

Oak Ridge 07438

ZIP code · NJ · New Jersey > Morris County > Oak Ridge

BALANCED MARKET

\$551K

MEDIAN SALE PRICE

+12.0%

1-YR CHANGE

132

SALES (12 MO)

\$539K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



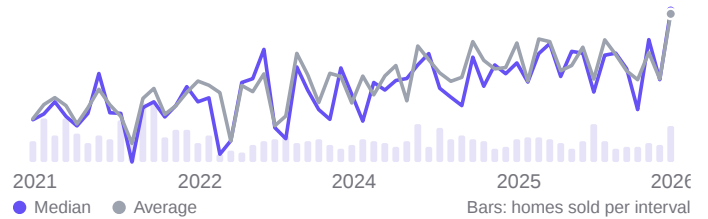
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$635K · Average \$626K

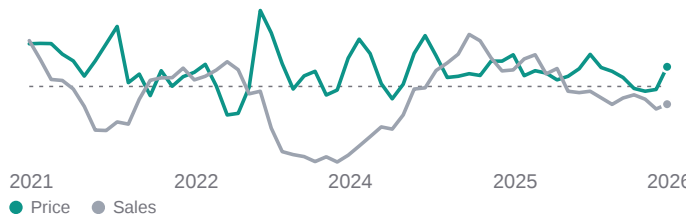


Growth (year over year)

Price +12.0% · Sales -10.8%

Price per square foot

\$292/ft²



Sale premium vs estimated value

+2.5%

Annual turnover (share of homes sold)

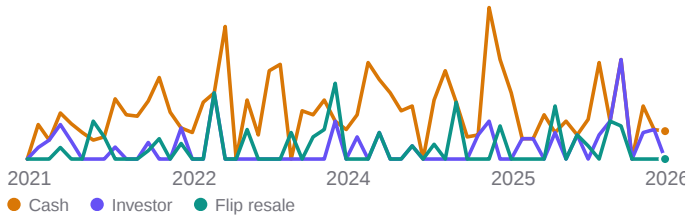
3.4%



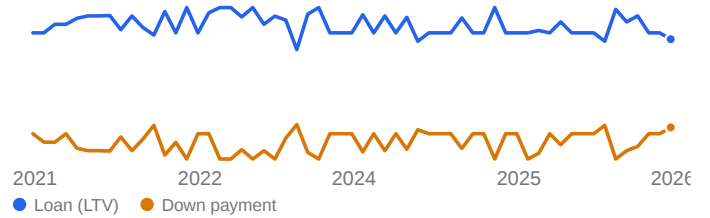
BUYERS & OUTCOMES

Buyer mix

Cash 11% · Investor 0% · Flip resale 0%

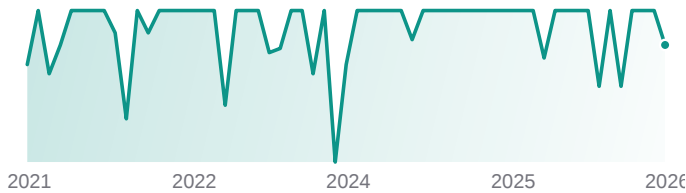


Financing (share of purchase price) Loan (LTV) 76% · Down payment 24%



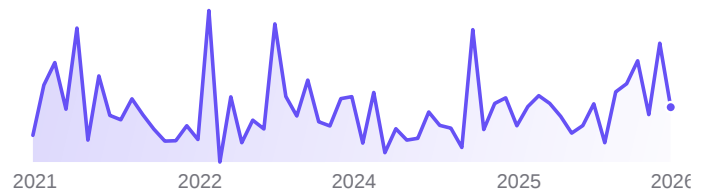
Sellers who sold at a gain

91%



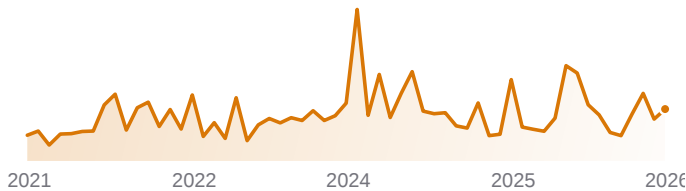
Typical hold before selling

6.8 yrs



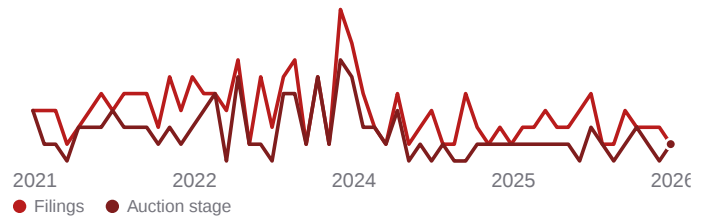
Median annualized return at resale

+6.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,831
Median value (AVM)	\$539K
Median size	1,832 ft²
Median year built	1970
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	0.8%
Owner occupied	90%
Company owned	6.8%
Median loan-to-value	48%
Typical ownership tenure	17.8 yrs

COMMUNITY

Population	10,737
Density	348 / mi²
Median household income	\$132K
Average household income	\$140K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	96
Homes occupied	95%
Bachelor's or higher	32%
Poverty rate	6.6%
Unemployment	1.2%
Average temp	48°F
Annual precip	52 in
Sunshine	56%

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.