

North Brunswick 08902

ZIP code · NJ · New Jersey > Middlesex County

BUYER'S MARKET

\$505K

MEDIAN SALE PRICE

-2.3%

1-YR CHANGE

275

SALES (12 MO)

\$565K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



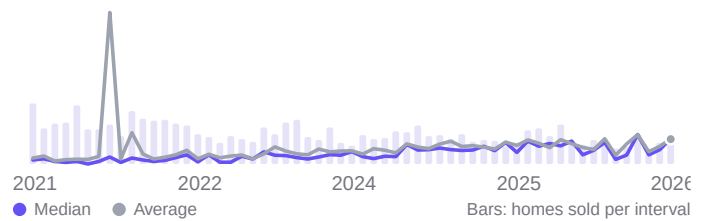
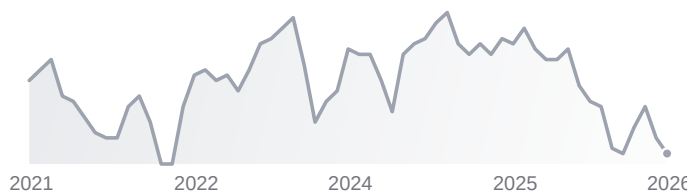
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$600K · Average \$595K

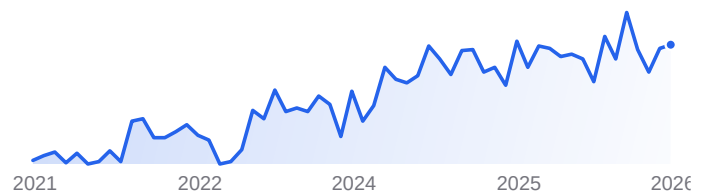
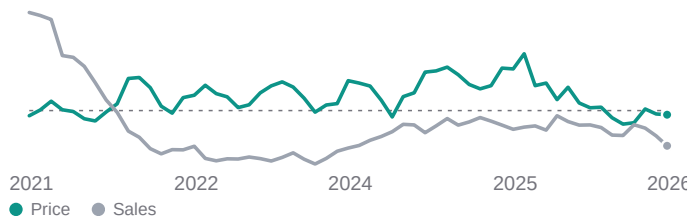


Growth (year over year)

Price -2.3% · Sales -19.1%

Price per square foot

\$330/ft²

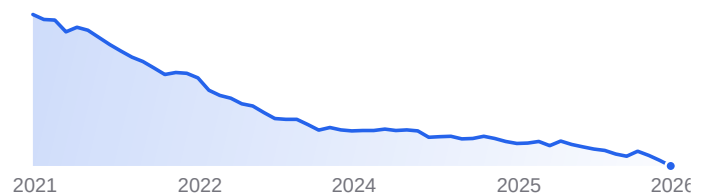
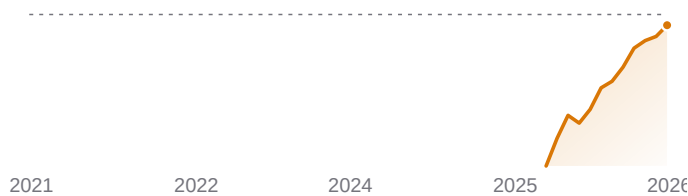


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

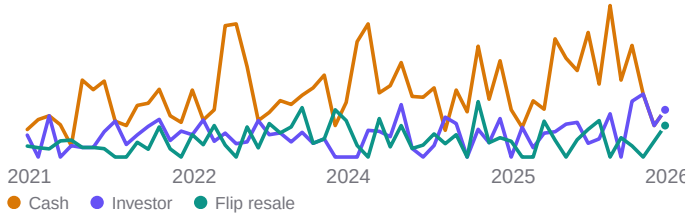
2.7%



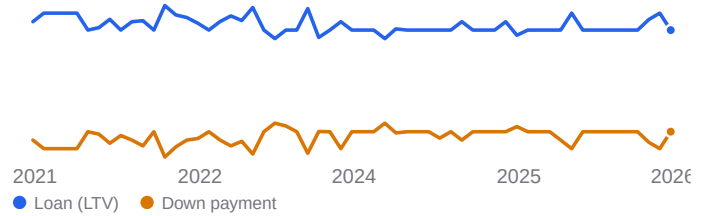
BUYERS & OUTCOMES

Buyer mix

Cash 14% · Investor 14% · Flip resale 9.1%

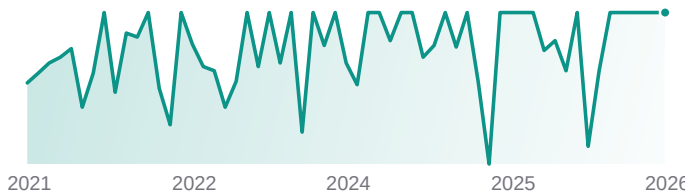


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



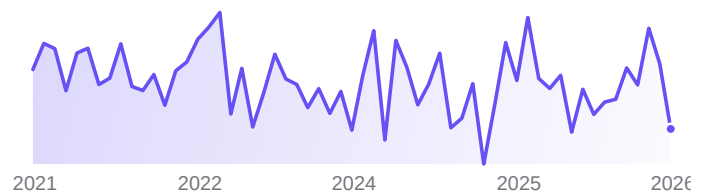
Sellers who sold at a gain

100%



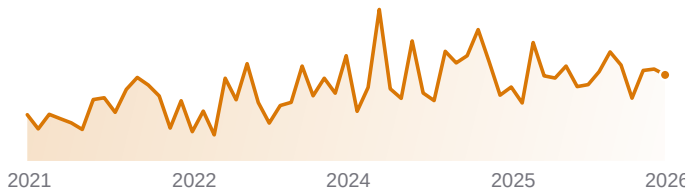
Typical hold before selling

4.8 yrs



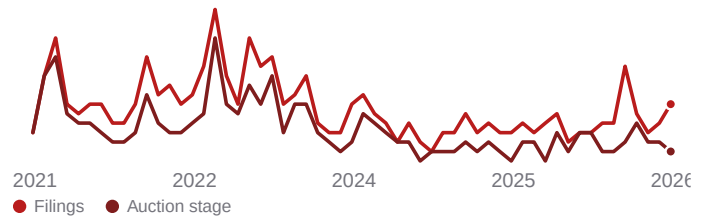
Median annualized return at resale

+5.8%



Preforeclosure filings

Filings 6 · Auction stage 1



HOUSING STOCK

Homes	10,095
Median value (AVM)	\$565K
Median size	1,621 ft²
Median year built	1982
Single family	72%
Condos	27%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	0.6%
Owner occupied	82%
Company owned	8.1%
Median loan-to-value	47%
Typical ownership tenure	16.4 yrs

COMMUNITY

Population	44,099
Density	3,251 / mi²
Median household income	\$108K
Average household income	\$137K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	95
Homes occupied	97%
Bachelor's or higher	26%
Poverty rate	6.5%
Unemployment	1.6%
Average temp	52°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.