

South Bound Brook 08880

ZIP code · NJ · New Jersey > Somerset County > South Bound Brook

STRONG SELLER'S MARKET

\$667K

MEDIAN SALE PRICE

+48.7%

1-YR CHANGE

111

SALES (12 MO)

\$413K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 93 / 100

Buyer's market

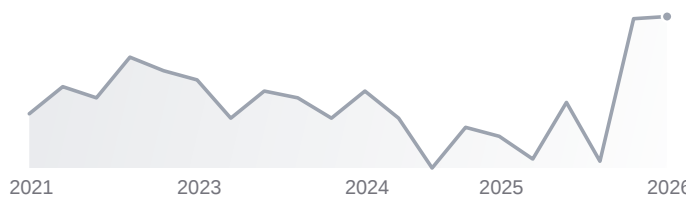
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

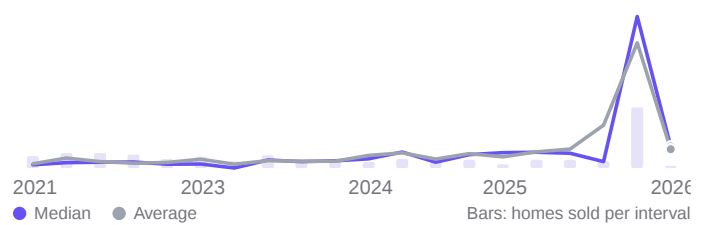
Market temperature (0–100)

93 / 100



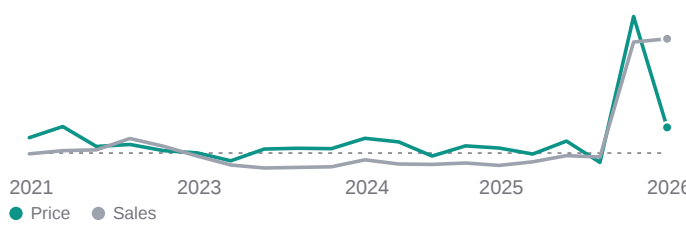
Sale prices

Median \$525K · Average \$498K



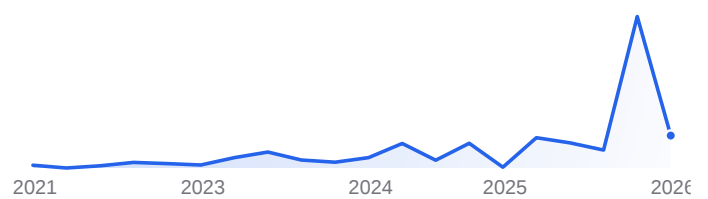
Growth (year over year)

Price +48.7% · Sales +217.1%



Price per square foot

\$418/ft²



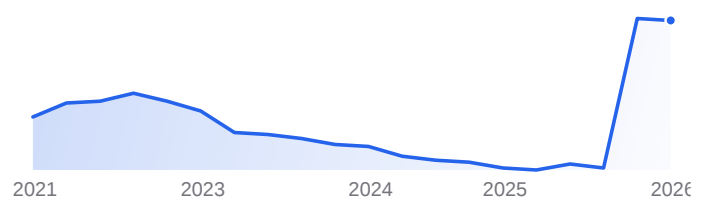
Sale premium vs estimated value

+5.0%



Annual turnover (share of homes sold)

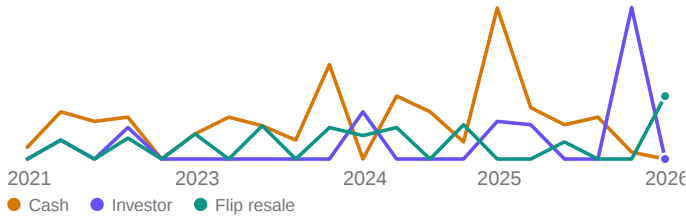
8.8%



BUYERS & OUTCOMES

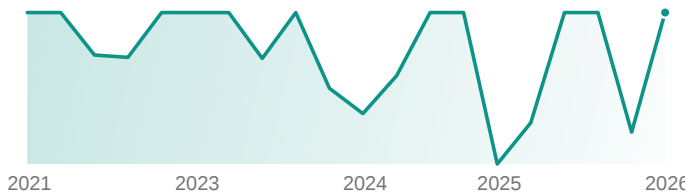
Buyer mix

Cash 0% · Investor 0% · Flip resale 33%



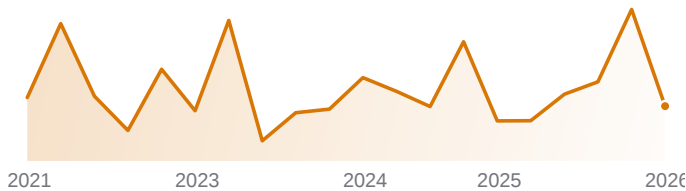
Sellers who sold at a gain

100%

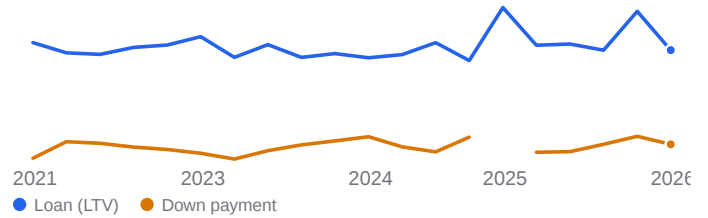


Median annualized return at resale

+5.1%

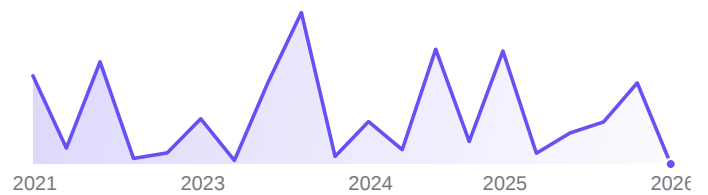


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



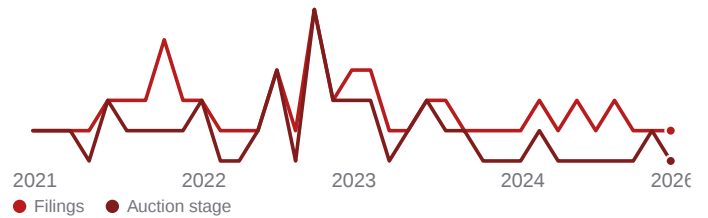
Typical hold before selling

3.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,263
Median value (AVM)	\$413K
Median size	1,307 ft²
Median year built	1952
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	0.9%
Owner occupied	74%
Company owned	16%
Median loan-to-value	48%
Typical ownership tenure	13.6 yrs

COMMUNITY

Population	4,821
Density	6,614 / mi ²
Median household income	\$85K
Average household income	\$102K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	96
Homes occupied	96%
Bachelor's or higher	22%
Poverty rate	9.3%
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, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.