

Sayreville 08872

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

BUYER'S MARKET

\$465K

MEDIAN SALE PRICE

-12.4%

1-YR CHANGE

148

SALES (12 MO)

\$510K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



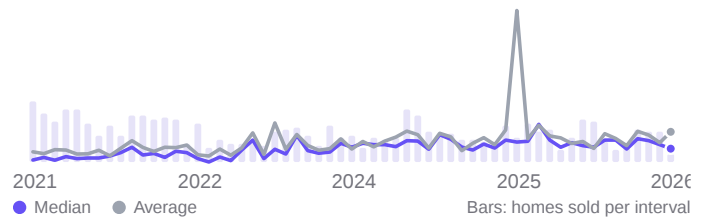
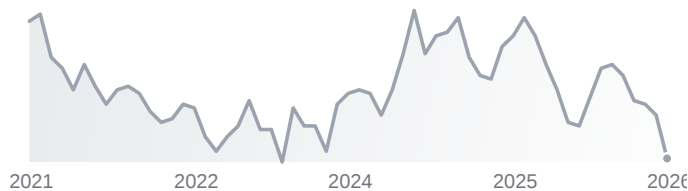
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

28 / 100

Sale prices

Median \$435K · Average \$561K

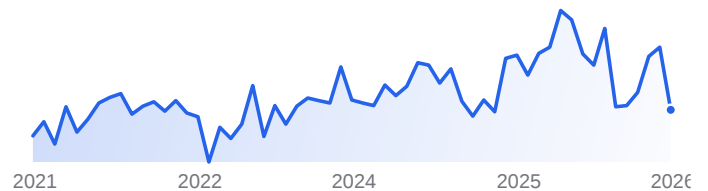
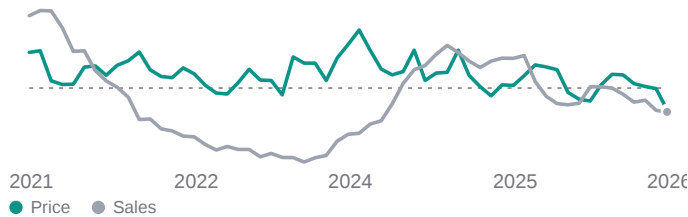


Growth (year over year)

Price -12.4% · Sales -13.5%

Price per square foot

\$283/ft²

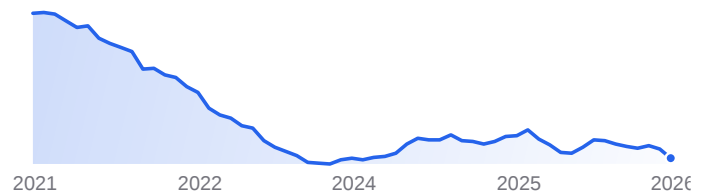
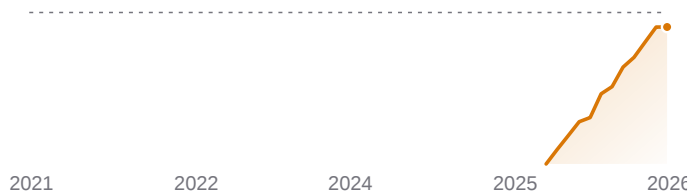


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

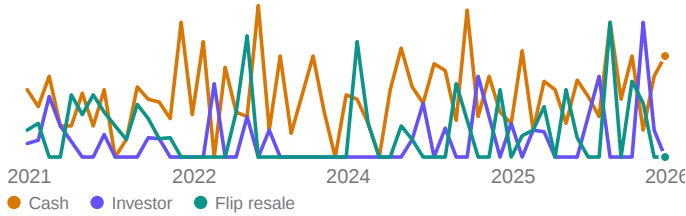
3.0%



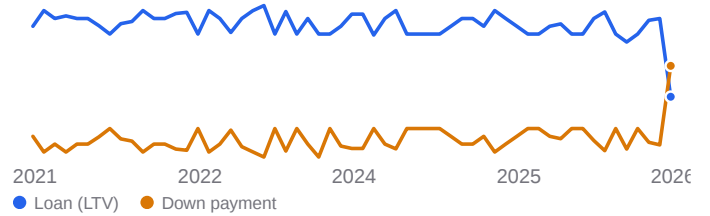
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 0% · Flip resale 0%

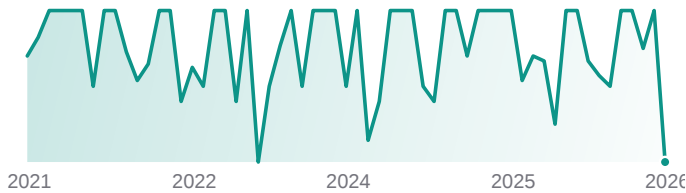


Financing (share of purchase price) Loan (LTV) 40% · Down payment 60%



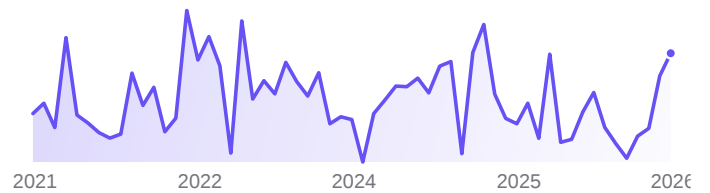
Sellers who sold at a gain

67%



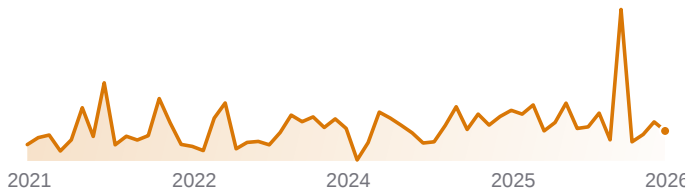
Typical hold before selling

12.8 yrs



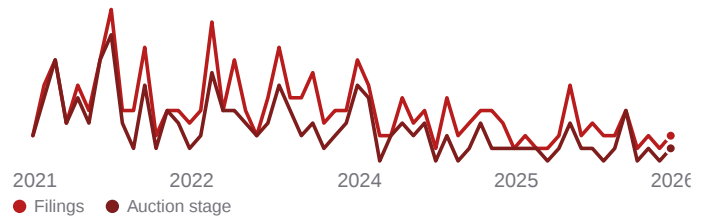
Median annualized return at resale

+5.3%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	5,012
Median value (AVM)	\$510K
Median size	1,406 ft²
Median bedrooms	2
Median year built	1969
Single family	95%
Condos	4.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.0%
Owner occupied	87%
Company owned	7.2%
Median loan-to-value	48%

Typical ownership tenure

18.6 yrs

COMMUNITY

Population	20,023
Density	1,966 / mi²
Median household income	\$100K
Average household income	\$116K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	102
Homes occupied	96%
Bachelor's or higher	26%
Poverty rate	6.7%
Unemployment	1.6%
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.