

Raritan 08869

ZIP code · NJ · New Jersey > Somerset County > Raritan

BALANCED MARKET

\$602K

MEDIAN SALE PRICE

+15.7%

1-YR CHANGE

52

SALES (12 MO)

\$537K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



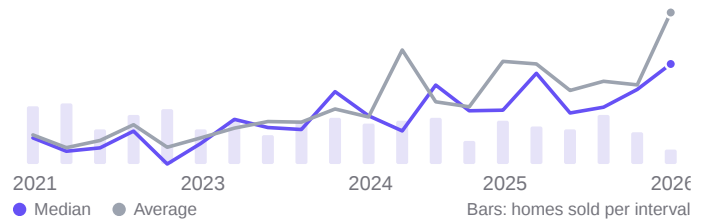
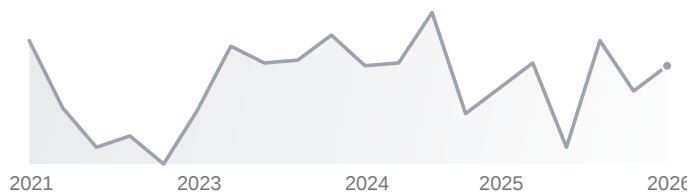
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$620K · Average \$760K

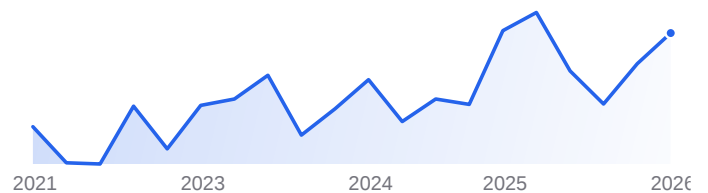
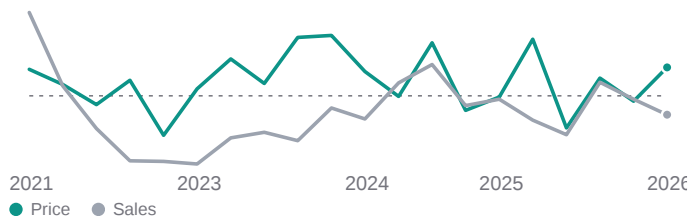


Growth (year over year)

Price +15.7% · Sales -10.3%

Price per square foot

\$357/ft²

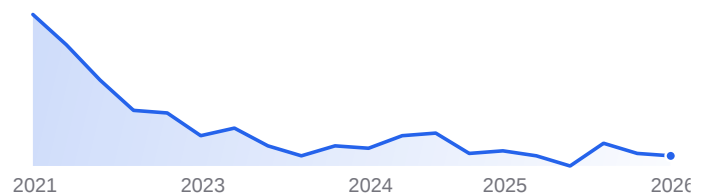
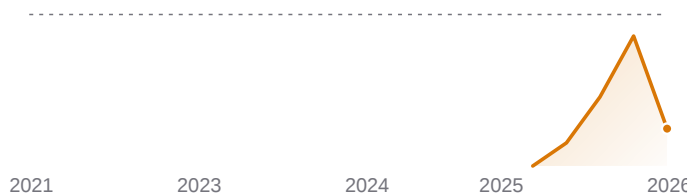


Sale premium vs estimated value

-2.7%

Annual turnover (share of homes sold)

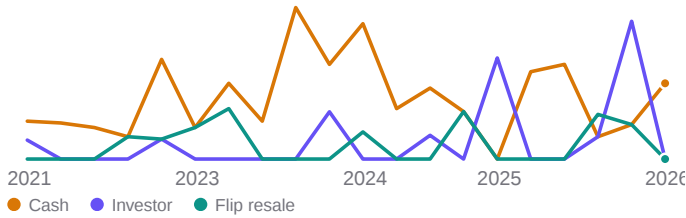
2.7%



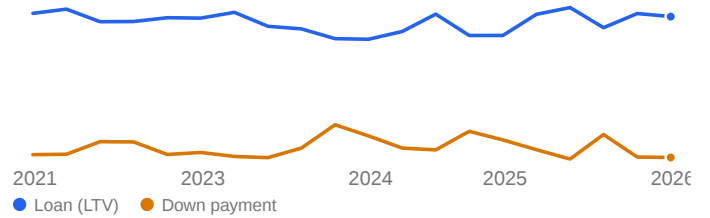
BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 0% · Flip resale 0%

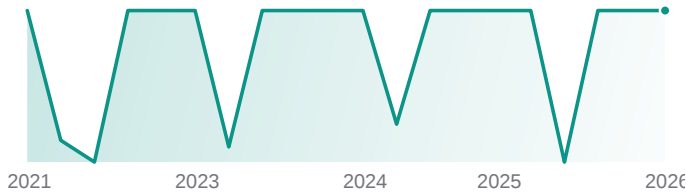


Financing (share of purchase price) Loan (LTV) 84% · Down payment 10%



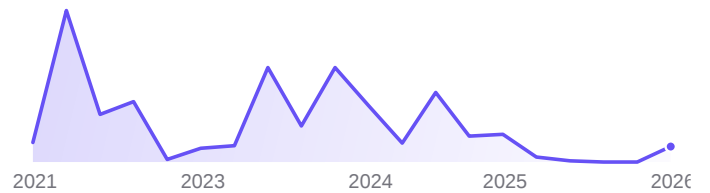
Sellers who sold at a gain

100%



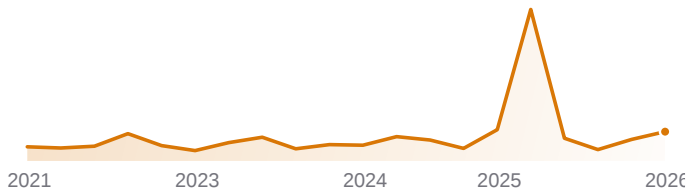
Typical hold before selling

5.8 yrs



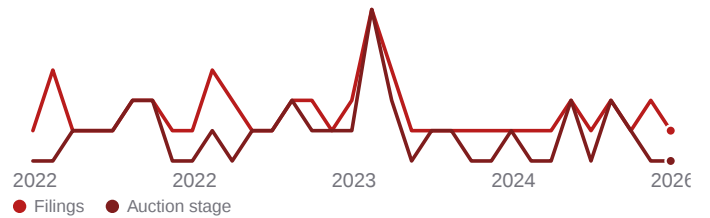
Median annualized return at resale

+7.7%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,947
Median value (AVM)	\$537K
Median size	1,632 ft²
Median year built	1956
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.1%
Owner occupied	76%
Company owned	11%
Median loan-to-value	45%
Typical ownership tenure	19.3 yrs

COMMUNITY

Population	8,217
Density	3,269 / mi²
Median household income	\$101K
Average household income	\$140K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	96
Homes occupied	95%
Bachelor's or higher	23%
Poverty rate	8.7%
Unemployment	1.5%
Average temp	52°F
Annual precip	48 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.