

Netcong

City · NJ · New Jersey › Morris County

BALANCED MARKET

\$435K

MEDIAN SALE PRICE

-8.1%

1-YR CHANGE

37

SALES (12 MO)

\$468K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

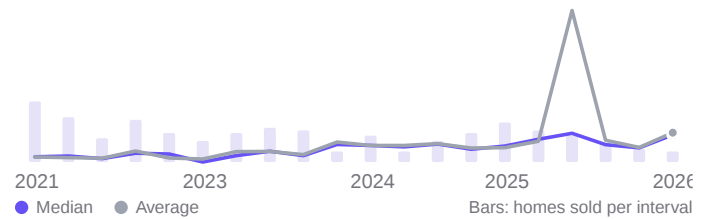
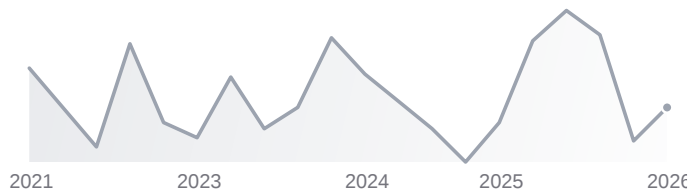
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$520K · Average \$540K

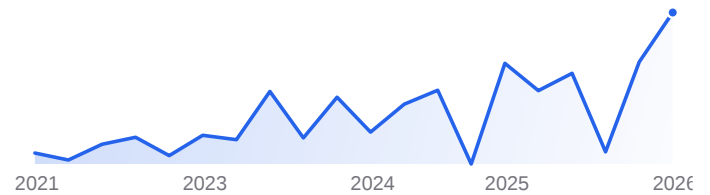
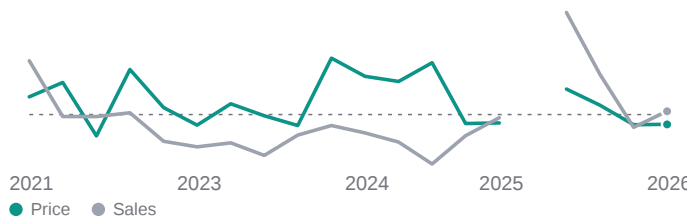


Growth (year over year)

Price -8.1% · Sales +2.8%

Price per square foot

\$389/ft²

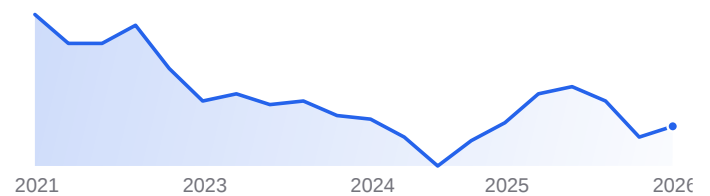


Sale premium vs estimated value

+6.9%

Annual turnover (share of homes sold)

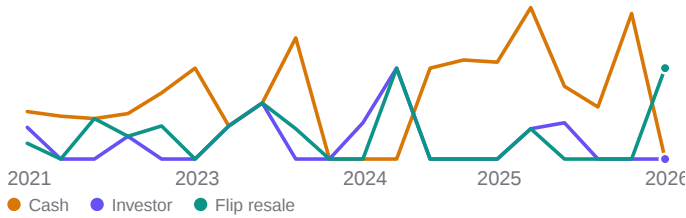
4.4%



BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · Flip resale 25%



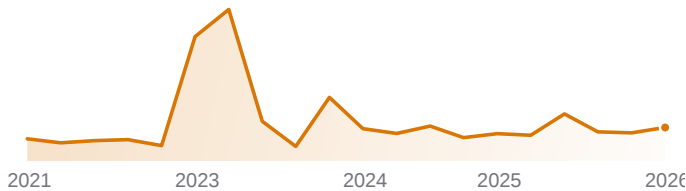
Sellers who sold at a gain

100%

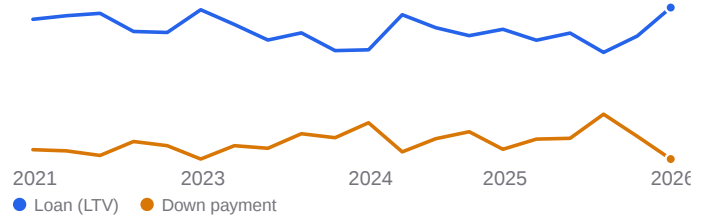


Median annualized return at resale

+9.4%

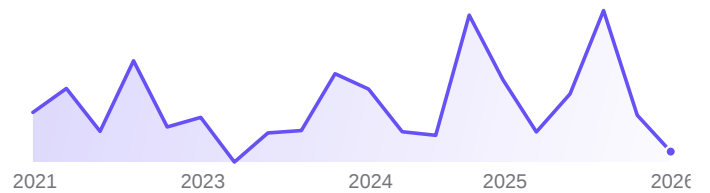


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



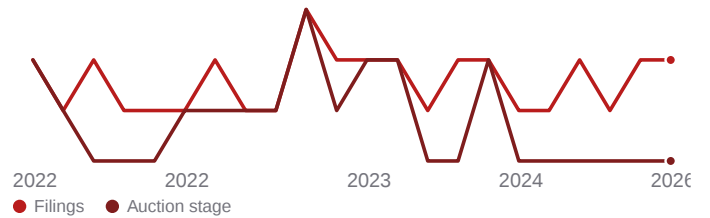
Typical hold before selling

1.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	837
Median value (AVM)	\$468K
Median size	1,480 ft²
Median bedrooms	4
Median year built	1945
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0.3%
Owner occupied	77%
Company owned	9.4%
Median loan-to-value	45%
Typical ownership tenure	14.9 yrs

COMMUNITY

Population	3,479
Density	4,178 / mi²
Median household income	\$80K
Average household income	\$139K
Crime index (US avg 100)	143
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	93
Homes occupied	97%
Bachelor's or higher	30%
Poverty rate	7.9%
Unemployment	1.3%
Average temp	48°F
Annual precip	52 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.