

Mountain Lakes 07046

ZIP code · NJ · New Jersey > Morris County > Mountain Lakes

SELLER'S MARKET

\$1.4M

MEDIAN SALE PRICE

+23.9%

1-YR CHANGE

54

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

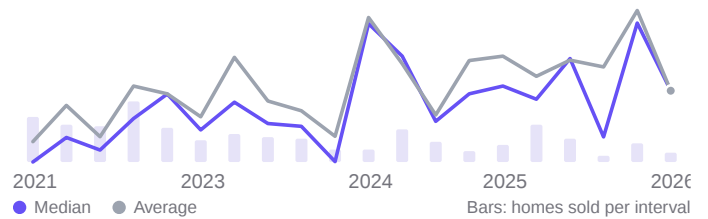
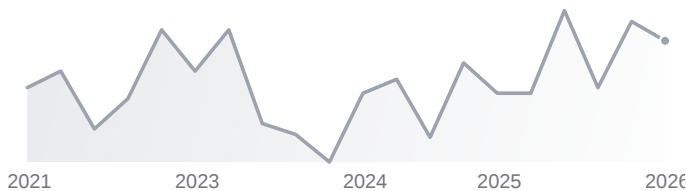
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$1.1M · Average \$1.1M

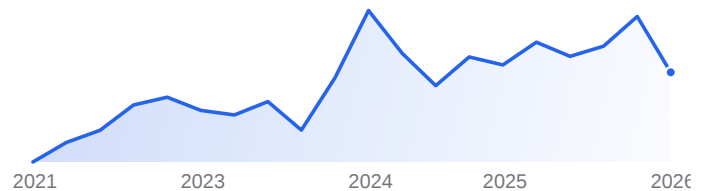
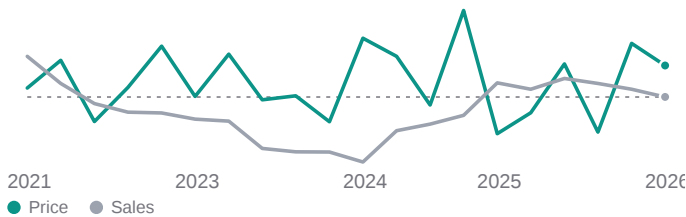


Growth (year over year)

Price +23.9% · Sales +0.0%

Price per square foot

\$384/ft²

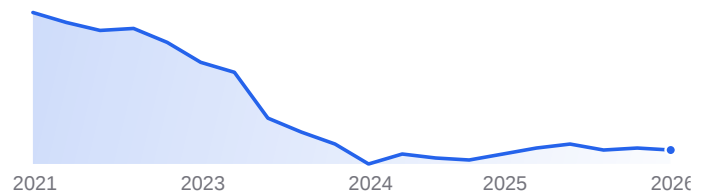


Sale premium vs estimated value

-2.7%

Annual turnover (share of homes sold)

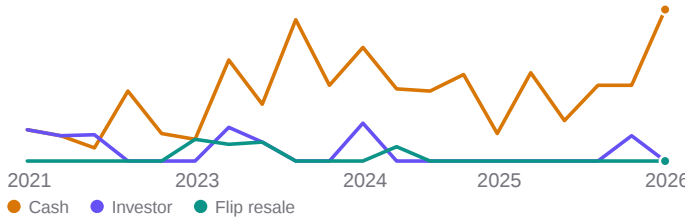
3.7%



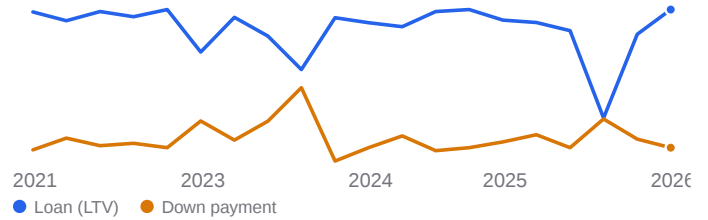
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

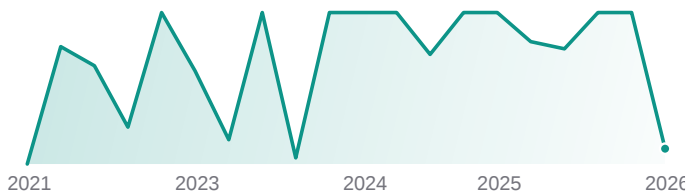


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



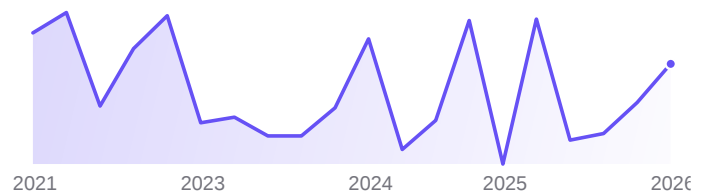
Sellers who sold at a gain

75%



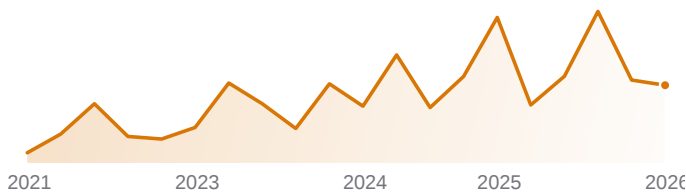
Typical hold before selling

8.6 yrs



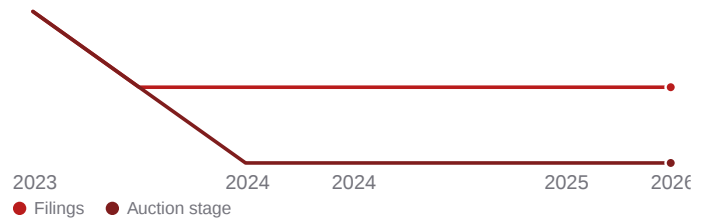
Median annualized return at resale

+4.4%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,469
Median value (AVM)	\$1.2M
Median size	2,837 ft²
Median bedrooms	2
Median year built	1950
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	0.7%
Owner occupied	90%
Company owned	6.5%
Median loan-to-value	46%
Typical ownership tenure	11.3 yrs

COMMUNITY

Population	4,638
Density	1,607 / mi²
Median household income	\$225K
Average household income	\$294K
Crime index (US avg 100)	24
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	110
Homes occupied	97%
Bachelor's or higher	43%
Poverty rate	1.4%
Unemployment	1.3%
Average temp	50°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.