growth (year over year)

Price -7.4% · Sales -35.4%

Price per square foot

\$367/ft²

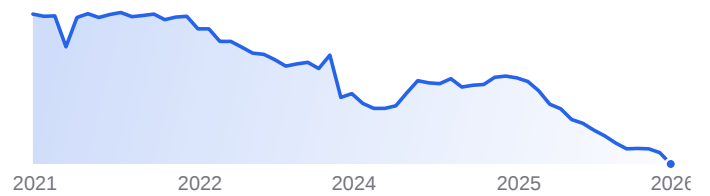
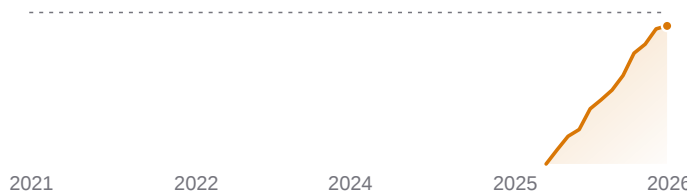


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

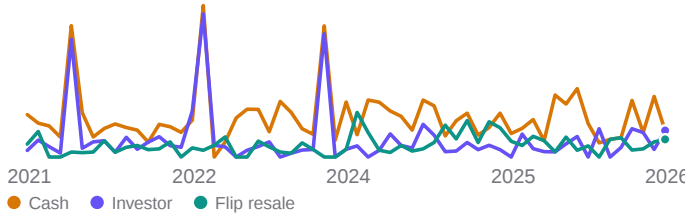
2.8%



BUYERS & OUTCOMES

Buyer mix

Cash 13% · Investor 13% · Flip resale 8.3%



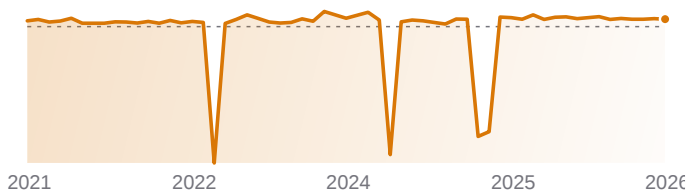
Sellers who sold at a gain

100%

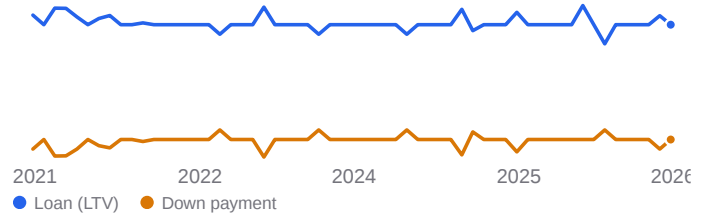


Median annualized return at resale

+4.9%

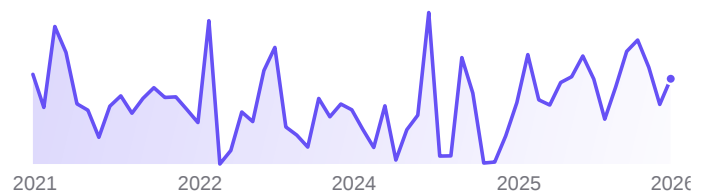


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



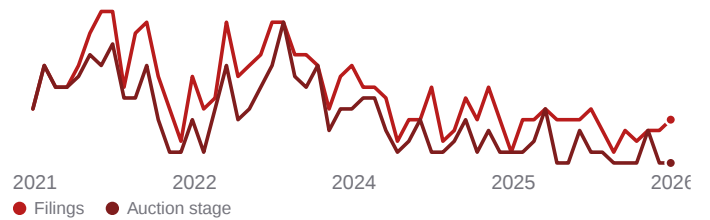
Typical hold before selling

8.6 yrs



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	11,563
Median value (AVM)	\$632K
Median size	1,686 ft²
Median bedrooms	5
Median year built	1979
Single family	96%
Condos	4.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.7%
Owner occupied	89%
Company owned	6.8%
Median loan-to-value	45%

Typical ownership tenure

17.9 yrs

COMMUNITY

Population	41,430
Density	1,677 / mi ²
Median household income	\$107K
Average household income	\$136K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	95
Homes occupied	97%
Bachelor's or higher	25%
Poverty rate	6.1%
Unemployment	1.5%
Average temp	53°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.