

Fords 08863

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

BALANCED MARKET

\$512K

MEDIAN SALE PRICE

-0.2%

1-YR CHANGE

109

SALES (12 MO)

\$526K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



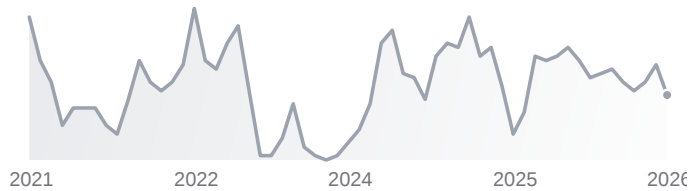
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

50 / 100

Sale prices

Median \$560K · Average \$569K

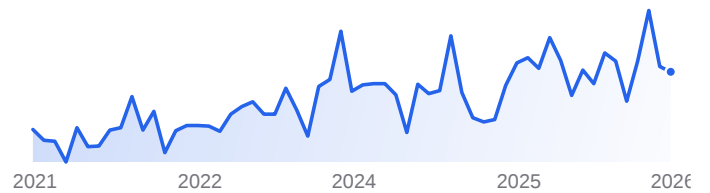
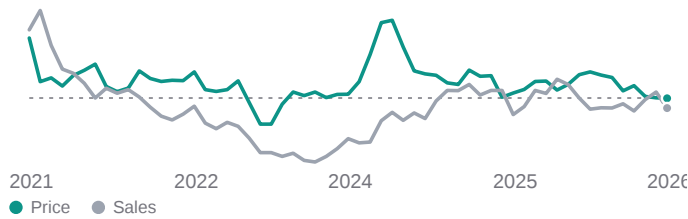


Growth (year over year)

Price -0.2% · Sales -6.0%

Price per square foot

\$373/ft²

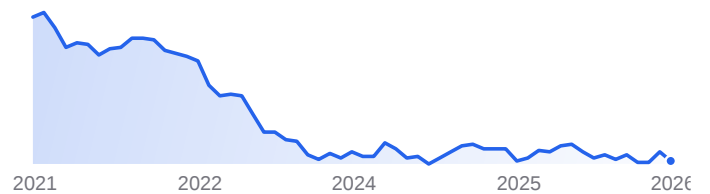
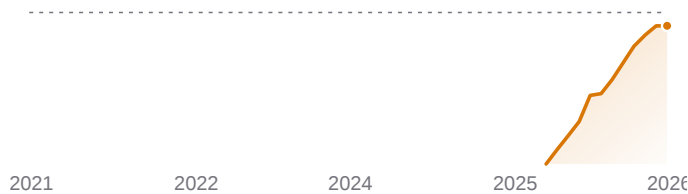


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

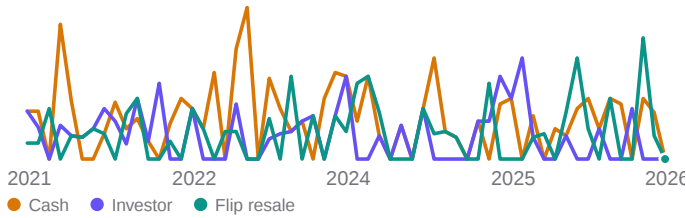
3.1%



BUYERS & OUTCOMES

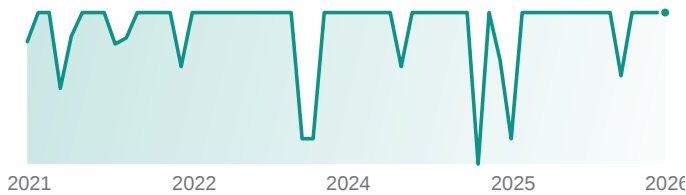
Buyer mix

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



Sellers who sold at a gain

100%

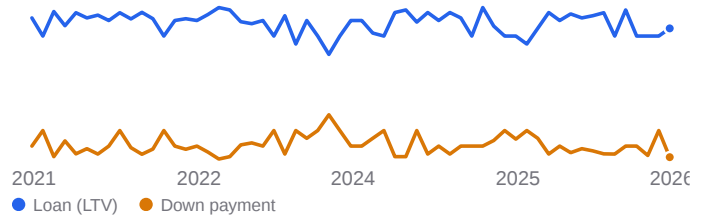


Median annualized return at resale

+12.8%

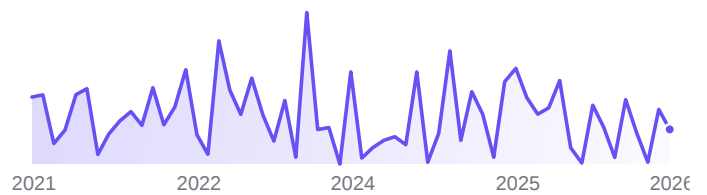


Financing (share of purchase price) Loan (LTV) 85% · Down payment 3.0%



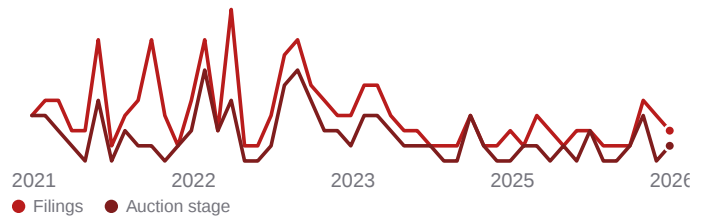
Typical hold before selling

4.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	3,468
Median value (AVM)	\$526K
Median size	1,330 ft²
Median year built	1949
Single family	96%
Condos	3.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	0.8%
Owner occupied	91%
Company owned	6.0%
Median loan-to-value	49%
Typical ownership tenure	17.6 yrs

COMMUNITY

Population	13,888
Density	6,215 / mi²
Median household income	\$111K
Average household income	\$133K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	105
Homes occupied	96%
Bachelor's or higher	24%
Poverty rate	6.6%
Unemployment	1.5%
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.