



413 Grand Ave
Hamilton Township, NJ 08610
\$350,000

Key insights for 08610

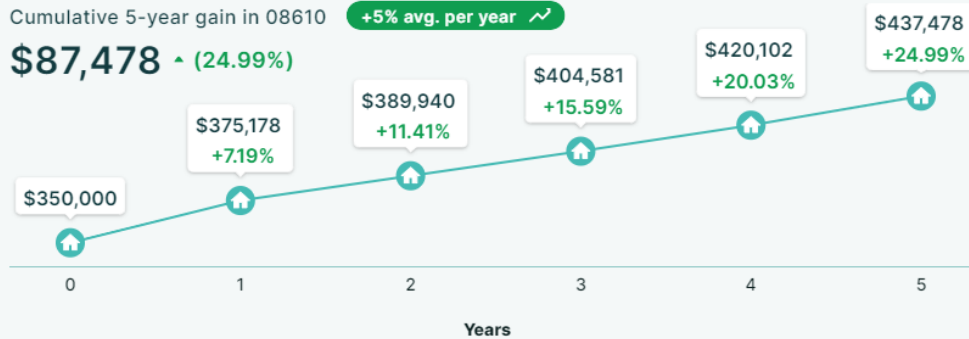
- Median Price: \$344,118
- Avg. Days on Market: 28

Forecasted Appreciation

Cumulative 5-year gain in 08610

+5% avg. per year

\$87,478 (24.99%)



Historical Appreciation

Avg. per year in 08610

5 yr **8.45%**

10 yr **4.81%**

63 yr **3.96%**

Supply & Demographics

Homes Being Built

Mercer

836/yr

New Listings

Area

October

Current Month

ZIP: 08610

36

80% M/M

22

57% Y/Y

County: Mercer

303

6% M/M

181

4% Y/Y

Affordability in Mercer

Median Household Income

\$100,625

National average: \$74,580



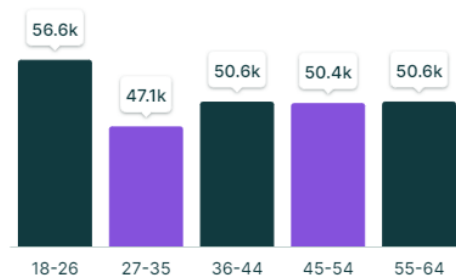
Affordability Index

At 100, a household earning the median income can afford the median home price, with 20% down.

143

Demographics by Age

Based on total Population of 384.5k



Homeowners & Renters

Renters

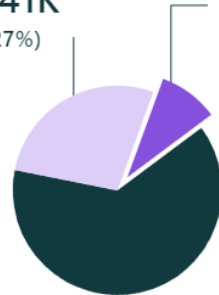
141K
(27%)

Renters who can afford to purchase

35.5K
(9%)

Homeowners

243.5K
(63%)



Pinky Shah

NMLS# 254596 • NEO Home Loans

Office: (732) 845-1991

pinky@pinkymortgage.com

http://www.PinkyMortgage.com

777 Scudders Mill Rd, Plainsboro, NJ 08536

CERTIFIED MORTGAGE ADVISOR



Current as of 11/29/2023.

This document should not be construed as investment or mortgage advice or a commitment to lend. Your results may vary. There are no guarantees, promises, representations and/or assurances concerning the level of accuracy you may experience. For actual and current terms and rate information, please contact your lender directly. Monthly expenses may or may not include condominium or HOA fees, if applicable; your payment may be greater. *Lender is not a tax consultation firm. Please seek advice from a tax professional. Sources: MBS Highway, FRED, US Census, BLS, JBRC, NAR. MLS Data provided by Listing Booster.