

Whitehouse Station 08889

ZIP code · NJ · New Jersey > Hunterdon County

BUYER'S MARKET

\$608K

MEDIAN SALE PRICE

-31.5%

1-YR CHANGE

121

SALES (12 MO)

\$706K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



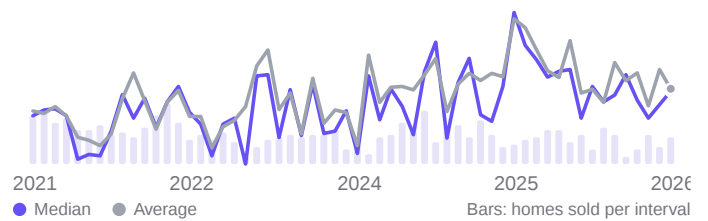
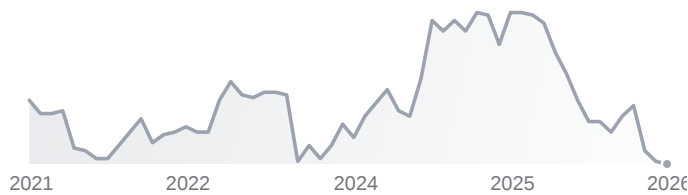
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

27 / 100

Sale prices

Median \$665K · Average \$675K

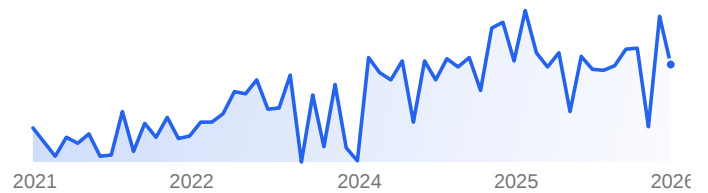
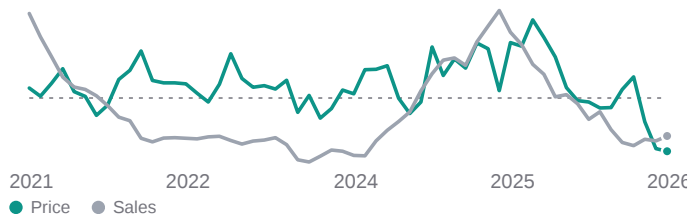


Growth (year over year)

Price -31.5% · Sales -22.4%

Price per square foot

\$309/ft²

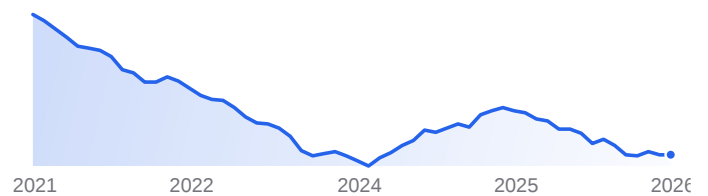
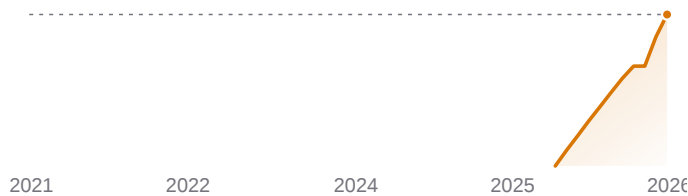


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

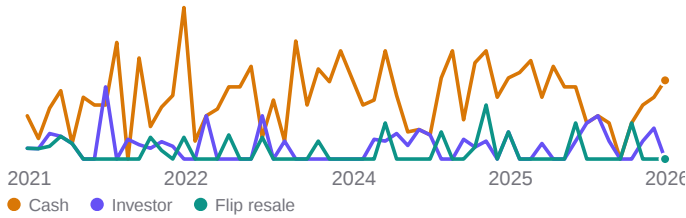
3.3%



BUYERS & OUTCOMES

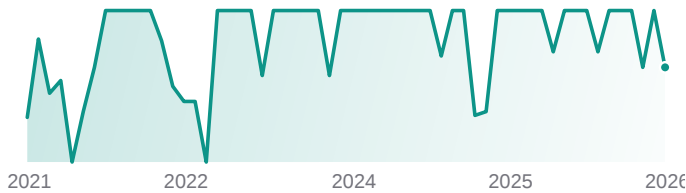
Buyer mix

Cash 36% · Investor 0% · Flip resale 0%



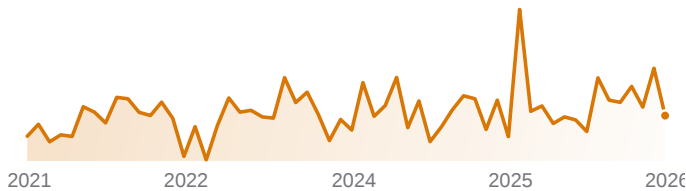
Sellers who sold at a gain

88%

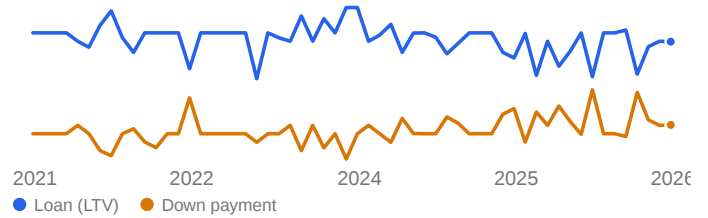


Median annualized return at resale

+3.8%

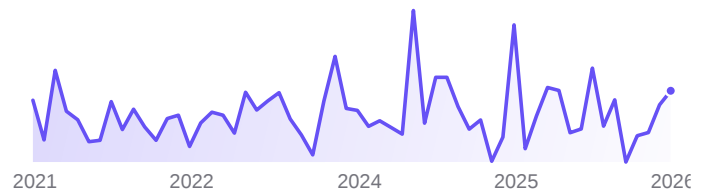


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



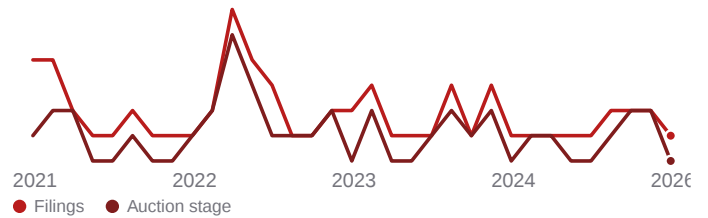
Typical hold before selling

10.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,628
Median value (AVM)	\$706K
Median size	2,244 ft²
Median bedrooms	3
Median year built	1987
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0.7%
Owner occupied	87%
Company owned	7.0%
Median loan-to-value	44%
Typical ownership tenure	13.5 yrs

COMMUNITY

Population	8,701
Density	337 / mi²
Median household income	\$132K
Average household income	\$178K
Crime index (US avg 100)	52
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	91
Homes occupied	96%
Bachelor's or higher	35%
Poverty rate	2.1%
Unemployment	1.0%
Average temp	52°F
Annual precip	49 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.