

Towaco

Community · NJ · New Jersey · Morris County

BALANCED MARKET

\$832K

MEDIAN SALE PRICE

-6.8%

1-YR CHANGE

51

SALES (12 MO)

\$884K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



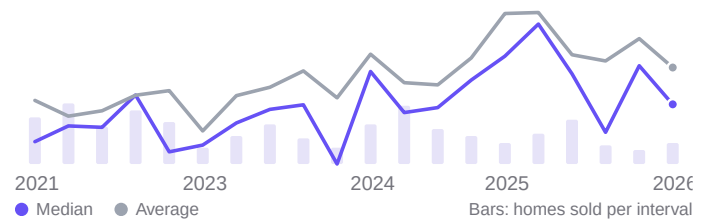
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$760K · Average \$912K

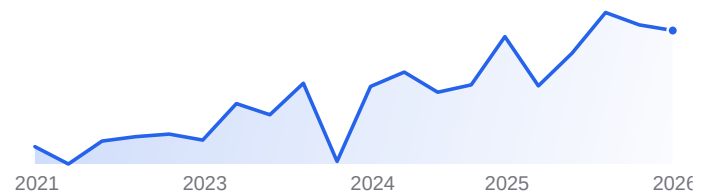
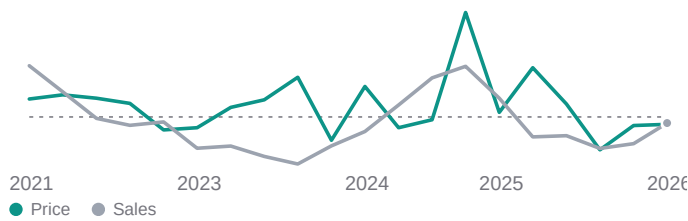


Growth (year over year)

Price -6.8% · Sales -5.6%

Price per square foot

\$390/ft²



Sale premium vs estimated value

+0.9%

Annual turnover (share of homes sold)

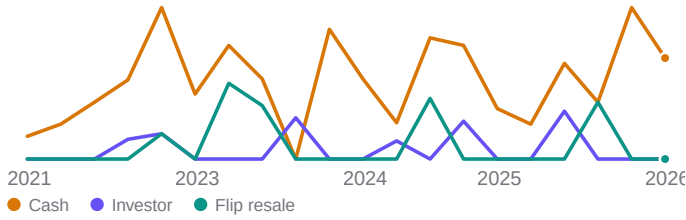
2.7%



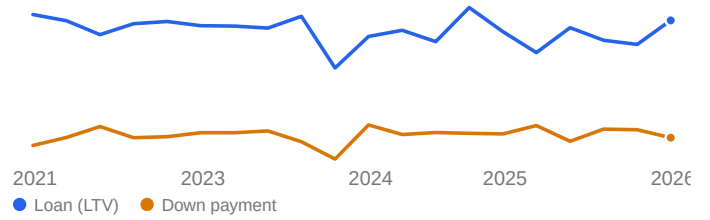
BUYERS & OUTCOMES

Buyer mix

Cash 22% · Investor 0% · Flip resale 0%

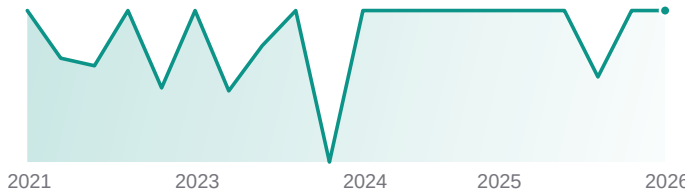


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



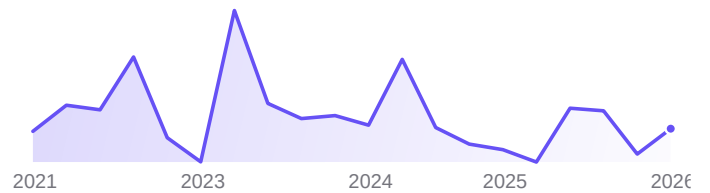
Sellers who sold at a gain

100%



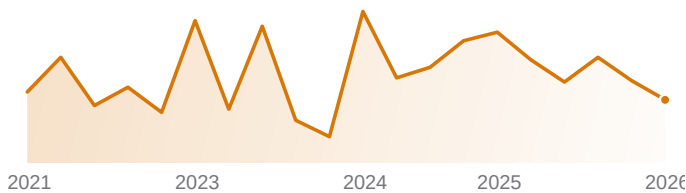
Typical hold before selling

8.1 yrs



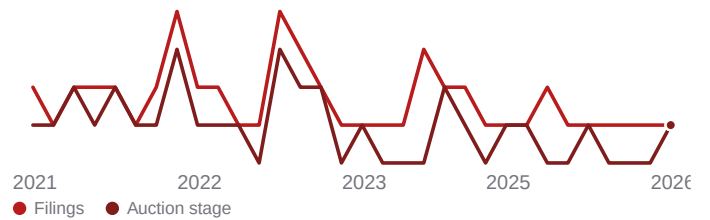
Median annualized return at resale

+2.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,857
Median value (AVM)	\$884K
Median size	2,450 ft²
Median bedrooms	1
Median year built	1977
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.0%
Owner occupied	87%
Company owned	8.3%
Median loan-to-value	46%
Typical ownership tenure	19.3 yrs

COMMUNITY

Population	5,840
Density	974 / mi²
Median household income	\$172K
Average household income	\$213K
Crime index (US avg 100)	55
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	108
Homes occupied	97%
Bachelor's or higher	47%
Poverty rate	2.6%
Unemployment	1.3%
Average temp	51°F
Annual precip	51 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.