

Highland Park 08904

ZIP code · NJ · New Jersey > Middlesex County > Highland Park

BUYER'S MARKET

\$544K

MEDIAN SALE PRICE

-9.7%

1-YR CHANGE

105

SALES (12 MO)

\$636K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



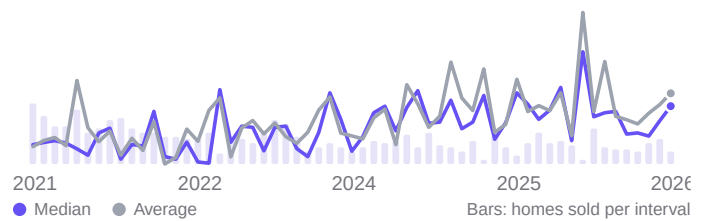
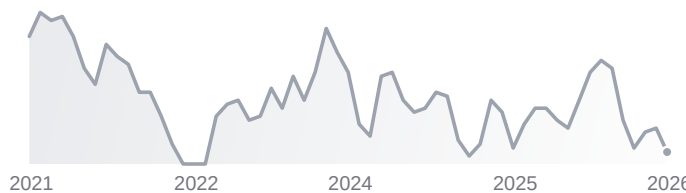
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$600K · Average \$648K

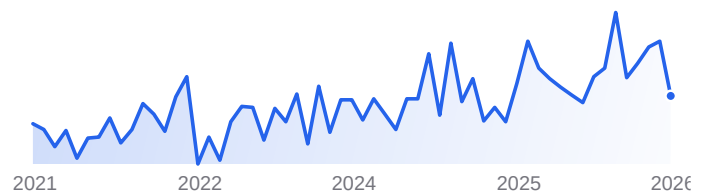
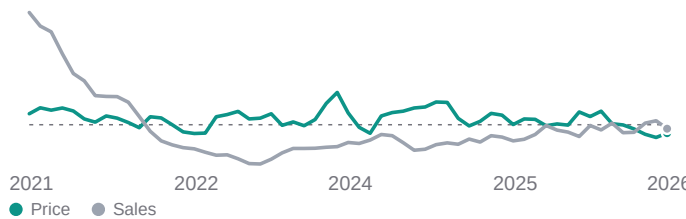


Growth (year over year)

Price -9.7% · Sales -4.5%

Price per square foot

\$292/ft²

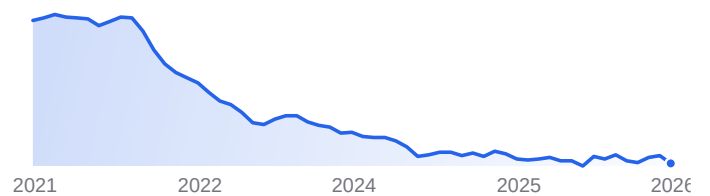
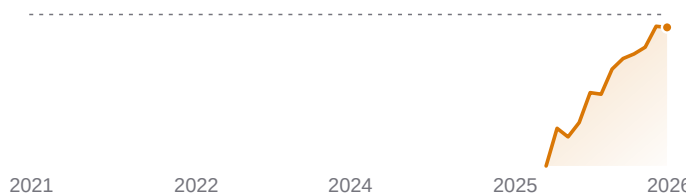


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

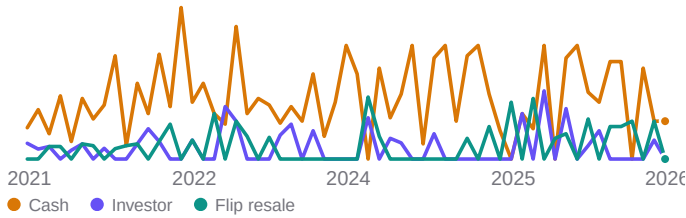
3.1%



BUYERS & OUTCOMES

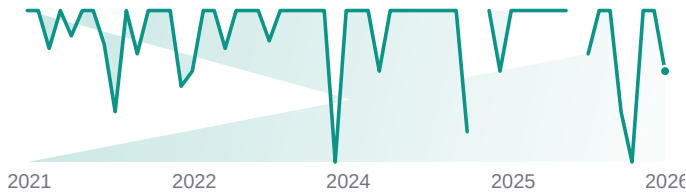
Buyer mix

Cash 17% · Investor 0% · Flip resale 0%



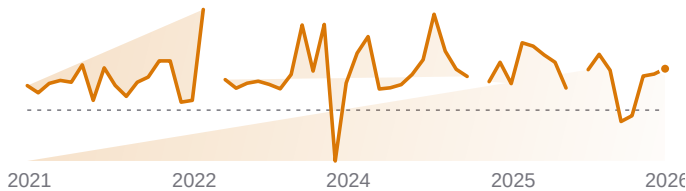
Sellers who sold at a gain

80%

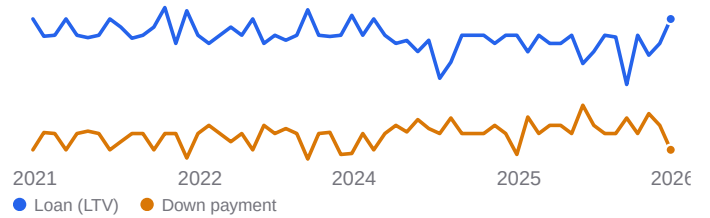


Median annualized return at resale

+5.8%

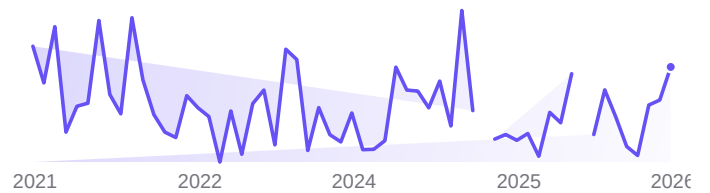


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

8.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,389
Median value (AVM)	\$636K
Median size	1,820 ft²
Median year built	1938
Single family	92%
Condos	3.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	0.7%
Owner occupied	75%
Company owned	14%
Median loan-to-value	42%
Typical ownership tenure	14.9 yrs

COMMUNITY

Population	15,852
Density	8,390 / mi²
Median household income	\$96K
Average household income	\$127K
Crime index (US avg 100)	141
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	98
Homes occupied	95%
Bachelor's or higher	29%
Poverty rate	11.0%
Unemployment	1.5%
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.