

South River 08882

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

BALANCED MARKET

\$508K

MEDIAN SALE PRICE

-0.7%

1-YR CHANGE

138

SALES (12 MO)

\$523K

MEDIAN VALUE (AVM)

Market temperature

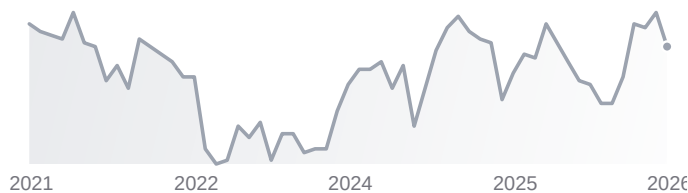
Balanced market · 59 / 100



MARKET TRENDS (5 YEARS)

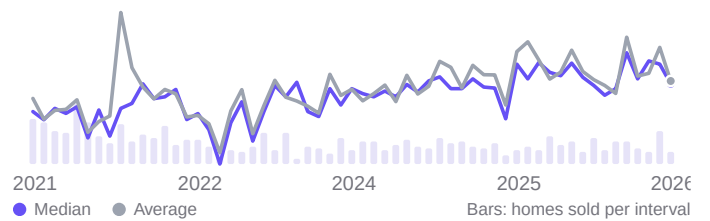
Market temperature (0–100)

59 / 100



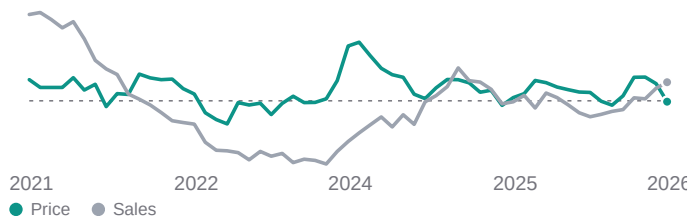
Sale prices

Median \$465K · Average \$474K



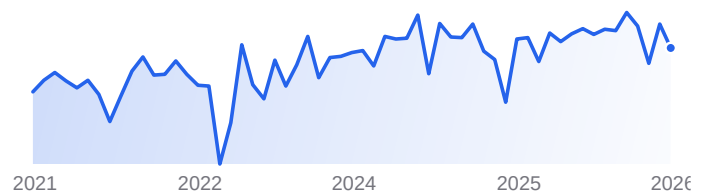
Growth (year over year)

Price -0.7% · Sales +14.0%



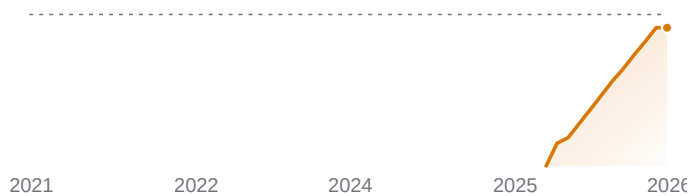
Price per square foot

\$308/ft²



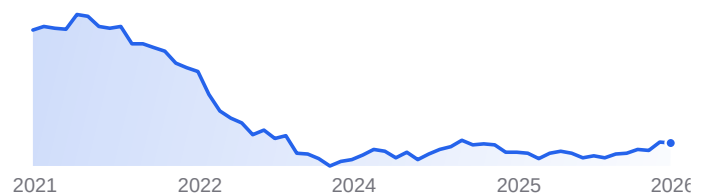
Sale premium vs estimated value

-0.4%



Annual turnover (share of homes sold)

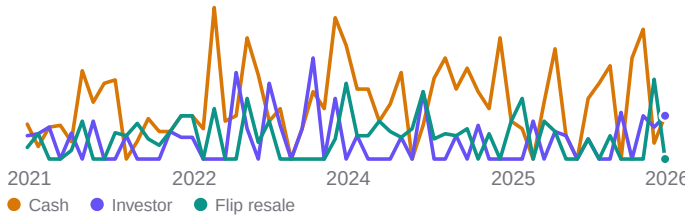
3.2%



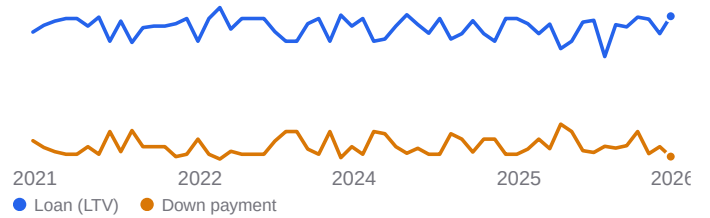
BUYERS & OUTCOMES

Buyer mix

Cash 14% · Investor 14% · Flip resale 0%

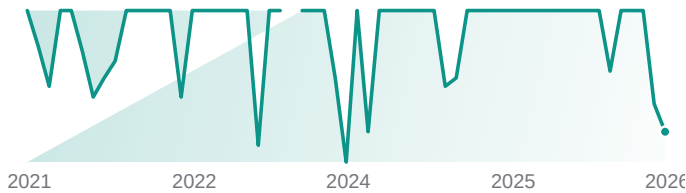


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.4%



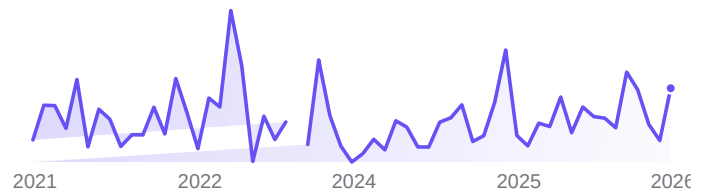
Sellers who sold at a gain

80%



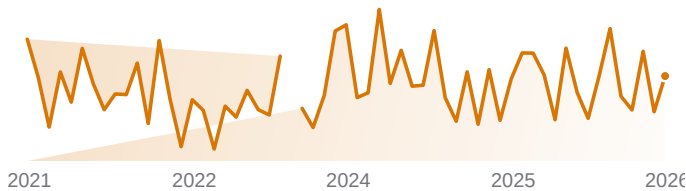
Typical hold before selling

14.1 yrs



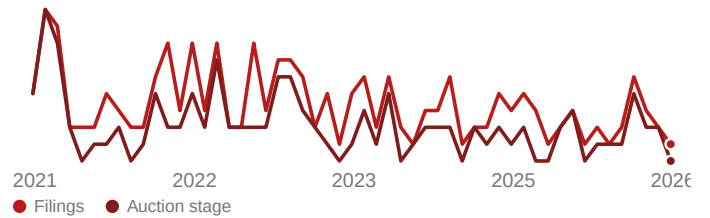
Median annualized return at resale

+6.2%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,333
Median value (AVM)	\$523K
Median size	1,551 ft²
Median year built	1950
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.6%
Owner occupied	80%
Company owned	10%
Median loan-to-value	44%
Typical ownership tenure	18.8 yrs

COMMUNITY

Population	16,718
Density	5,569 / mi²
Median household income	\$86K
Average household income	\$126K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	101
Homes occupied	96%
Bachelor's or higher	17%
Poverty rate	9.9%
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.