

New Brunswick 08901

ZIP code · NJ · New Jersey · Middlesex County · New Brunswick

BALANCED MARKET

\$440K

MEDIAN SALE PRICE

-16.5%

1-YR CHANGE

231

SALES (12 MO)

\$436K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



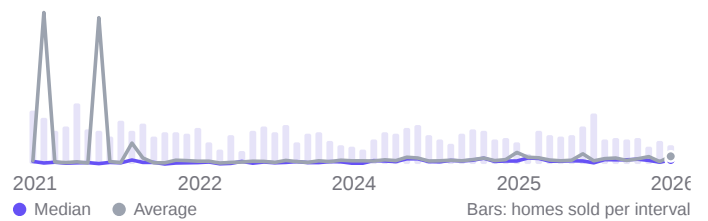
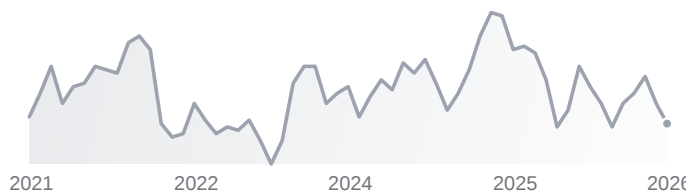
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$485K · Average \$676K

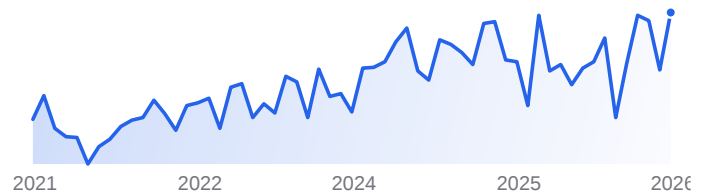
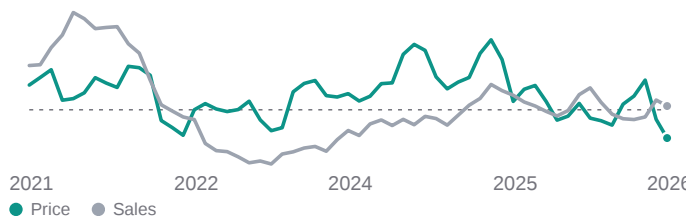


Growth (year over year)

Price -16.5% · Sales +2.2%

Price per square foot

\$347/ft²

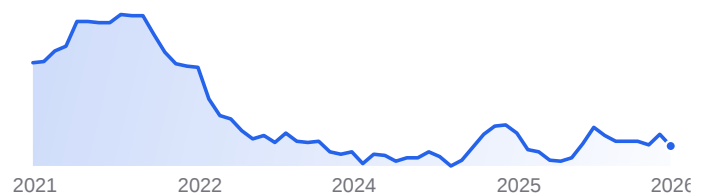
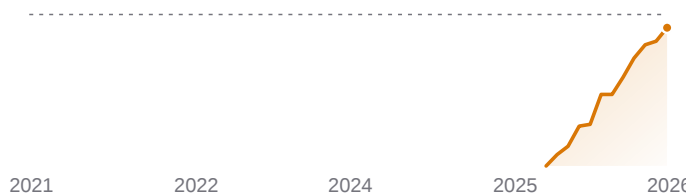


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

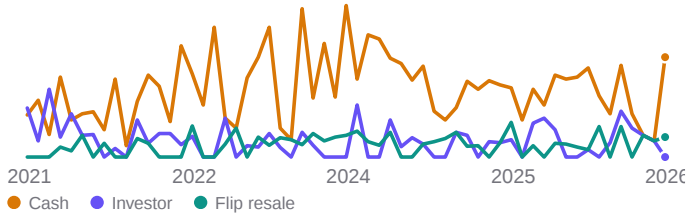
3.8%



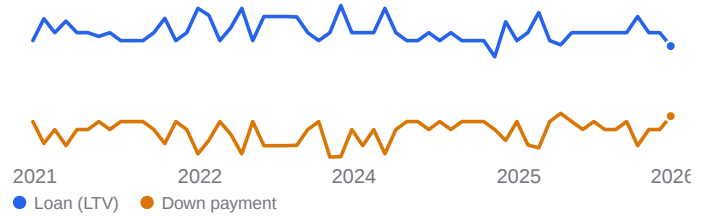
BUYERS & OUTCOMES

Buyer mix

Cash 38% · Investor 0% · Flip resale 7.7%

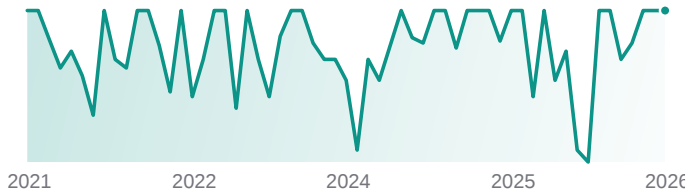


Financing (share of purchase price) Loan (LTV) 72% · Down payment 28%



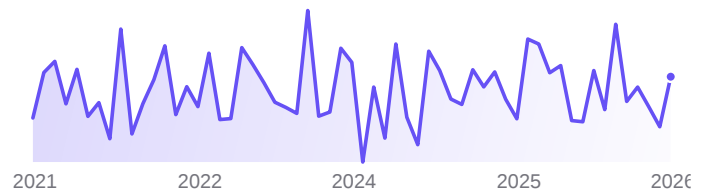
Sellers who sold at a gain

100%



Typical hold before selling

10.6 yrs



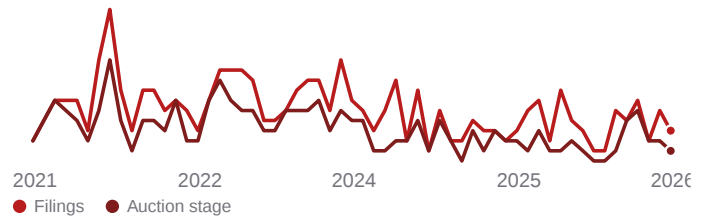
Median annualized return at resale

+4.9%



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	6,071
Median value (AVM)	\$436K
Median size	1,520 ft²
Median bedrooms	2
Median year built	1920
Single family	94%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.1%
Owner occupied	45%
Company owned	27%
Median loan-to-value	44%

Typical ownership tenure

15.2 yrs

COMMUNITY

Population	56,962
Density	8,584 / mi²
Median household income	\$60K
Average household income	\$89K
Crime index (US avg 100)	145
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	102
Homes occupied	90%
Bachelor's or higher	13%
Poverty rate	28.7%
Unemployment	1.4%
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.