

South Amboy 08879

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

SELLER'S MARKET

\$536K

MEDIAN SALE PRICE

+7.6%

1-YR CHANGE

256

SALES (12 MO)

\$503K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

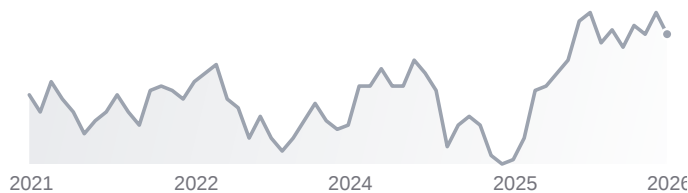
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

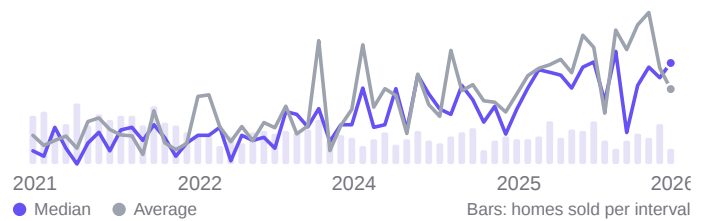
Market temperature (0–100)

67 / 100



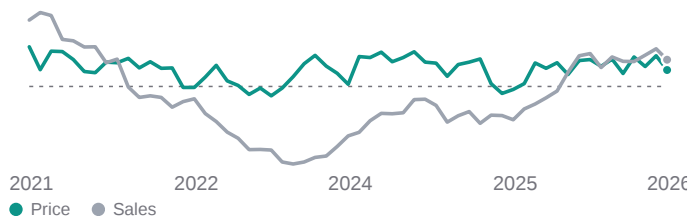
Sale prices

Median \$548K · Average \$498K



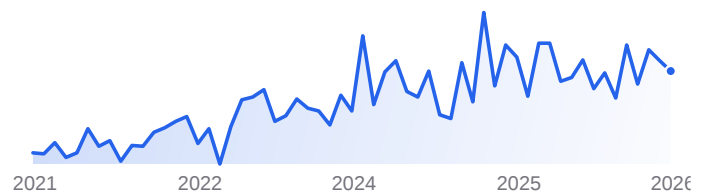
Growth (year over year)

Price +7.6% · Sales +12.3%



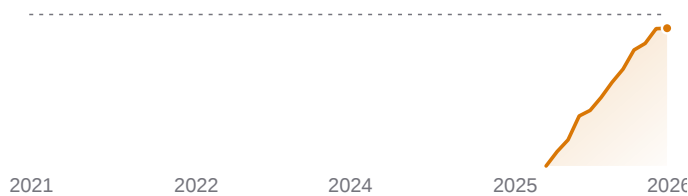
Price per square foot

\$346/ft²



Sale premium vs estimated value

-0.6%



Annual turnover (share of homes sold)

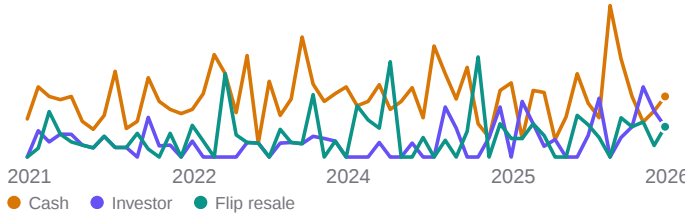
3.6%



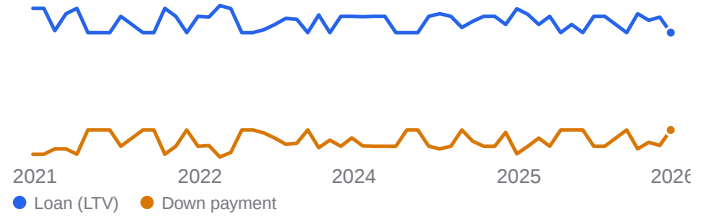
BUYERS & OUTCOMES

Buyer mix

Cash 18% · Investor 9.1% · Flip resale 9.1%

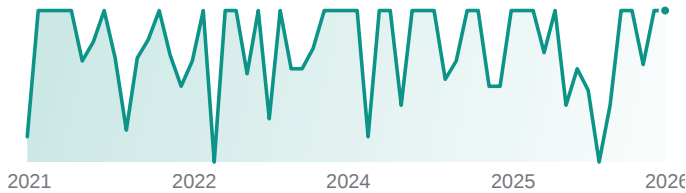


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



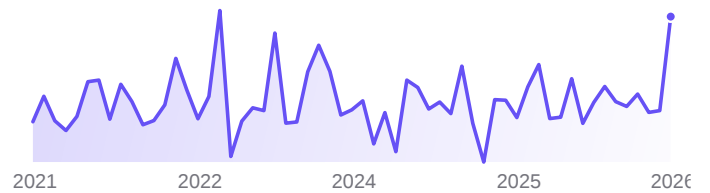
Sellers who sold at a gain

100%



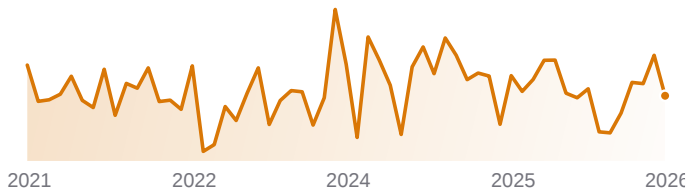
Typical hold before selling

15.8 yrs



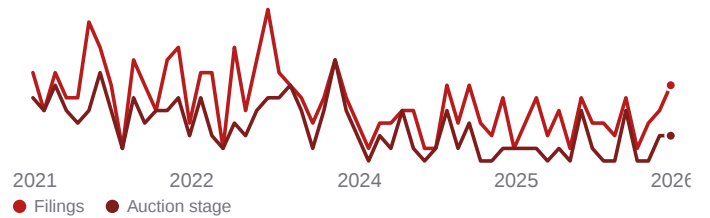
Median annualized return at resale

+5.4%



Preforeclosure filings

Filings 6 · Auction stage 2



HOUSING STOCK

Homes	7,042
Median value (AVM)	\$503K
Median size	1,414 ft²
Median bedrooms	2
Median year built	1954
Single family	89%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.0%
Owner occupied	78%
Company owned	9.2%
Median loan-to-value	47%

Typical ownership tenure

15.8 yrs

COMMUNITY

Population	23,254
Density	2,866 / mi²
Median household income	\$87K
Average household income	\$104K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	102
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	8.1%
Unemployment	1.5%
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.