

New Milford 07646

ZIP code · NJ · New Jersey > Bergen County > New Milford

SELLER'S MARKET

\$718K

MEDIAN SALE PRICE

+2.1%

1-YR CHANGE

133

SALES (12 MO)

\$767K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



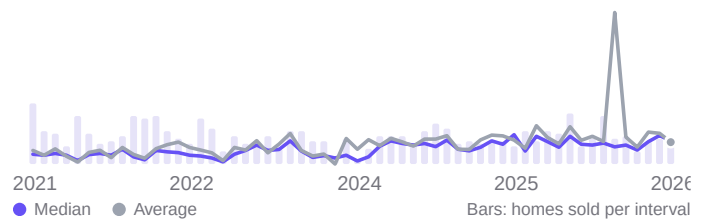
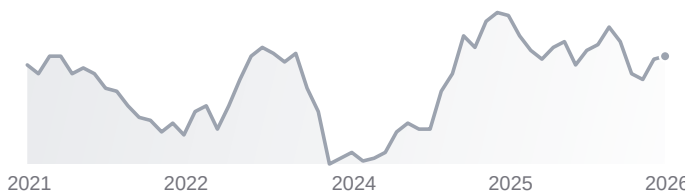
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$700K · Average \$685K

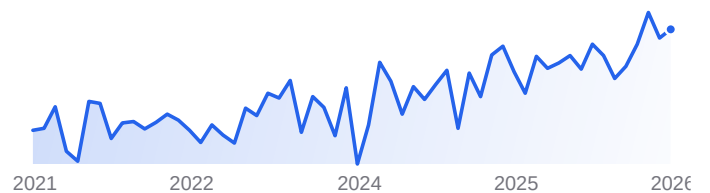
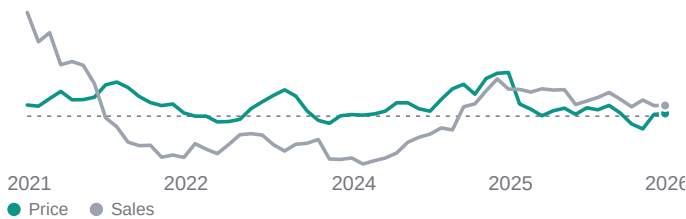


Growth (year over year)

Price +2.1% · Sales +8.1%

Price per square foot

\$460/ft²

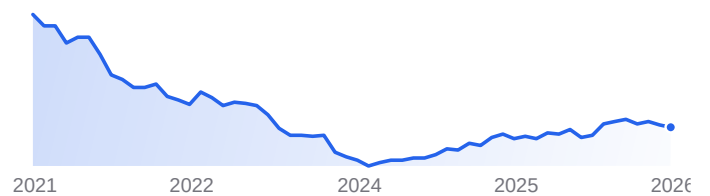
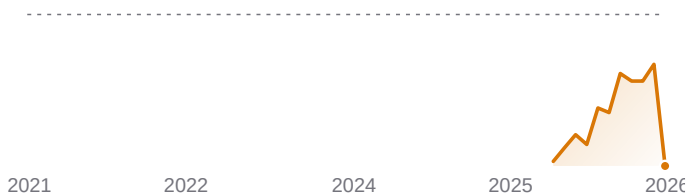


Sale premium vs estimated value

-5.2%

Annual turnover (share of homes sold)

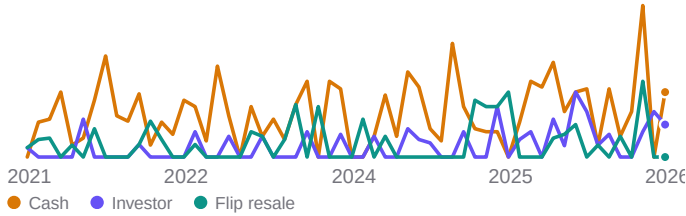
3.2%



BUYERS & OUTCOMES

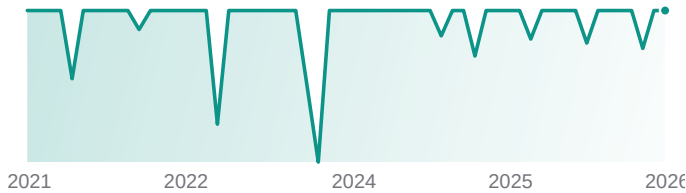
Buyer mix

Cash 29% · Investor 14% · Flip resale 0%



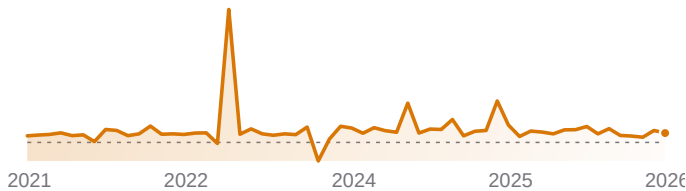
Sellers who sold at a gain

100%

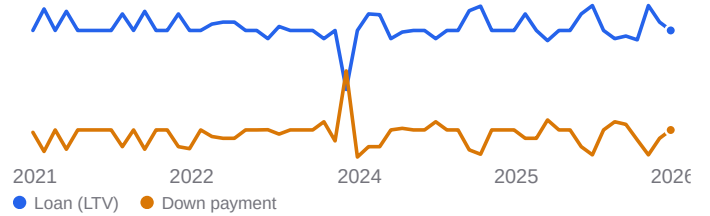


Median annualized return at resale

+5.3%

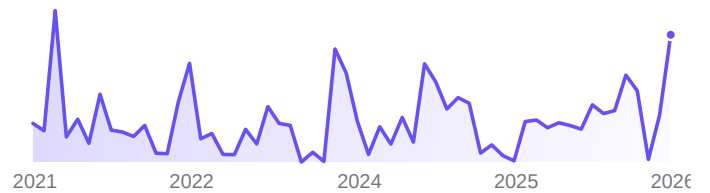


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



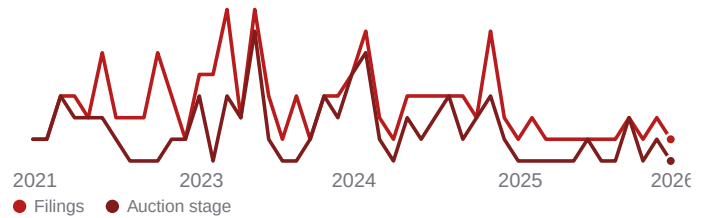
Typical hold before selling

21.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,150
Median value (AVM)	\$767K
Median size	1,716 ft²
Median year built	1952
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0.7%
Owner occupied	90%
Company owned	7.0%
Median loan-to-value	43%
Typical ownership tenure	19.6 yrs

COMMUNITY

Population	17,542
Density	7,503 / mi²
Median household income	\$115K
Average household income	\$133K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	122
Earthquake index (US avg 100)	116
Homes occupied	98%
Bachelor's or higher	32%
Poverty rate	4.7%
Unemployment	1.3%
Average temp	53°F
Annual precip	48 in
Sunshine	56%

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