

# Butler 07405

ZIP code · NJ · New Jersey > Morris County > Butler

BALANCED MARKET

**\$640K**

MEDIAN SALE PRICE

**-5.5%**

1-YR CHANGE

**207**

SALES (12 MO)

**\$691K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



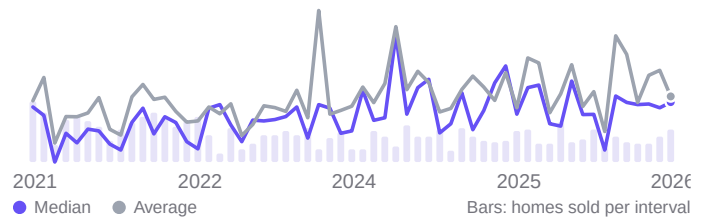
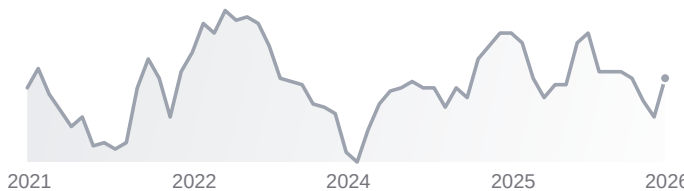
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$650K · Average \$674K

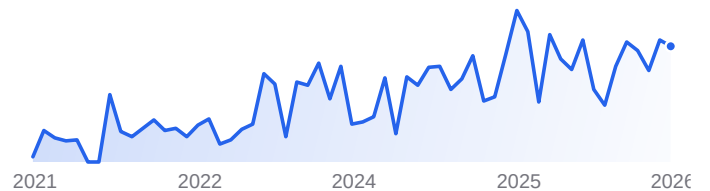
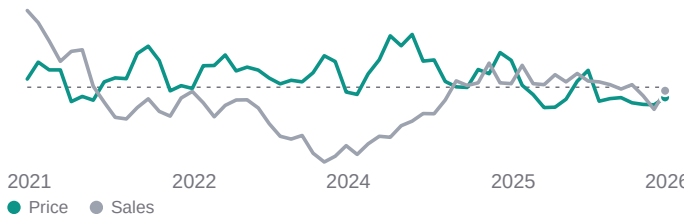


Growth (year over year)

Price -5.5% · Sales -1.9%

Price per square foot

\$338/ft²

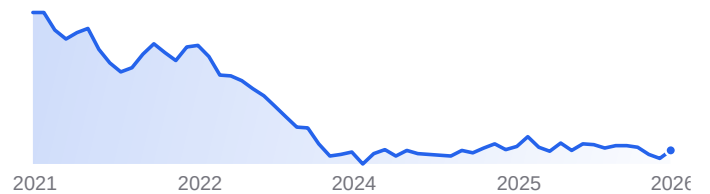
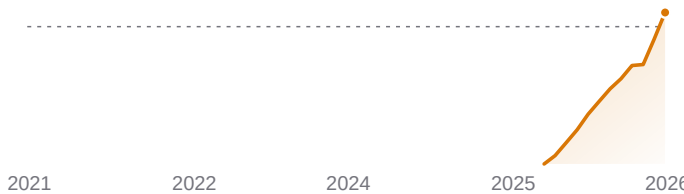


Sale premium vs estimated value

+0.5%

Annual turnover (share of homes sold)

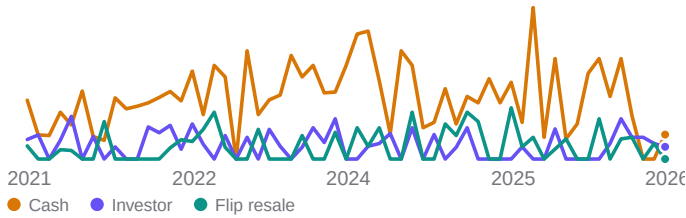
3.5%



## BUYERS & OUTCOMES

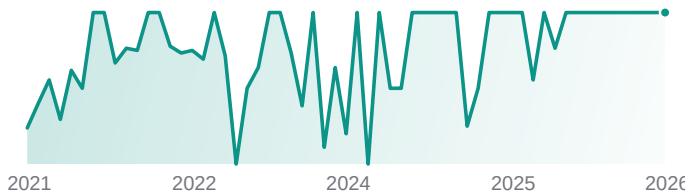
### Buyer mix

Cash 8.7% · Investor 4.3% · Flip resale 0%



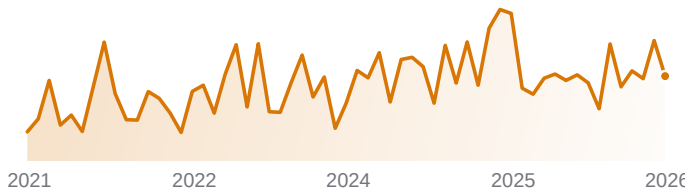
### Sellers who sold at a gain

100%

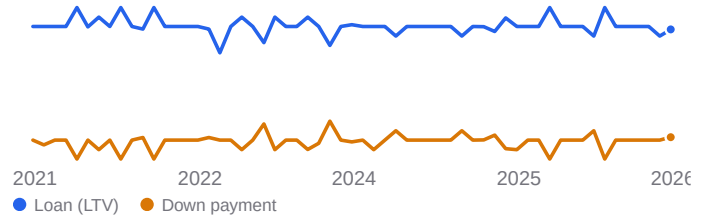


### Median annualized return at resale

+5.3%

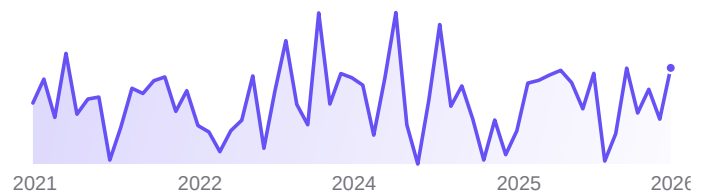


### Financing (share of purchase price) Loan (LTV) 78% · Down payment 22%



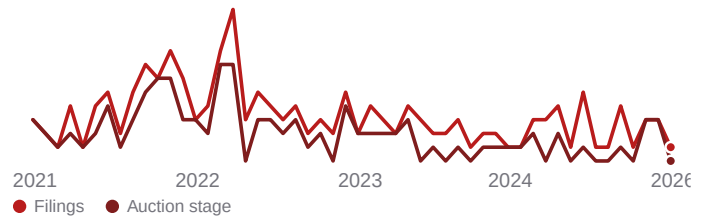
### Typical hold before selling

10.0 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 5,871     |
| Median value (AVM) | \$691K    |
| Median size        | 2,068 ft² |
| Median bedrooms    | 2         |
| Median year built  | 1964      |
| Single family      | 98%       |
| Condos             | 1.5%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 54%  |
| Underwater (LTV 125% or more) | 1.0% |
| Owner occupied                | 89%  |
| Company owned                 | 8.2% |
| Median loan-to-value          | 48%  |

Typical ownership tenure

**14.7 yrs**

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>18,807</b>    |
| Density                          | <b>822 / mi²</b> |
| Median household income          | <b>\$138K</b>    |
| Average household income         | <b>\$164K</b>    |
| Crime index (US avg 100)         | <b>72</b>        |
| Air pollution index (US avg 100) | <b>103</b>       |
| Earthquake index (US avg 100)    | <b>107</b>       |
| Homes occupied                   | <b>96%</b>       |
| Bachelor's or higher             | <b>39%</b>       |
| Poverty rate                     | <b>4.8%</b>      |
| Unemployment                     | <b>1.3%</b>      |
| Average temp                     | <b>49°F</b>      |
| Annual precip                    | <b>52 in</b>     |
| Sunshine                         | <b>56%</b>       |

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