

Somerville 08876

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

BUYER'S MARKET

\$583K

MEDIAN SALE PRICE

-6.6%

1-YR CHANGE

190

SALES (12 MO)

\$597K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



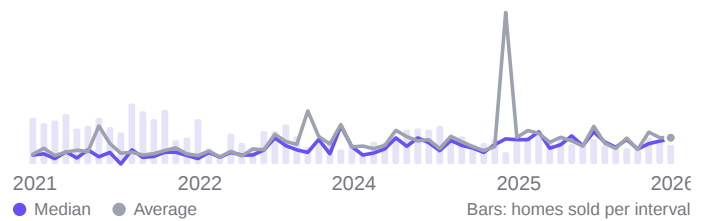
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$605K · Average \$617K

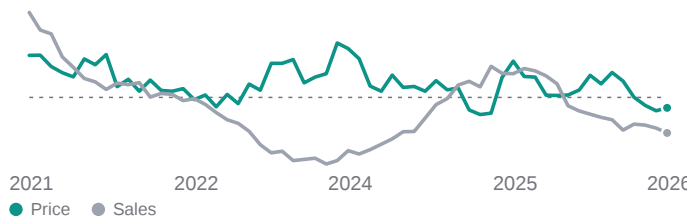


Growth (year over year)

Price -6.6% · Sales -22.4%

Price per square foot

\$334/ft²

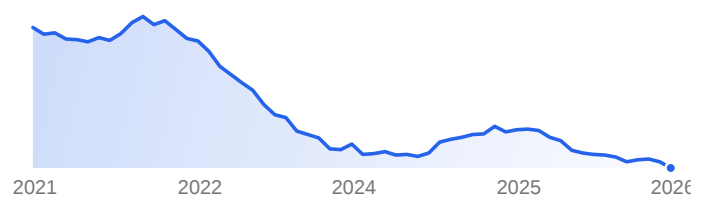
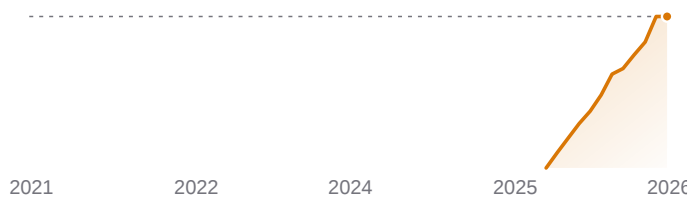


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

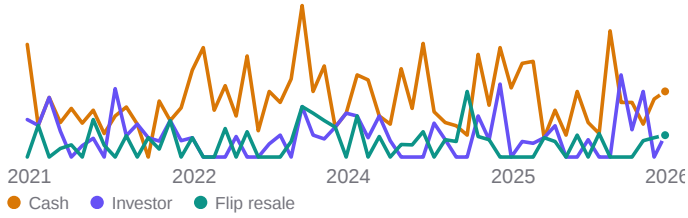
3.0%



BUYERS & OUTCOMES

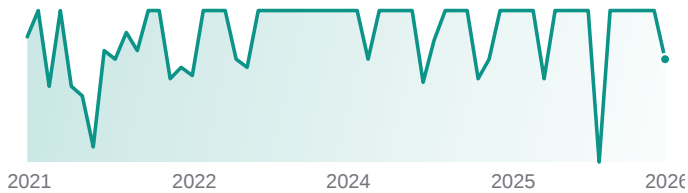
Buyer mix

Cash 20% · Investor 6.7% · Flip resale 6.7%



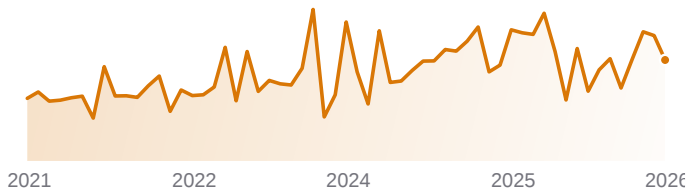
Sellers who sold at a gain

93%

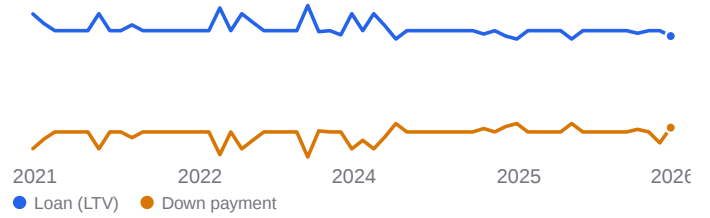


Median annualized return at resale

+5.4%

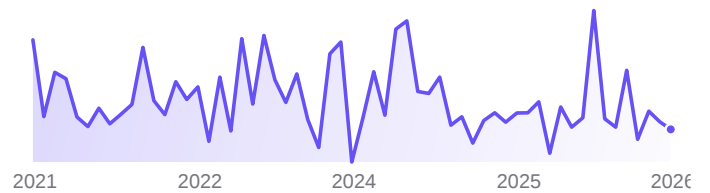


Financing (share of purchase price) Loan (LTV) 77% · Down payment 23%



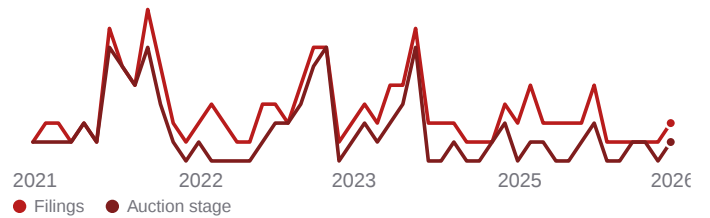
Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	6,269
Median value (AVM)	\$597K
Median size	1,804 ft²
Median bedrooms	1
Median year built	1968
Single family	98%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	0.6%
Owner occupied	85%
Company owned	8.1%
Median loan-to-value	47%

Typical ownership tenure

15.4 yrs

COMMUNITY

Population	24,529
Density	1,565 / mi²
Median household income	\$121K
Average household income	\$148K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	90
Homes occupied	96%
Bachelor's or higher	38%
Poverty rate	4.3%
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. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.