

West Milford 07480

ZIP code · NJ · New Jersey > Passaic County

BUYER'S MARKET

\$380K

MEDIAN SALE PRICE

-17.5%

1-YR CHANGE

214

SALES (12 MO)

\$505K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



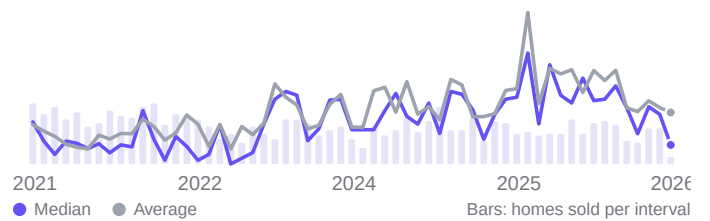
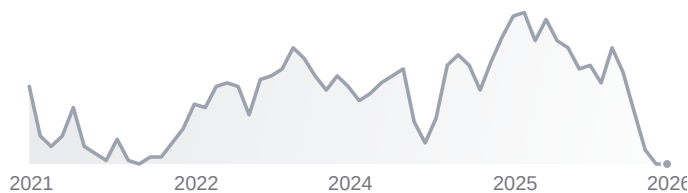
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

34 / 100

Sale prices

Median \$320K · Average \$405K

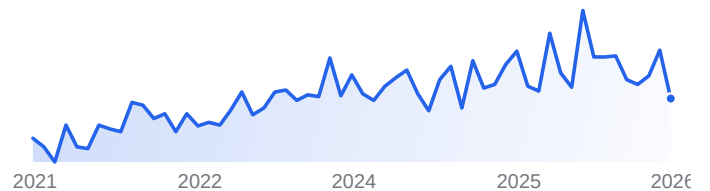
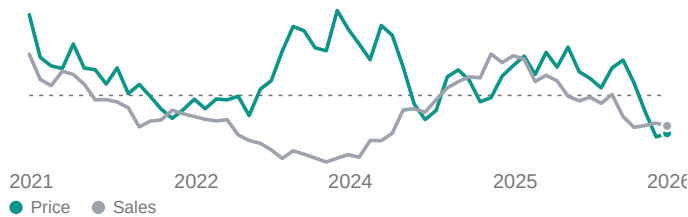


Growth (year over year)

Price -17.5% · Sales -14.1%

Price per square foot

\$246/ft²

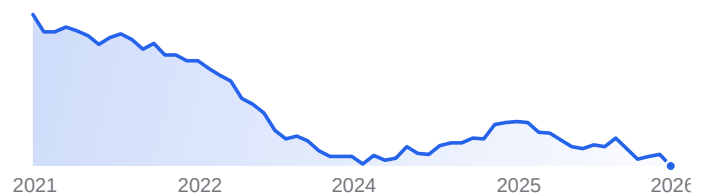
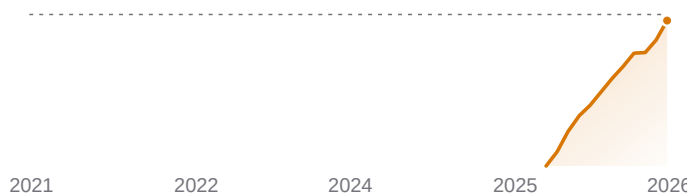


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

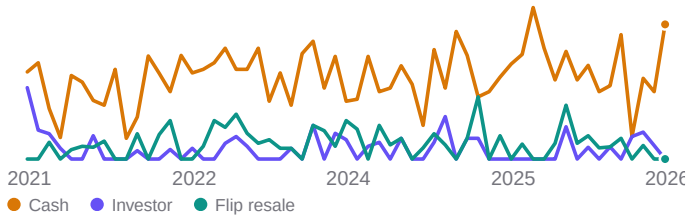
3.6%



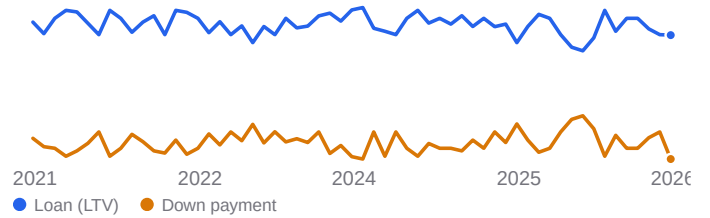
BUYERS & OUTCOMES

Buyer mix

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

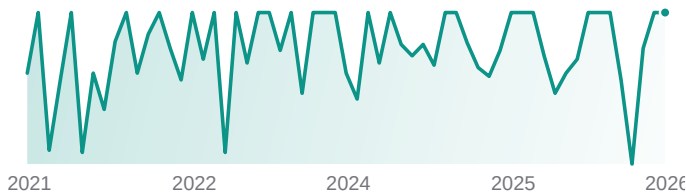


Financing (share of purchase price) Loan (LTV) 80% · Down payment 3.3%



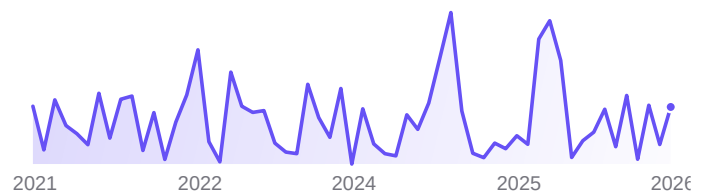
Sellers who sold at a gain

100%



Typical hold before selling

10.8 yrs



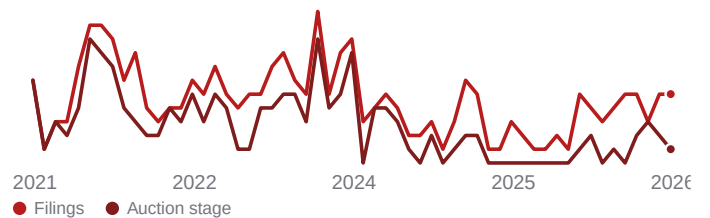
Median annualized return at resale

+6.8%



Preforeclosure filings

Filings 5 · Auction stage 1



HOUSING STOCK

Homes	5,911
Median value (AVM)	\$505K
Median size	1,600 ft²
Median year built	1966
Single family	90%
Condos	10.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.0%
Owner occupied	85%
Company owned	7.2%
Median loan-to-value	45%
Typical ownership tenure	15.2 yrs

COMMUNITY

Population	15,040
Density	424 / mi²
Median household income	\$117K
Average household income	\$140K
Crime index (US avg 100)	31
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	107
Homes occupied	94%
Bachelor's or higher	23%
Poverty rate	2.9%
Unemployment	1.6%
Average temp	49°F
Annual precip	53 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.