

Perth Amboy 08861

ZIP code · NJ · New Jersey > Middlesex County > Perth Amboy

BALANCED MARKET

\$436K

MEDIAN SALE PRICE

-3.3%

1-YR CHANGE

237

SALES (12 MO)

\$497K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



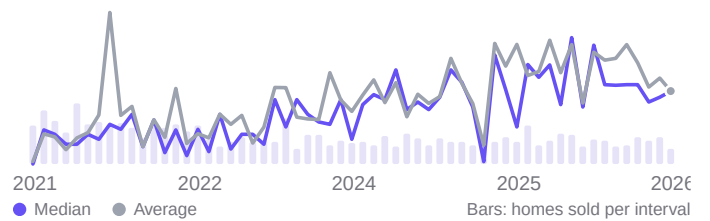
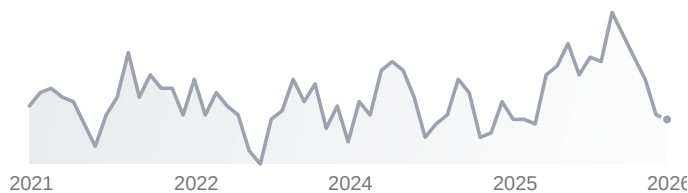
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$447K · Average \$447K

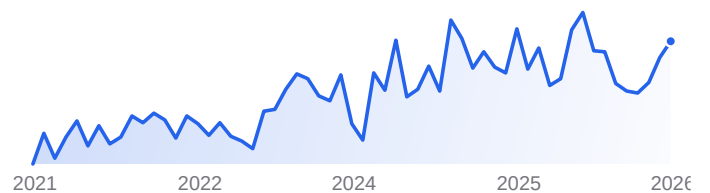
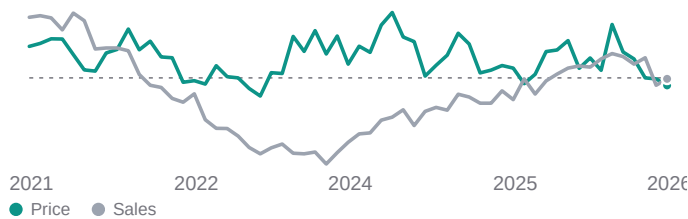


Growth (year over year)

Price -3.3% · Sales -0.4%

Price per square foot

\$316/ft²

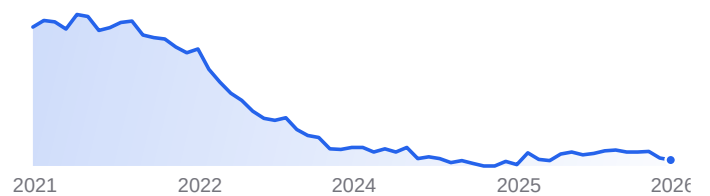
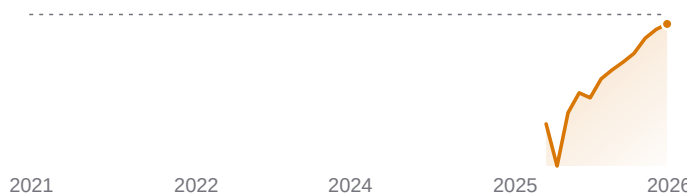


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

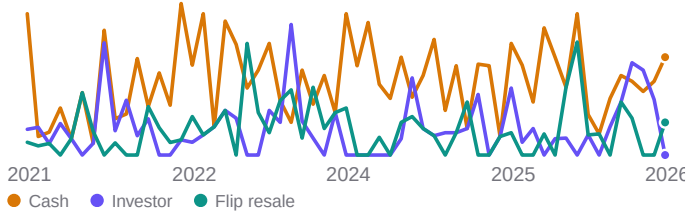
2.8%



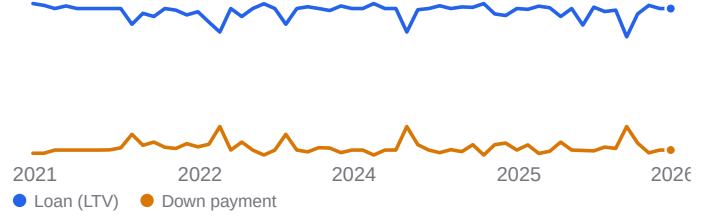
BUYERS & OUTCOMES

Buyer mix

Cash 23% · Investor 0% · Flip resale 7.7%

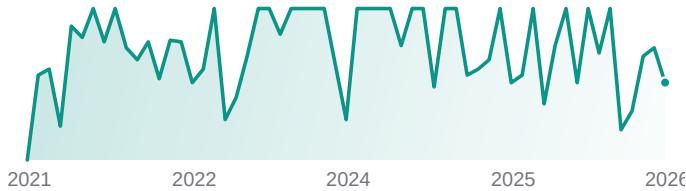


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



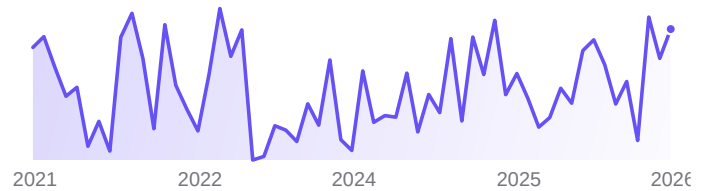
Sellers who sold at a gain

89%



Typical hold before selling

13.2 yrs



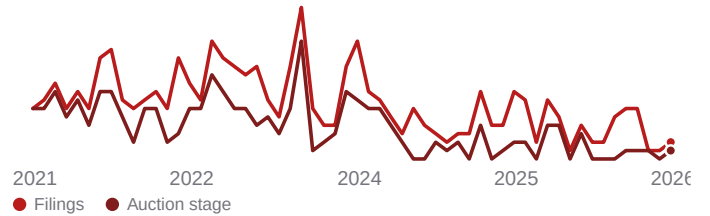
Median annualized return at resale

+5.1%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	8,555
Median value (AVM)	\$497K
Median size	1,590 ft²
Median bedrooms	9
Median year built	1929
Single family	96%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	0.8%
Owner occupied	70%
Company owned	15%
Median loan-to-value	43%

Typical ownership tenure

16.4 yrs

COMMUNITY

Population	59,006
Density	9,525 / mi²
Median household income	\$58K
Average household income	\$83K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	109
Homes occupied	97%
Bachelor's or higher	11%
Poverty rate	17.3%
Unemployment	1.4%
Average temp	54°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.