

Comprehensive Neighborhood Report

2761 Brunswick Pike, Trenton, NJ 08648

June 10, 2024

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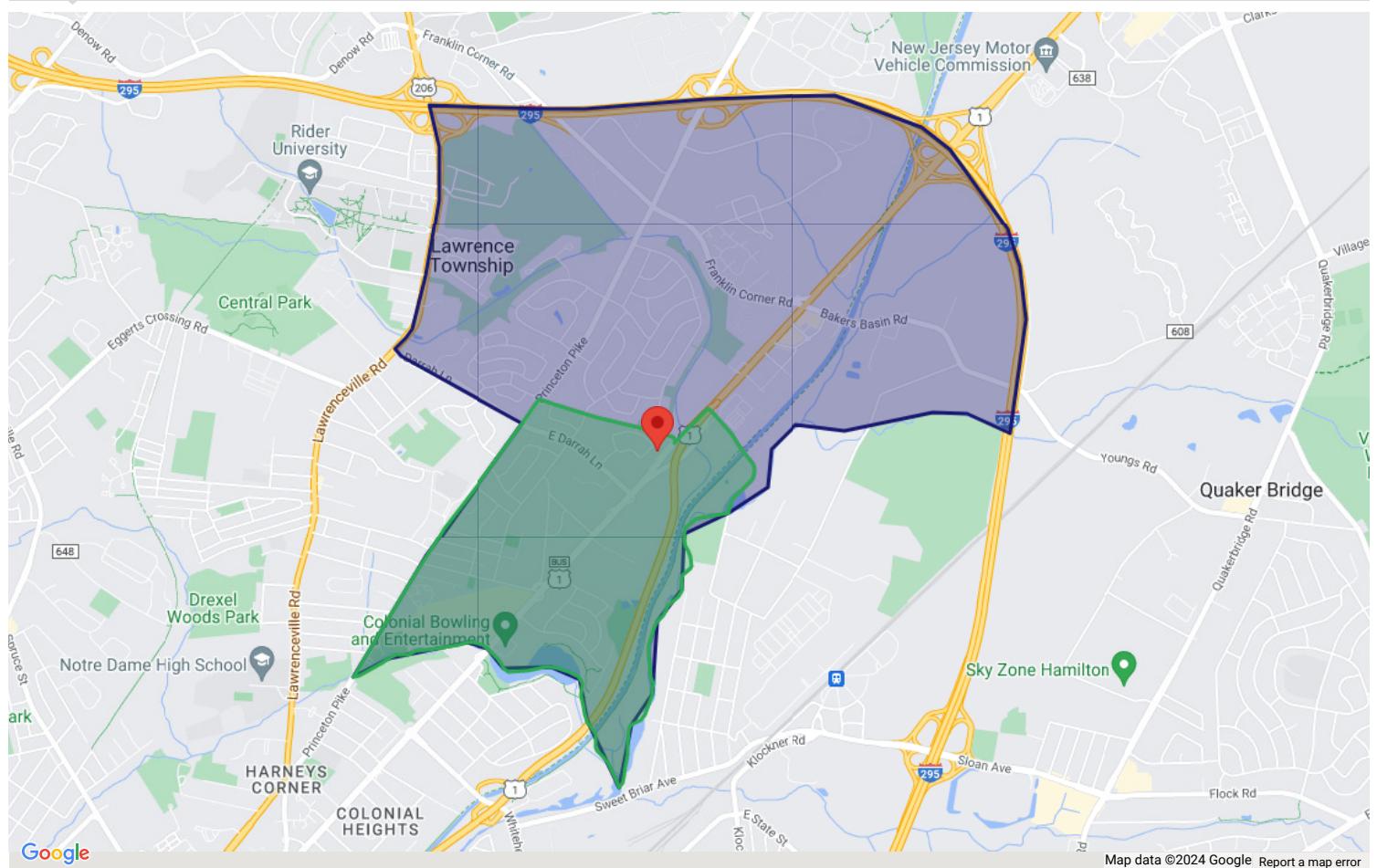
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NEIGHBORHOOD MAP



■ Neighborhood Boundary

■ Micro-neighborhood Boundary

REAL ESTATE PRICES & OVERVIEW

This neighborhood's median real estate price is \$599,758, which is more expensive than 65.9% of the neighborhoods in New Jersey and 77.3% of the neighborhoods in the U.S.

The average rental price in this neighborhood is currently \$2,617, based on NeighborhoodScout's exclusive analysis. Rents here are currently lower in price than 72.8% of New Jersey neighborhoods.

This is a suburban neighborhood (based on population density) located in Lawrence Township, New Jersey.

This neighborhood's real estate is primarily made up of medium sized (three or four bedroom) to large (four, five or more bedroom) single-family homes and apartment complexes/high-rise apartments. Most of the residential real estate is owner occupied. Many of the residences in this neighborhood are older, well-established, built between 1940 and 1969. A number of residences were also built between 1970 and 1999.

In this neighborhood, the current vacancy rate is 1.9%, which is a lower rate of vacancies than 86.9% of all neighborhoods in the U.S. This means that the housing supply in this neighborhood is very tight compared to the demand for property here.

NOTABLE & UNIQUE NEIGHBORHOOD CHARACTERISTICS

The way a neighborhood looks and feels when you walk or drive around it, from its setting, its buildings, and its flavor, can make all the difference. This neighborhood has some really cool things about the way it looks and feels as revealed by NeighborhoodScout's exclusive research. This might include anything from the housing stock to the types of households living here to how people get around.

People

Of note is NeighborhoodScout's research finding that the Eagles Chase / Gatherings at Lawrenceville neighborhood has some of the lowest rates of children living in poverty of any neighborhood in the United States. In a nation where approximately 1 in 4 children are living in poverty, the Eagles Chase / Gatherings at Lawrenceville community truly stands out from the rest in this regard.

In addition, if knowledge is power, then imagine the cumulative power of one neighborhood where many of the adults have earned an advanced degree, such as a Masters, law degree, medical degree, or even a Ph.D. This is certainly the case in the Eagles Chase / Gatherings at Lawrenceville neighborhood, where 37.0% have earned an advanced degree. Compare that to the average neighborhood in America, where just 13.4% of adults have completed a post-graduate degree, and you can see why this neighborhood is a stand out. In fact, this neighborhood has a higher rate of adults with an advanced degree than 95.9% of the neighborhoods in America.

Also, the Eagles Chase / Gatherings at Lawrenceville neighborhood is considered a solid choice for executive lifestyles. NeighborhoodScout's analysis ranks it as better than 94.2% of New Jersey neighborhoods for executive living, based on the wealthy, educated professionals, executives, and managers who choose to reside here, the spacious homes that are prominent features of the real estate in the neighborhood, and the high real estate appreciation rates found here relative to other neighborhoods in the state. In addition to being an excellent choice for highly educated executives, this neighborhood is also a very good choice for active retirees.

Diversity

Did you know that the Eagles Chase / Gatherings at Lawrenceville neighborhood has more Iranian and Haitian ancestry people living in it than nearly any neighborhood in America? It's true! In fact, 1.5% of this neighborhood's residents have Iranian ancestry and 3.0% have Haitian ancestry.

Eagles Chase / Gatherings at Lawrenceville is also pretty special linguistically. Significantly, 2.4% of its residents five years old and above primarily speak Persian at home. While this may seem like a small percentage, it is higher than 99.3% of the neighborhoods in America.

THE NEIGHBORS

There are two complementary measures for understanding the income of a neighborhood's residents: the average and the extremes. While a neighborhood may be relatively wealthy overall, it is equally important to understand the rate of people - particularly children - who are living at or below the federal poverty line, which is extremely low income. Some neighborhoods with a lower average income may actually have a lower childhood poverty rate than another with a higher average income, and this helps us understand the conditions and character of a neighborhood.

The neighbors in the Eagles Chase / Gatherings at Lawrenceville neighborhood in Lawrence Township are wealthy, making it among the 15% highest income neighborhoods in America. NeighborhoodScout's exclusive analysis reveals that this neighborhood has a higher income than 90.2% of the neighborhoods in America. In addition, 0.0% of the children seventeen and under living in this neighborhood are living below the federal poverty line, which is a lower rate of childhood poverty than is found in 100.0% of America's neighborhoods.

The old saying "you are what you eat" is true. But it is also true that you are what you do for a living. The types of occupations your neighbors have shape their character, and together as a group, their collective occupations shape the culture of a place.

In the Eagles Chase / Gatherings at Lawrenceville neighborhood, 61.3% of the working population is employed in executive, management, and professional occupations. The second most important occupational group in this neighborhood is sales and service jobs, from major sales accounts, to working in fast food restaurants, with 20.0% of the residents employed. Other residents here are employed in clerical, assistant, and tech support occupations (10.1%), and 8.1% in manufacturing and laborer occupations.

Languages

The languages spoken by people in this neighborhood are diverse. These are tabulated as the languages people preferentially speak when they are at home with their families. The most common language spoken in the Eagles Chase / Gatherings at Lawrenceville neighborhood is English, spoken by 78.8% of households. Other important languages spoken here include Spanish, Persian and Polish.

Ethnicity / Ancestry

Culture is shared learned behavior. We learn it from our parents, their parents, our houses of worship, and much of our culture – our learned behavior – comes from our ancestors. That is why ancestry and ethnicity can be so interesting and important to understand: places with concentrations of people of one or more ancestries often express those shared learned behaviors and this gives each neighborhood its own culture. Even different neighborhoods in the same city can have drastically different cultures.

In the Eagles Chase / Gatherings at Lawrenceville neighborhood in Lawrence Township, NJ, residents most commonly identify their ethnicity or ancestry as Irish (17.7%). There are also a number of people of German ancestry (17.1%), and residents who report Asian roots (12.5%), and some of the residents are also of Polish ancestry (10.9%), along with some Italian ancestry residents (10.4%), among others. In addition, 20.4% of the residents of this neighborhood were born in another country.

GETTING TO WORK

How you get to work – car, bus, train or other means – and how much of your day it takes to do so is a large quality of life and financial issue. Especially with gasoline prices rising and expected to continue doing so, the length and means of one's commute can be a financial burden. Some neighborhoods are physically located so that many residents have to drive in their own car, others are set up so many walk to work, or can take a train, bus, or bike. The greatest number of commuters in Eagles Chase / Gatherings at Lawrenceville neighborhood spend under 15 minutes commuting one-way to work (37.8% of working residents), one of the shortest commutes across America.

Here most residents (64.6%) drive alone in a private automobile to get to work. In addition, quite a number also carpool with coworkers, friends, or neighbors to get to work (10.1%) and 7.4% of residents also take the train for their daily commute. In a neighborhood like this, as in most of the nation, many residents find owning a car useful for getting to work.



Neighborhood Real Estate Data

2761 Brunswick Pike, Trenton, NJ 08648

44 Vital Statistics | 2 Condition Alerts

June 10, 2024

AVERAGE HOME VALUES

Median Home Value

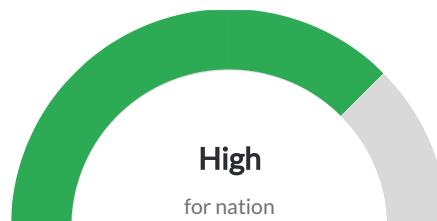
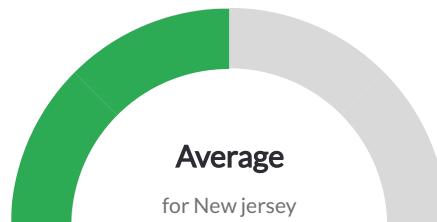
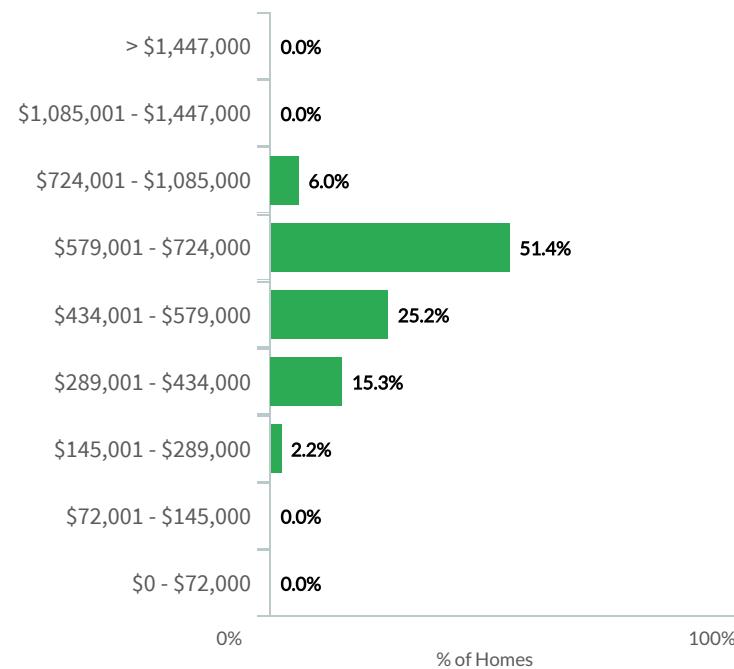
\$599,758

Median Real Estate Taxes

\$12,842

(2.1% effective rate)

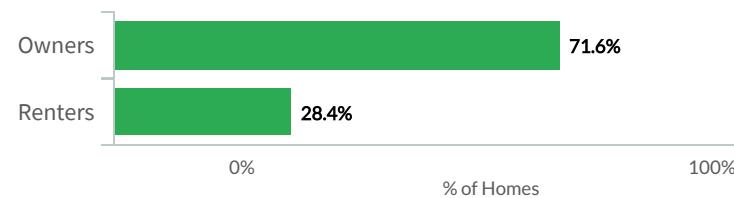
Neighborhood Home Prices



HOME OWNERSHIP

Homeownership Rate

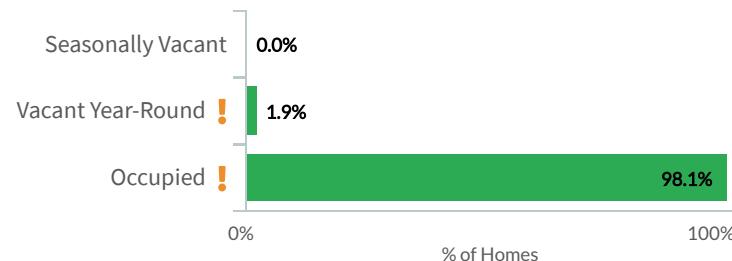
The percentage of housing units in the neighborhood that are occupied by the property owner versus occupied by a tenant. (Vacant units are counted separately.)



Vacancy Rate

⚠ This neighborhood has among the **lowest** percentage of vacant residences of all neighborhoods in America according to NeighborhoodScout analysis.

The average annual change in the vacancy rate in the neighborhood during the latest five years. Trend is based on the percentage of properties that are vacant year round.



RENTAL MARKET

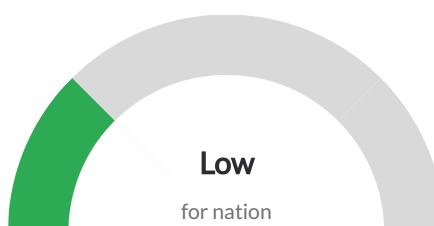
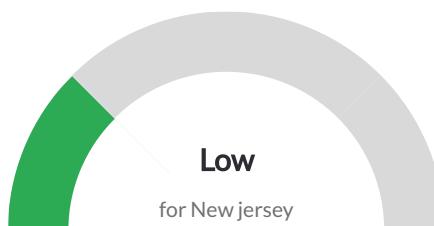
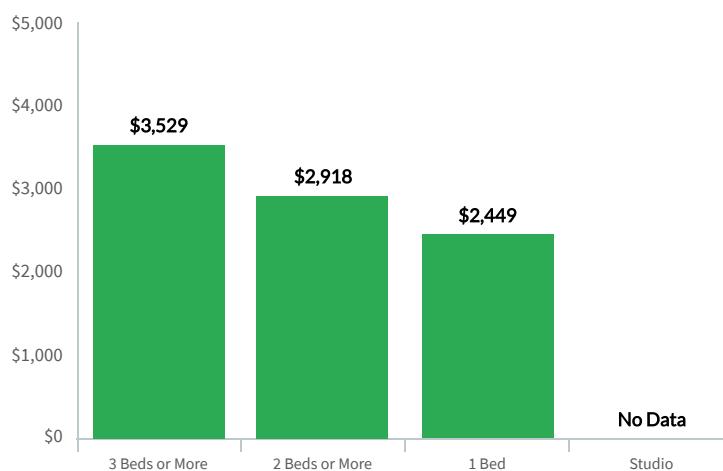
Average Market Rent

\$2,617 / per month

Gross Rental Yield

8.06%

Median monthly rent by number of bedrooms



NEIGHBORHOOD SETTING



Coastal

Neighborhoods on the ocean or tidally influenced rivers.



Lakefront

The neighborhood includes shoreline on a significant body of freshwater. These are lakes large enough to include recreation and scenic areas. (Note that smaller lakes are not included, or neighborhoods that have little shoreline on a lake, relative to the size of the entire neighborhood).



Farms

Agricultural land uses are a significant part of the neighborhood and contribute to its character.

Neighborhood Look and Feel

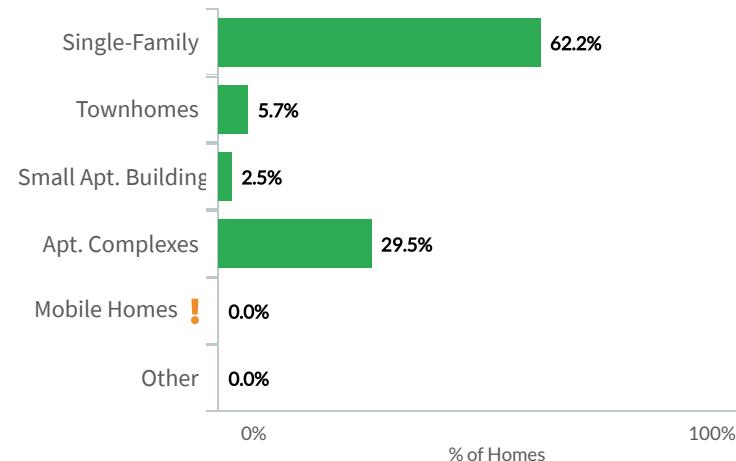
Suburban: Although not necessarily outside city limits, these neighborhoods have a more generous amount of space per person with densities generally between 1,000 and 5,000 people per square mile.



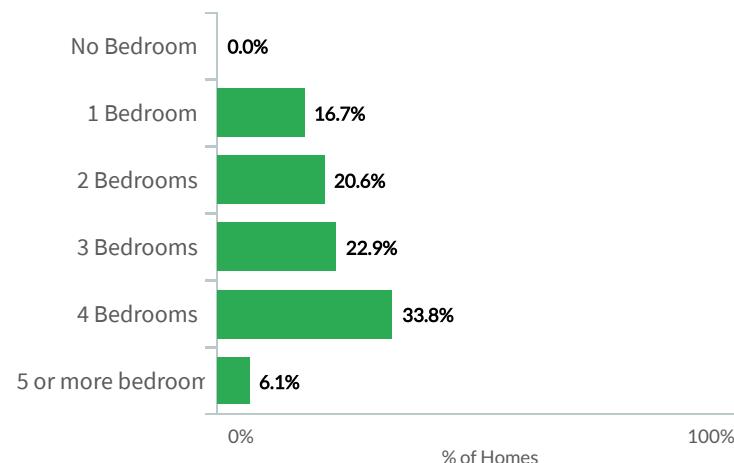
HOUSING MARKET DETAILS

Types of Homes

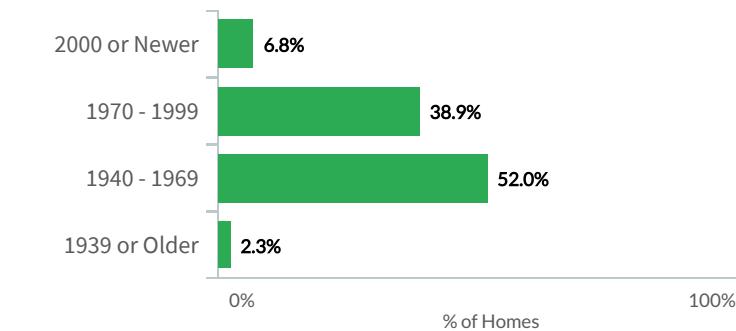
⚠ This neighborhood has among the **lowest** percentage of mobile homes and trailers of all neighborhoods in America according to NeighborhoodScout analysis.



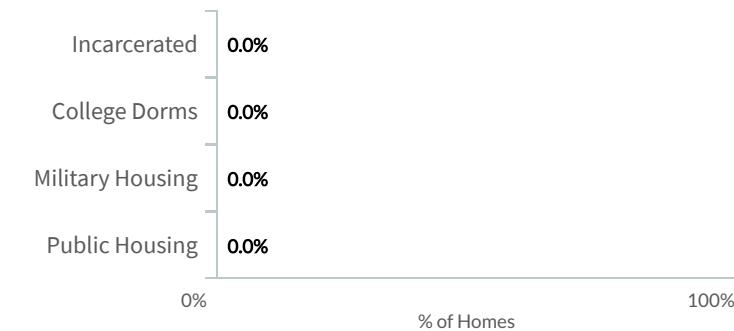
Home Size



Age of Homes



Special Purpose Housing



Neighborhood Economics & Demographics Data

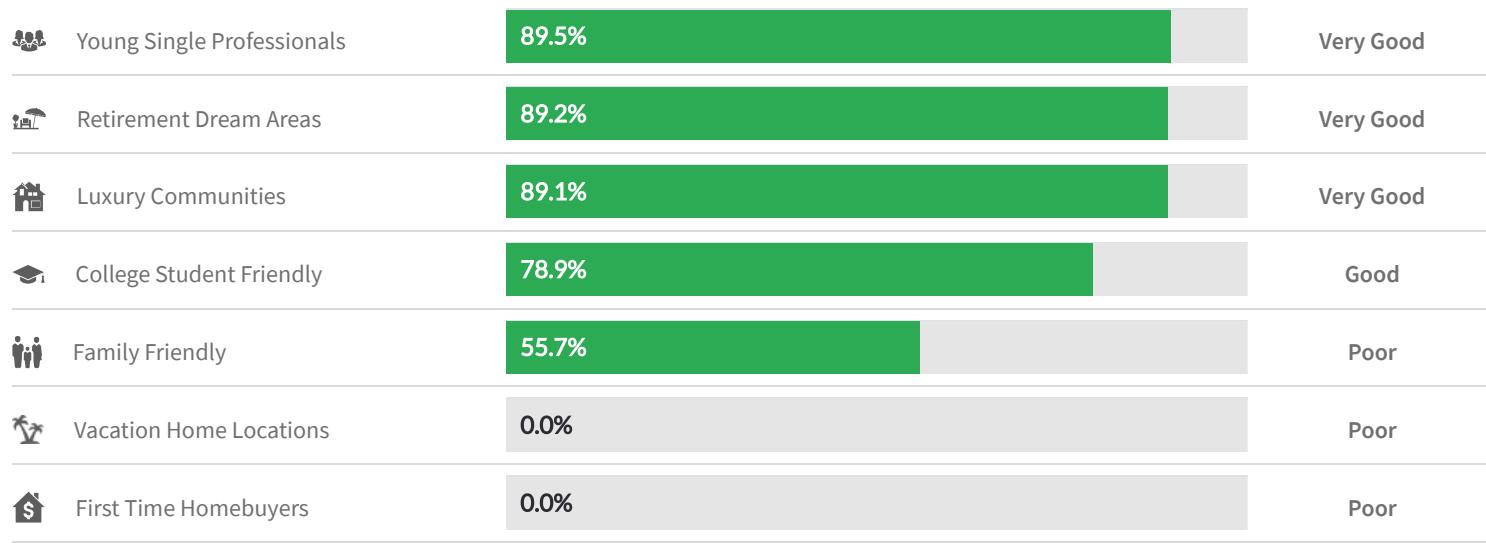
2761 Brunswick Pike, Trenton, NJ 08648

136 Vital Statistics | 0 Condition Alerts

June 10, 2024

LIFESTYLE

Percentage of neighborhoods in America that this neighborhood surpasses.

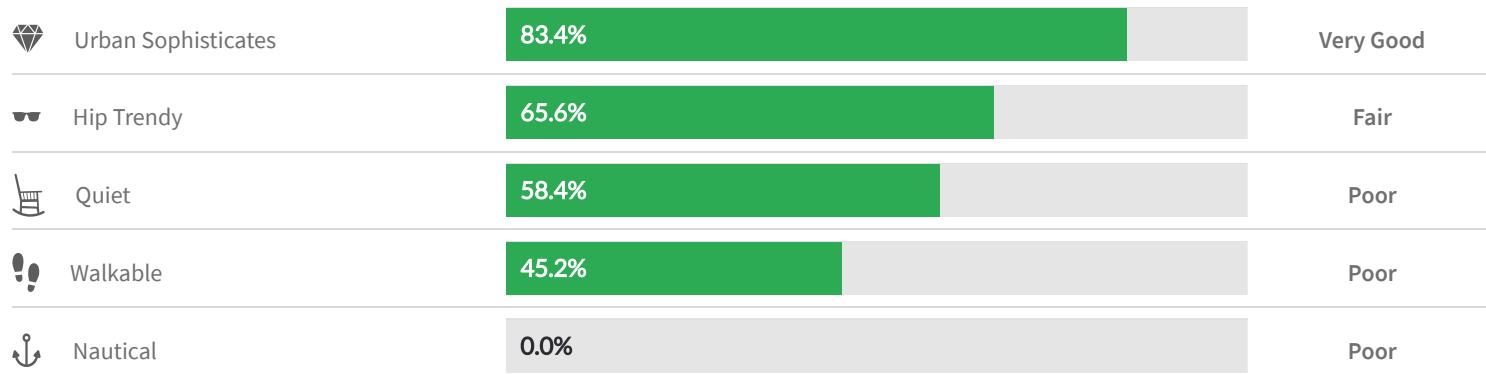


There isn't one neighborhood that is best for everyone. The best neighborhood for you may not be the best one for someone else. Similarly, what you want as a first-time home buyer may be different than what you want when you have school-aged children, or when you are nearing retirement.

The length of the bars indicate the percentage of neighborhoods in America that this neighborhood is more family-friendly than, more college student friendly than, more luxurious than, and so forth.

SPECIAL CHARACTER

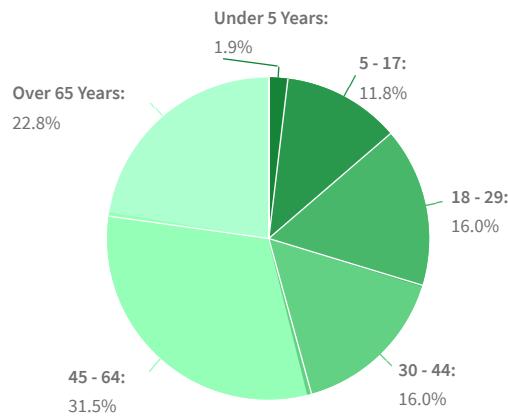
Percentage of neighborhoods in America that this neighborhood surpasses.



People have personalities, and so do neighborhoods. A neighborhood's character describes its personality and the feeling one gets when experiencing the neighborhood as a true resident. Quiet and sophisticated? Hip and walkable? The length of the bars indicate the percentage of neighborhoods in America that this neighborhood is more Urbane than, more Hip than, more Quiet than, more Nautical than, more Walkable than.

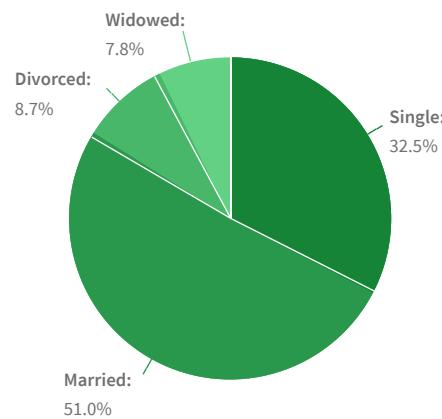
AGE

Neighborhoods that score highest for mixed ages have the most equitable distribution across all age groups.



MARITAL STATUS

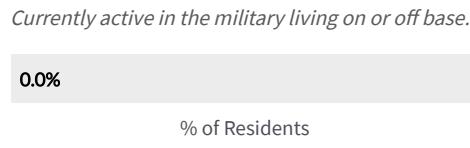
Based on residents who are 18 and over. We are unable to include same-sex marriages due to data limitations.



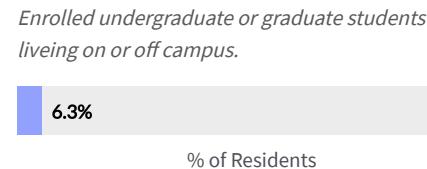
GENDER



MILITARY

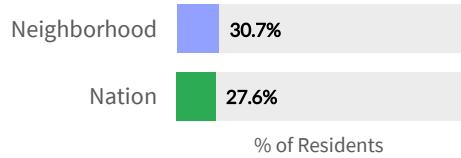


COLLEGE

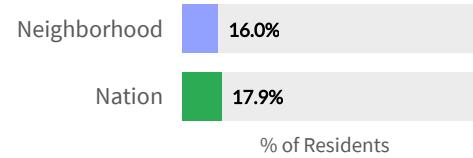


HOUSEHOLD TYPES

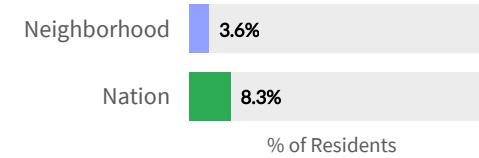
One person households



Married Couple with Child

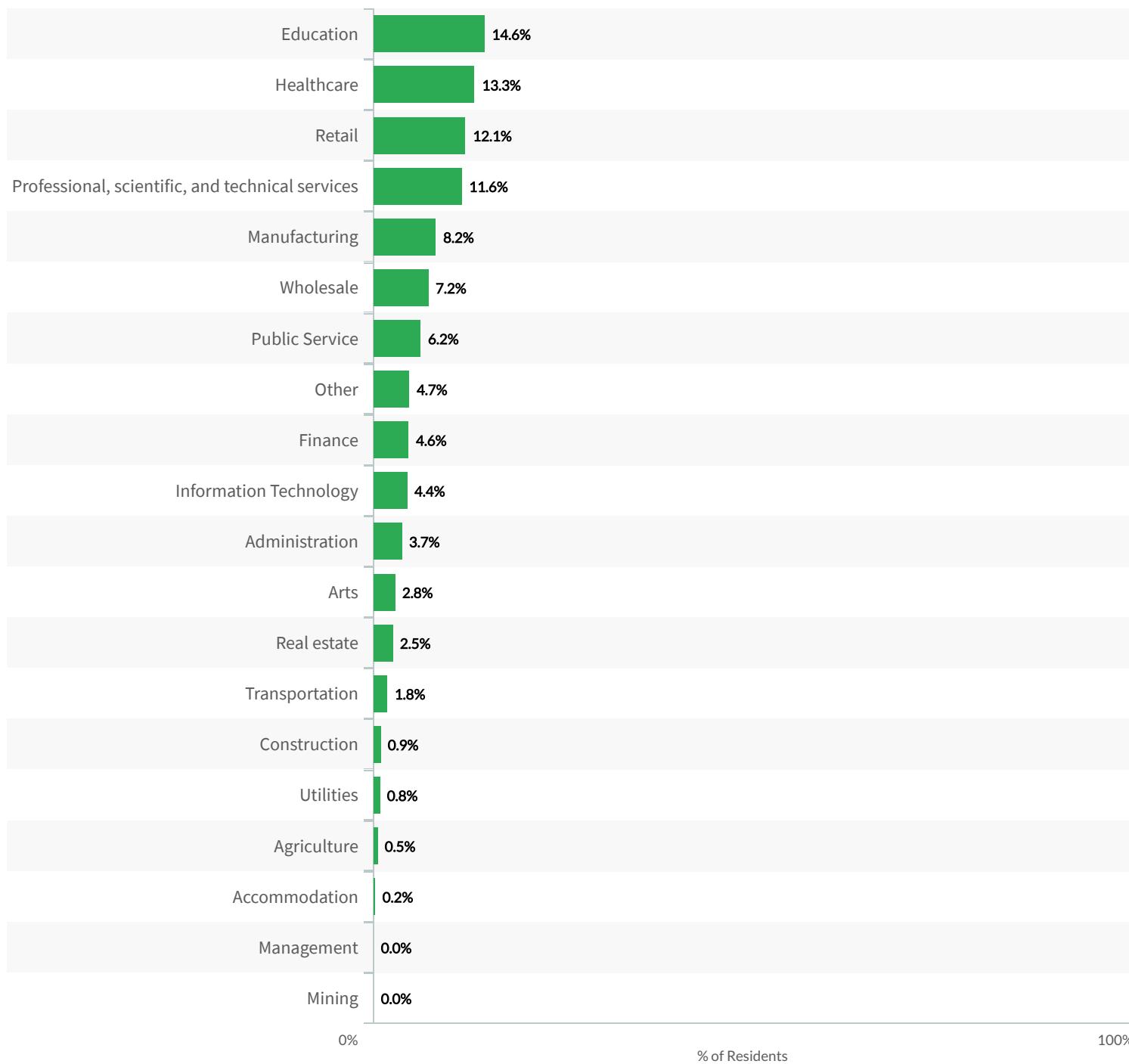


Single Parent with Child



EMPLOYMENT INDUSTRIES

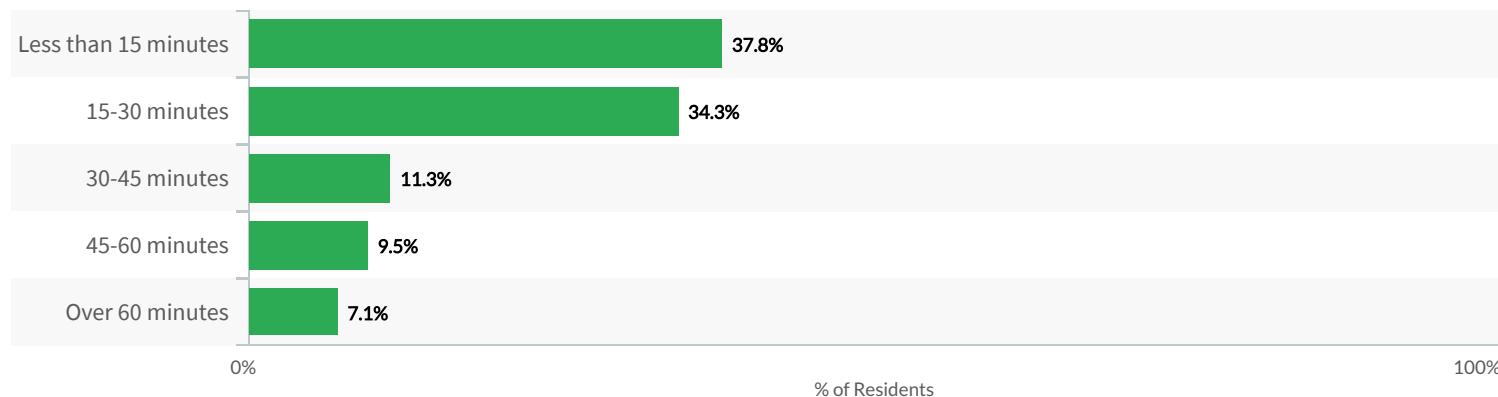
Types of employers for whom residents work. Neighborhoods where residents cluster into particular industries are often found near particular employers or institutions.



COMMUTE TO WORK

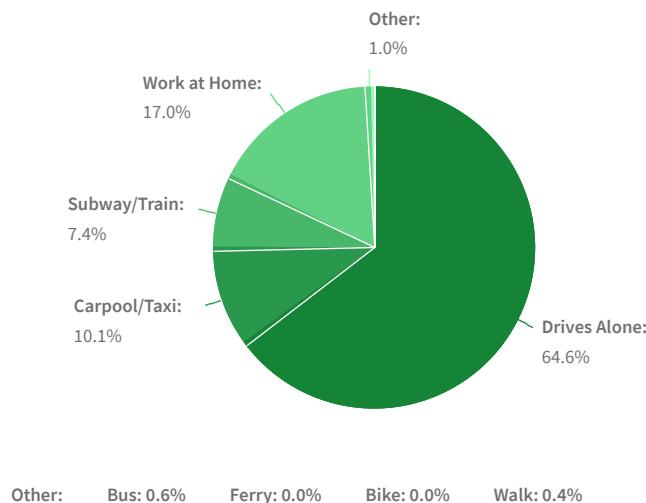
Average One-way Commute Time

The amount of time spent commuting tells a lot about a neighborhood's access to jobs and the degree of congestion in the area. The time is calculated for all residents working outside the home.



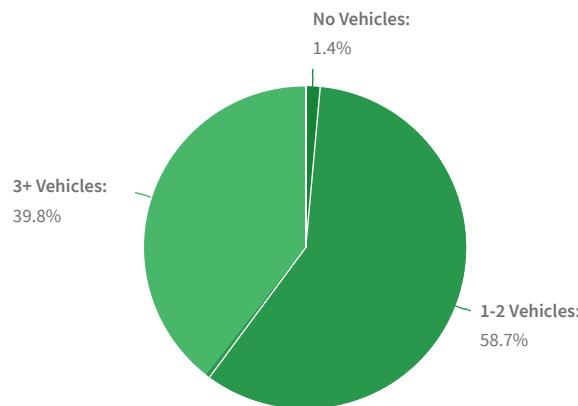
Means of Transport

The share of using each mode of transport is measured as percentage of all working adults.



Vehicles per household

Number of vehicles registered per household, as a percentage of all households in the neighborhood.



MIGRATION & MOBILITY

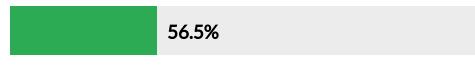
Moved Last Year

Very high values show a lack of stability in the neighborhood. Very low values may represent insularity to outsiders.



Born Out of State

High in neighborhoods that attract new residents from around the country.



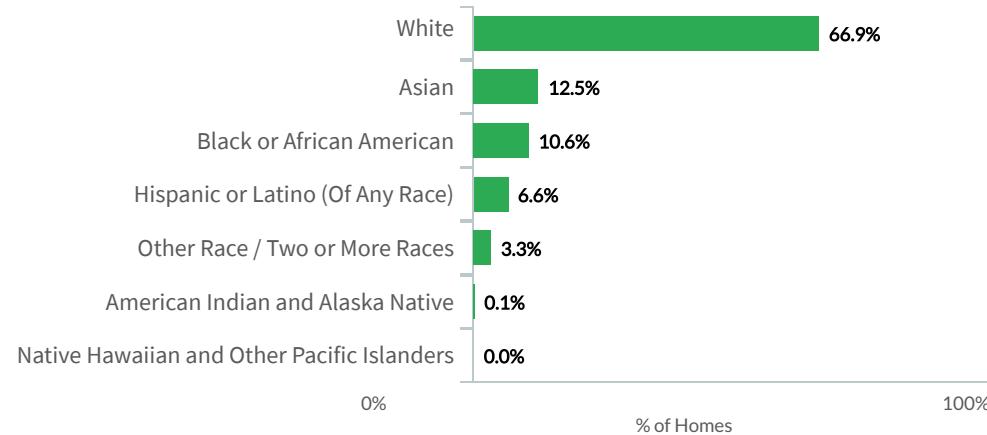
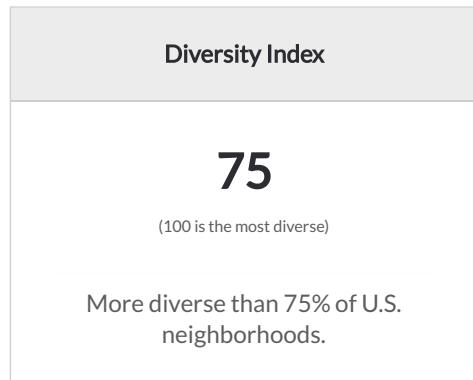
Foreign Born

Residents have immigrated to the U.S. from another country and may or may not be naturalized citizens.

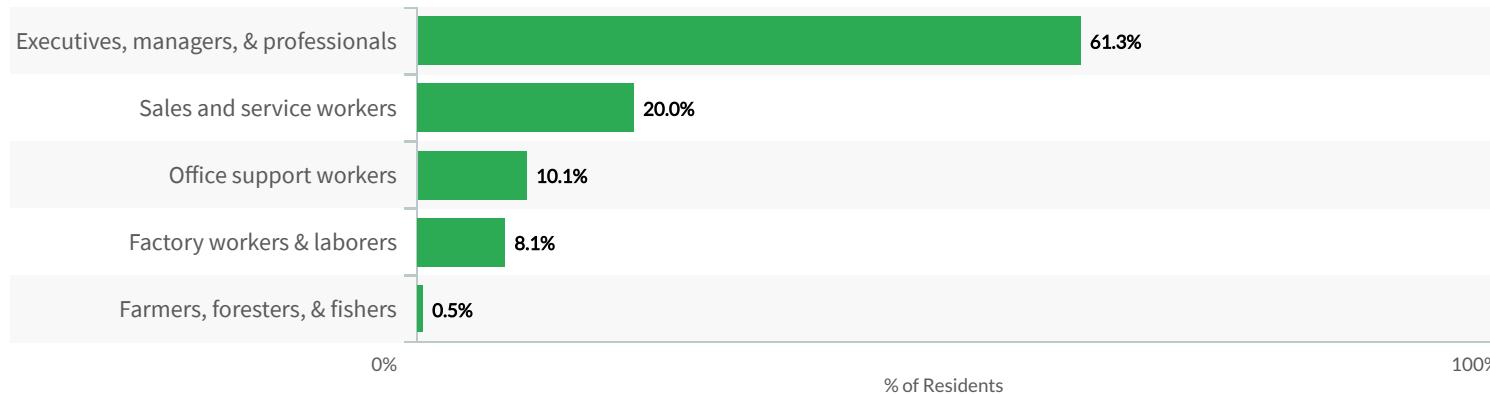


RACE & ETHNIC DIVERSITY

"Race/Ethnicity: Self-reported to the US Census. Asian and Hispanic residents may identify with one of the more specific subcategories."html_safe

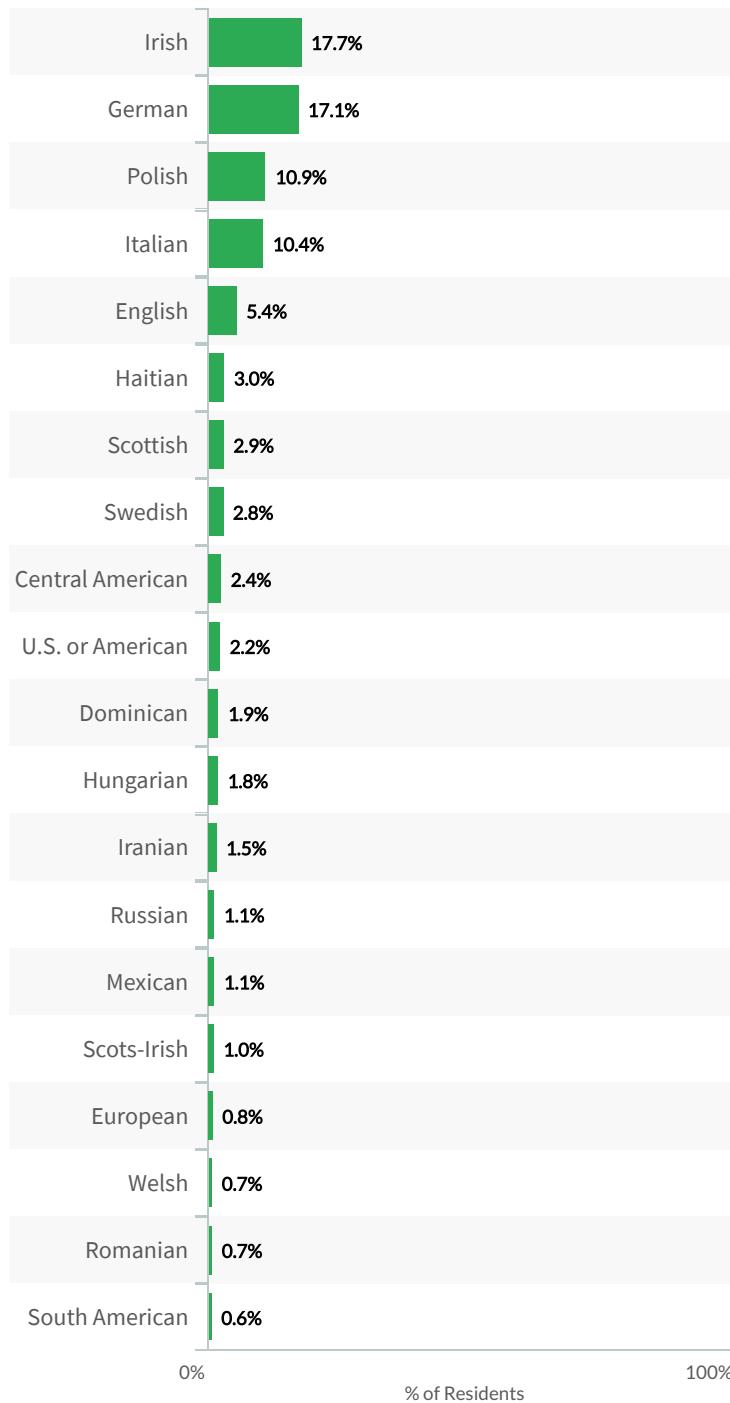


OCCUPATIONS



ANCESTRY

Top 20 most common groups that neighborhood residents self-report as their ancestry.



LANGUAGES SPOKEN

Top 20 most common languages neighborhood residents preferentially speak when they are at home with their families.



AVERAGE INCOME

Per Capita Income

Best measure of the average spending power of each person in the neighborhood.



Median Household Income

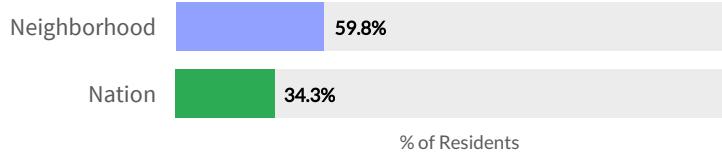
Best measure of the budget of the typical family or other non-family household.



EDUCATION

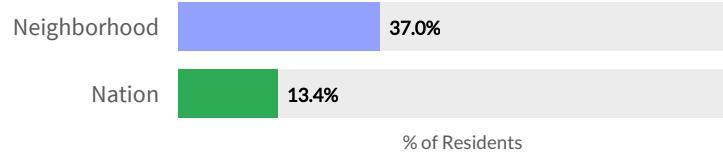
Adults with College Degree

Adults aged 25 and older that have attained at least a 4 year college degree like a BA.



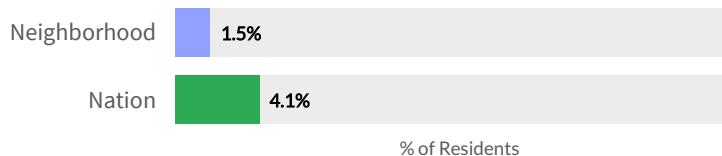
Adults with Advanced Degree

Adults aged 25 and older that have attained a graduate or professional degree above and beyond a 4 year degree.



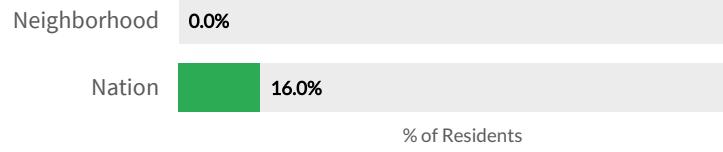
UNEMPLOYMENT RATE

The percent of neighborhood residents who are seeking employment, but are currently unemployed.



CHILDREN LIVING IN POVERTY

⚠ This neighborhood has one of the **lowest** percentages of children living below the federal poverty line of any neighborhood in this state.



More educated than **87.92%** of U.S. neighborhoods.



Higher income than **90.18%** of U.S. neighborhoods.





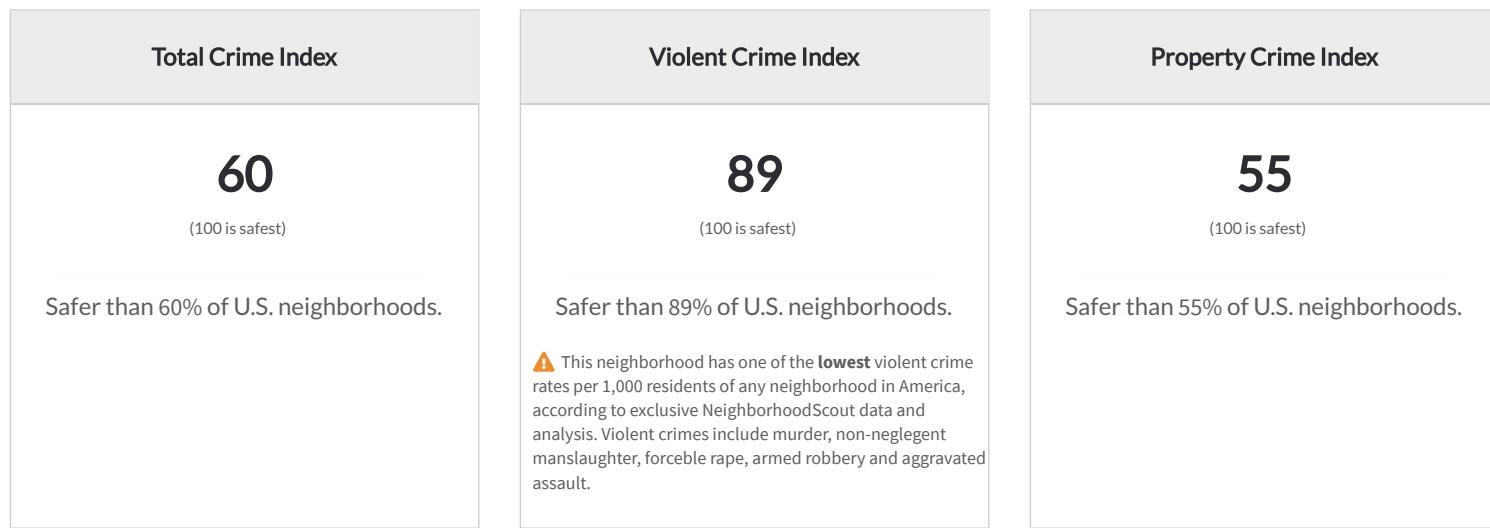
Neighborhood Crime Data

2761 Brunswick Pike, Trenton, NJ 08648

67 Vital Statistics | 2 Condition Alerts

June 10, 2024

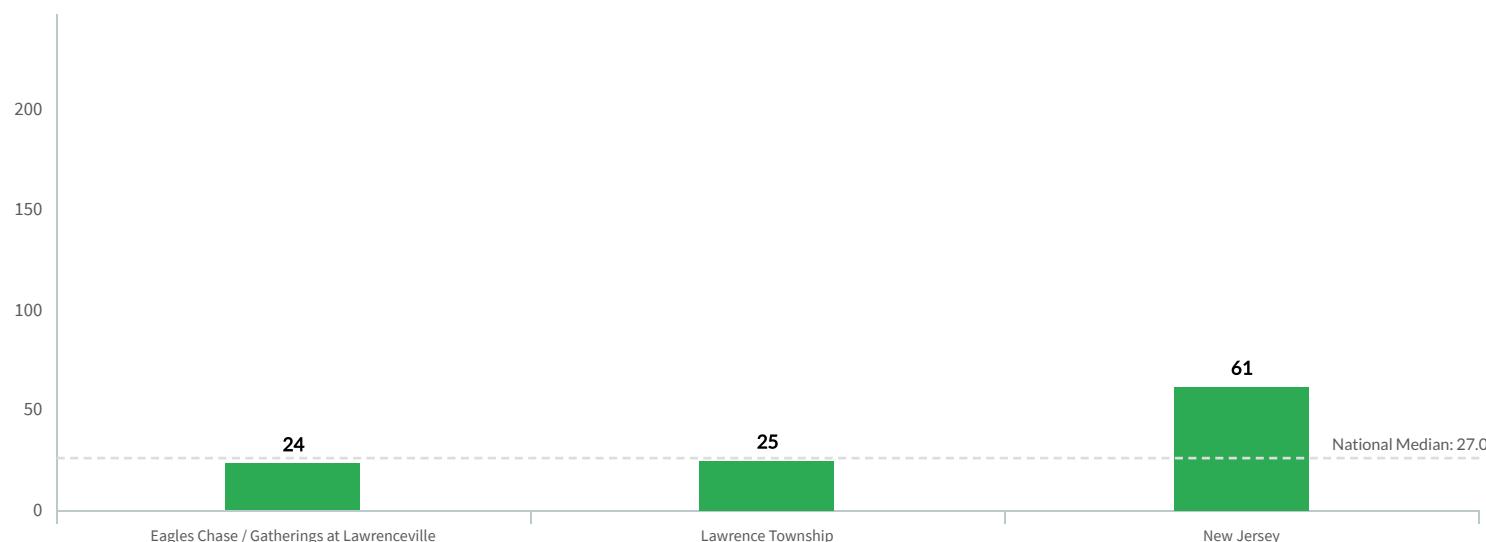
NEIGHBORHOOD CRIME INDEX



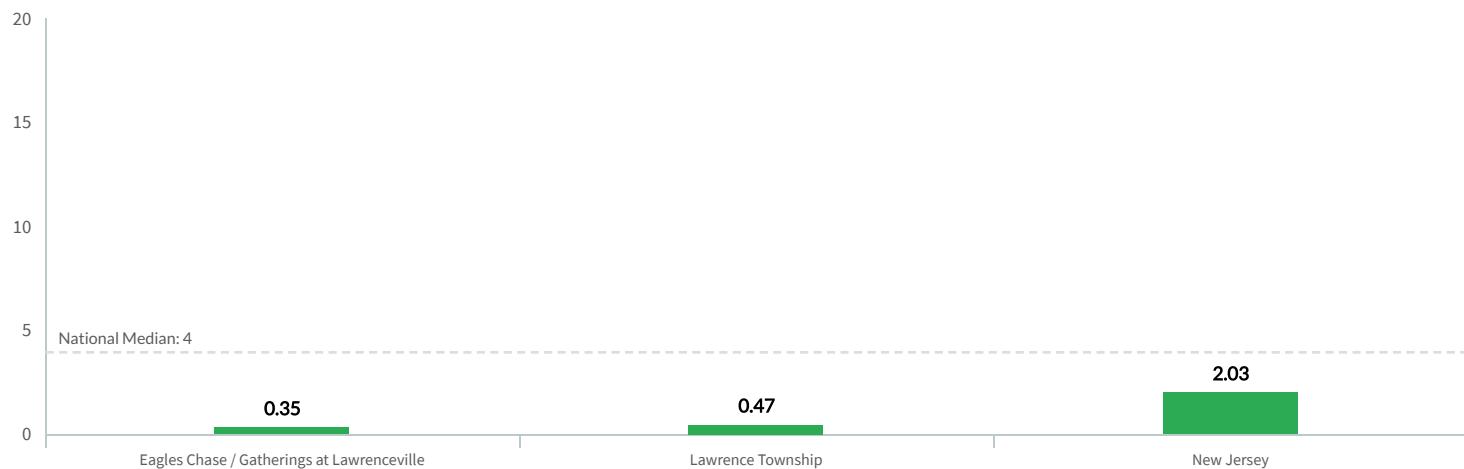
NeighborhoodScout® provides exclusive crime risk analytics for every neighborhood in America with up to 98% predictive accuracy. Crime risk indices are nationally comparable on a 1 – 100 scale, where 100 means safer than 100% of U.S. neighborhoods.

Crime risk data are updated annually. Raw crime incidents are sourced from all 18,000+ local law enforcement agencies – municipal, county, transit, park, port, university, tribal and more, assigned to localities, then built into NeighborhoodScout's proprietary predictive models to provide a comprehensive crime risk profile for every neighborhood and address-vicinity in the U.S.

CRIMES (per square mile)



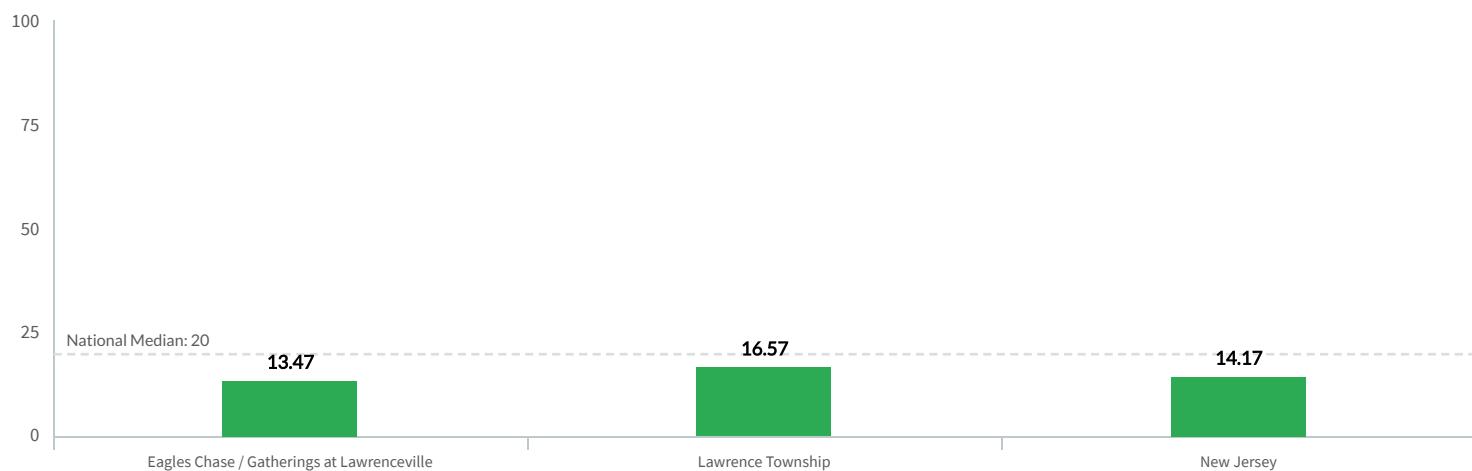
VIOLENT CRIME COMPARISON (per 1,000 residents)



Chances of Becoming a Victim of a Violent Crime

1 in 2,822 in this Neighborhood	1 IN 2,121 in Lawrence Township	1 IN 493 in New Jersey
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PROPERTY CRIME COMPARISON (per 1,000 residents)



Chances of Becoming a Victim of a Property Crime

1 in 74 in this Neighborhood	1 IN 60 in Lawrence Township	1 IN 71 in New Jersey
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Neighborhood Public School Data

2761 Brunswick Pike, Trenton, NJ 08648

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ZONED SCHOOL RATING INFORMATION

School Quality	Elementary Schools	Middle Schools	High Schools
<p>School Quality Rating, rates the quality of the zoned K-12 public schools that serve this address.</p> <p>66 (100 is best)</p> <p>Better than 66% of all U.S. schools.</p>	7	7	8

* 10 is the highest

SCHOOLS THAT SERVE THIS ADDRESS

Quality rating scores are provided below with 10 being the highest possible score.

* 10 is the highest

School Details	Grades	Compared to NJ	Compared to Nation
<u>Ben Franklin Elementary School</u> 2939 Princeton Pike Lawrenceville, NJ 08648	PK-03	5	7
<u>Lawrence High School</u> 2525 Princeton Pike Lawrenceville, NJ 08648	09-12	6	8
<u>Lawrence Intermediate School</u> 66 Eggerts Crossing Road Lawrenceville, NJ 08648	04-06	4	7
<u>Lawrence Middle School</u> 2455 Princeton Pike Lawrenceville, NJ 08648	07-08	5	7

THIS ADDRESS IS SERVED BY 1 DISTRICT:

Lawrence Township Public School District

3,680

students enrolled in this district

7

schools in district

11

students per classroom

District Quality Compared to NJ

5

(10 is best)

Better than 43.8% of all NJ school districts.

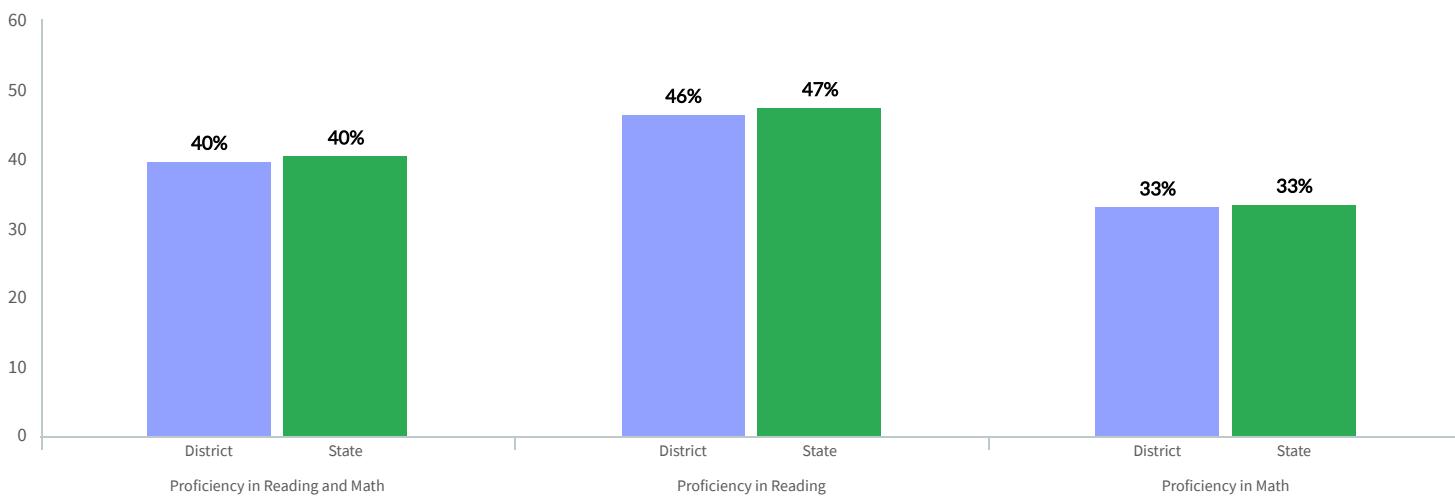
District Quality Compared to U.S.

8

(10 is best)

Better than 72.6% of all US school districts.

PUBLIC SCHOOL TEST SCORES



SCHOOL DISTRICT ENROLLMENT BY GROUP

ETHNIC/RACIAL GROUPS	THIS DISTRICT	THIS STATE
White (non-hispanic)	42.2%	41.1%
Black	15.2%	15.3%
Hispanic	23.4%	32.7%
Asian Or Pacific Islander	18.9%	10.6%
American Indian Or Native Of Alaska	0.3%	0.4%

ECONOMIC GROUPS	THIS DISTRICT	THIS STATE
Economically disadvantaged	23.2%	33.2%
Free lunch eligible	17.8%	29.0%
Reduced lunch eligible	5.3%	4.2%

EDUCATIONAL EXPENDITURES

FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
Instructional Expenditures	\$12,347	\$47,054,417	48.0%
Support Expenditures			
Student	\$2,657	\$10,125,827	10.3%
Staff	\$918	\$3,498,498	3.6%
General Administration	\$278	\$1,059,458	1.1%
⚠ Among the lowest per student in this state.			
School Administration	\$970	\$3,696,670	3.8%
Operation	\$2,372	\$9,039,692	9.2%
Transportation	\$922	\$3,513,742	3.6%
Other	\$565	\$2,153,215	2.2%
Total Support	\$8,682	\$33,087,102	33.8%
Non-instructional Expenditures	\$4,695	\$17,892,645	18.3%
Total Expenditures	\$25,724	\$98,034,164	100.0%

Neighborhood Trends and Forecasts

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RISING STAR INDEX

Appreciation Potential (3 years)

RISING STAR



Forecast to appreciate 30% or more over the next 3 years

1=Very Low 2=Low 3=Moderate 4=High 5=Rising Star

BLUE CHIP INDEX

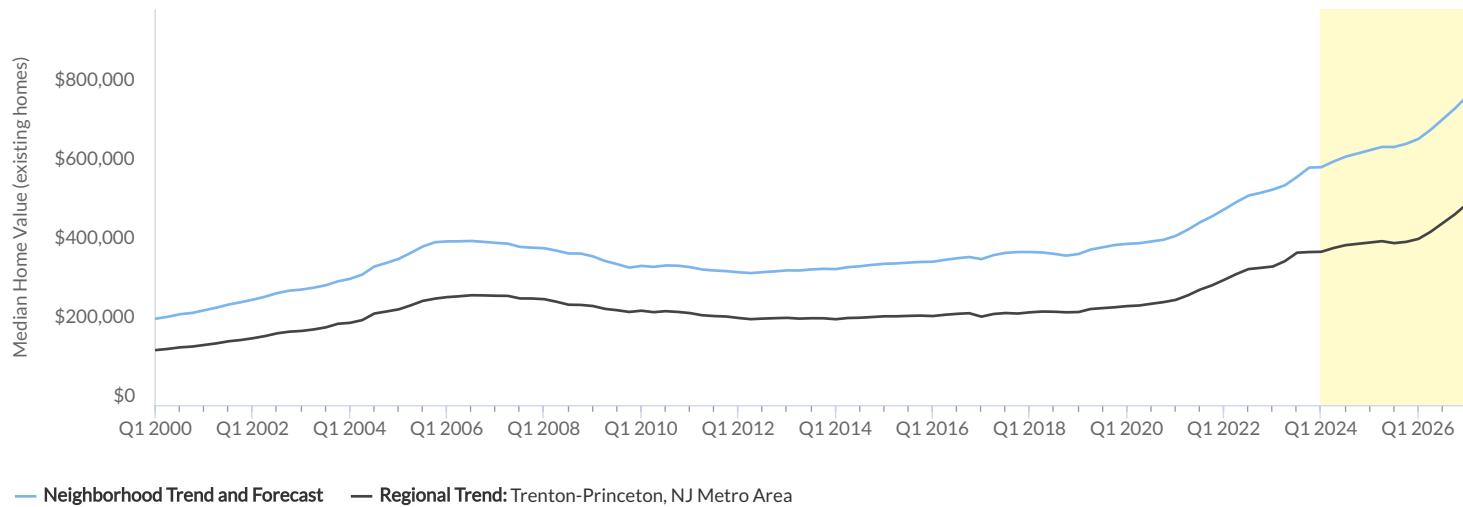
Past Appreciation and Existing Fundamentals

MODERATE

Ranked in the **middle 30%** of all neighborhoods in the nation for investment security

1=Very Low 2=Low 3=Moderate 4=High 5=Blue Chip

SCOUT VISION® NEIGHBORHOOD HOME VALUE TREND & FORECAST



SCOUT VISION® HOME VALUE TRENDS AND FORECAST

Comparison ratings are provided below with 10 being the highest possible score.

Time Period	Total Appreciation	Average Annual Rate	Compared To Metro	Compared To America
3 Year Forecast: 2024 Q1 - 2027 Q1	30.01% 	9.14% 	5	6
Latest Quarter: 2023 Q3 - 2023 Q4 ⚠ Among the lowest appreciation rate in the U.S.	4.09% 	17.37% 	2	10
Last 12 Months: 2022 Q4 - 2023 Q4 ⚠ Among the highest appreciation rate in the U.S.	11.89% 	11.89% 	5	10
Last 2 Years: 2021 Q4 - 2023 Q4 ⚠ Among the highest appreciation rate in the U.S.	25.82% 	12.17% 	5	10
Last 5 Years: 2018 Q4 - 2023 Q4	58.93% 	9.71% 	6	8
Last 10 Years: 2013 Q4 - 2023 Q4	74.33% 	5.72% 	5	4
Since 2000: 2000 Q1 - 2023 Q4	157.71% 	4.16% 	8	6

* 10 is highest

KEY PRICE DRIVERS AT THIS LOCATION

Pros

Likely to drive home values upward over the next few years or indicators of upward trends already underway.

- ⊕ Vacancies
- ⊕ Access to High Paying Jobs
- ⊕ Educated Population Trend
- ⊕ Crime
- ⊕ School Performance
- ⊕ Regional Housing Market Outlook

Cons

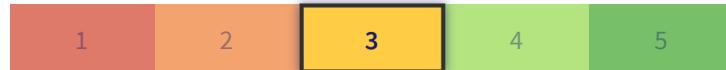
Impediments to home value appreciation over the next few years or indicators of negative trends already underway.

- ⊖ Neighborhood Look & Feel
- ⊖ Real Estate Values Nearby

SCOUT VISION® PROXIMITY INDEX

Price Advantage Score

SIMILAR PRICE



Similar price per sq ft to other neighborhoods nearby.

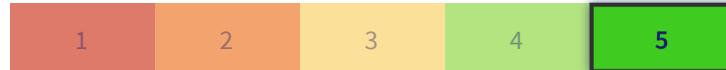
1=Strong Disadvantage 2=Disadvantage 3=Similar Price 4=Advantage
5=Strong Advantage

\$217
neighborhood price per sq ft

\$206
average nearby home price per sqft

Access to High-Paying Jobs

EXCELLENT



On average in the **top 20%** for job accessibility.

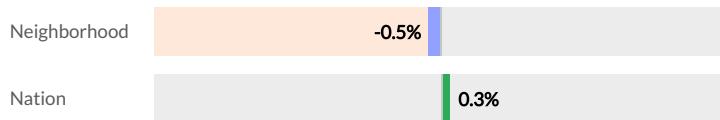
1=Limited 2=Below Average 3=Average 4=Very Good 5=Excellent

JOBS WITHIN AN HOUR	HIGH-PAYING JOBS*
5 minutes	4482
10 minutes	85342
15 minutes	134798
20 minutes	185933
30 minutes	287803
45 minutes	636291
60 minutes	1549105

*Annual salary of \$75,000 or more

SCOUT VISION® REAL ESTATE TRENDS (LAST 5 YEARS)

Avg. Annual Homeownership Trend

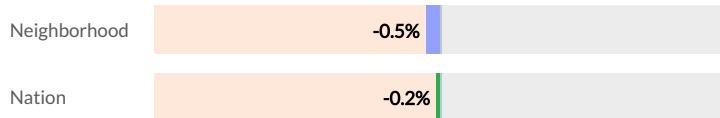


Avg. Annual Rent Price Trend

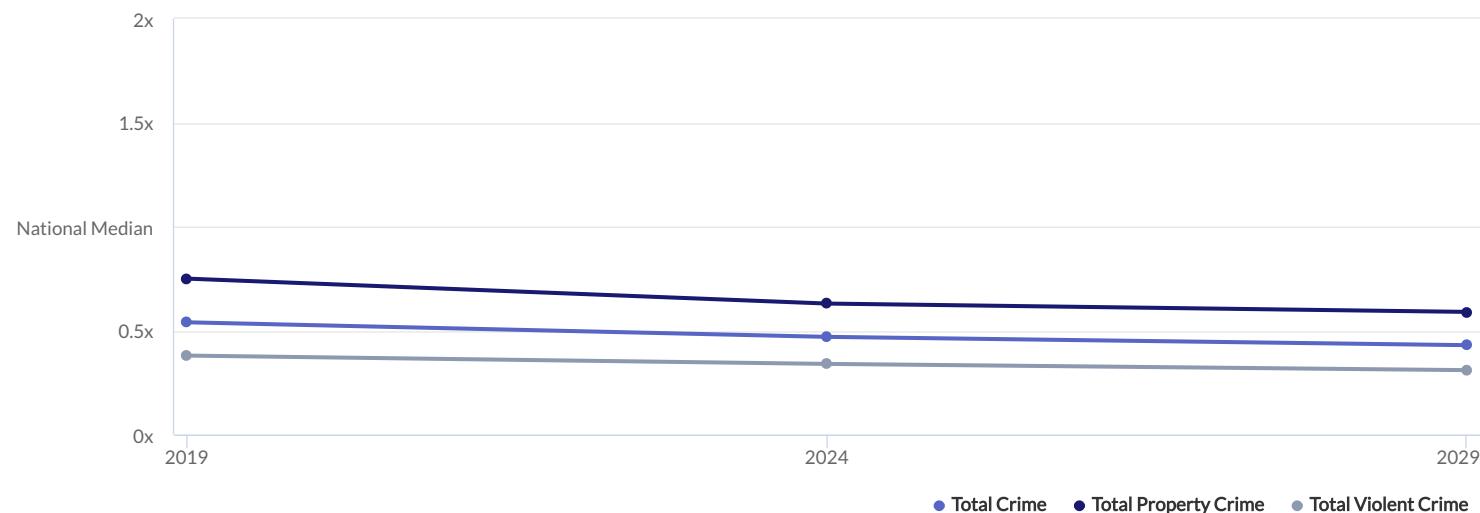


Avg. Annual Vacancy Trends

Based on the percentage of properties that are vacant year round.



SCOUT VISION® CRIME TRENDS AND FORECAST



SCOUT VISION® EDUCATION TRENDS (LAST 5 YEARS)

Avg. Annual Change in College Graduates

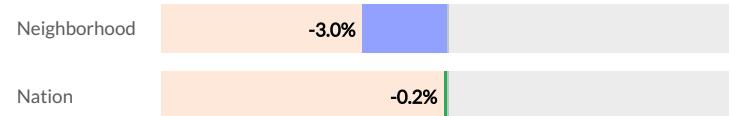
College graduates are defined as adults 25 and older with at least a 4-year college degree.



 Increased among the **highest** rates in the U.S.

Avg. Annual Change in K-12 School Performance

Based on the percentage of students testing proficient or advanced in standardized testing.



SCOUT VISION® ECONOMIC TRENDS (LAST 5 YEARS)

Avg. Annual Change in per Capita Income



Avg. Annual Change in Household Income



Avg. Annual Change in Unemployment Rate



SCOUT VISION® POPULATION TRENDS

DISTANCE FROM LOCATION	POPULATION 5 YEARS AGO	CURRENT POPULATION	PERCENT CHANGE
Half Mile	2,274	2,238	-1.58% ↓
1 Mile	8,478	8,986	5.99% ↑
3 Miles	93,685	92,093	-1.70% ↓
5 Miles	246,474	251,958	2.22% ↑
10 Miles	533,704	545,504	2.21% ↑
15 Miles	895,147	915,488	2.27% ↑
25 Miles	2,898,980	2,968,182	2.39% ↑
50 Miles	14,808,399	15,150,361	2.31% ↑

SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

Trenton-Princeton, NJ Metro Area Regional Investment Potential

Regional Appreciation Potential (3yr)

VERY HIGH



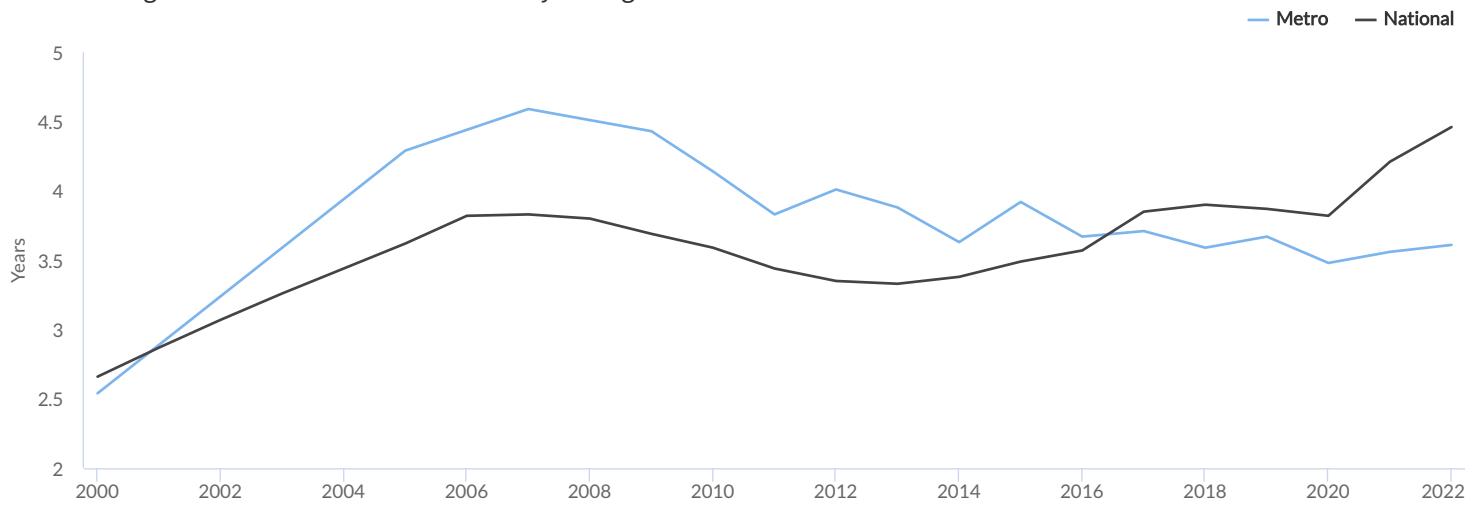
Forecast to appreciate 30% or more over the next 3 years

1=Very Low 2=Low 3=Moderate 4=High 5=Very High

HOUSING AFFORDABILITY TRENDS

Trenton-Princeton, NJ Metro Area

Years of average household income needed to buy average home



2.54	4.59	3.61
Region's Historical Low	Region's Historical High	Current

REGIONAL 1 AND 2 YEAR GROWTH TRENDS

Comparison ratings are provided below with 10 being the highest possible score.

Regional Trend	Last 2 years	Compared to Nation	Last 1 year	Compared to Nation
Population Growth	-6.36% 		-6.15% 	
		 Among the lowest in the nation over the last 2 years.		 Population growth in this region has been among the lowest in the nation over the last year.
Job Growth	7.45% 		3.80% 	
		 Job growth in this region has been among the highest in the nation over the last 2 years.		 Job growth in this region has been among the highest in the nation over the last year.
Income Trend	13.46% 		4.22% 	
		 Wage and income growth in this region has been among the lowest in the nation over the last 2 years.		 Wage and income growth in this region has been among the lowest in the nation over the last year.
Unemployment Trend	-0.94% 		1.34% 	
				 The increase in unemployment in this region has been among the highest in the nation over the last year.
Stock Performance of Region's Industries	18.64% 		24.37% 	
		 The stock market performance of this region's industries has been among the best in the nation over the last 2 years.		 The stock market performance of this region's industries has been among the best in the nation over the last year.
Housing Added	0.10% 		0.00% 	
		 The rate of new housing construction in this region has been among the lowest in the nation over the last 2 years.		 The rate of new housing construction in this region has been among the lowest in the nation over the last year.
Vacancy Trend	0.00% 		Unreported	Unreported

* 10 is highest

** Outside the nation's largest metropolitan regions, vacancy trends are available for the last 2 years only.

DISCLAIMER

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