

Blairstown 07825

ZIP code · NJ · New Jersey > Warren County > Blairstown

BALANCED MARKET

\$463K

MEDIAN SALE PRICE

-6.8%

1-YR CHANGE

114

SALES (12 MO)

\$480K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



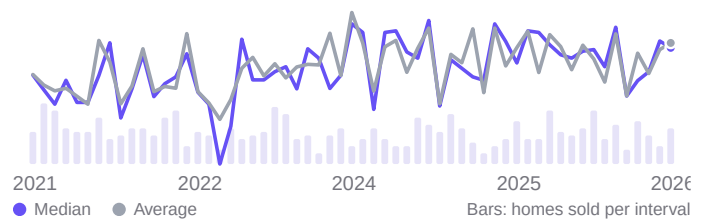
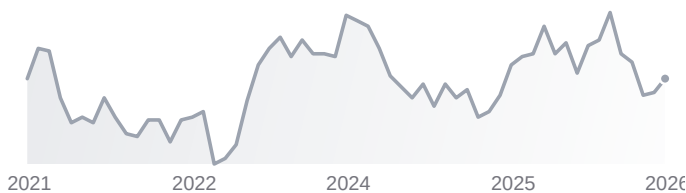
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$480K · Average \$494K

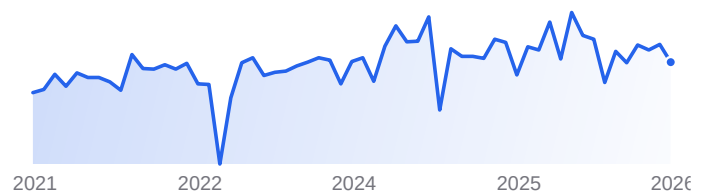
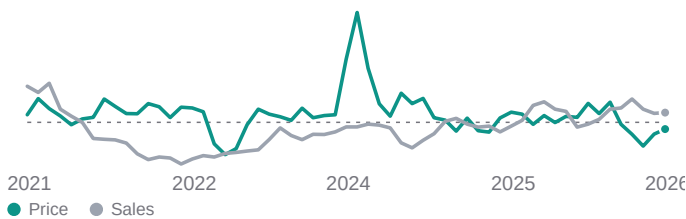


Growth (year over year)

Price -6.8% · Sales +9.6%

Price per square foot

\$210/ft²

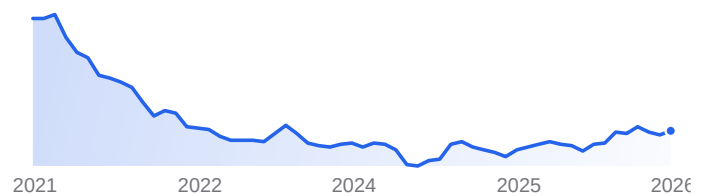
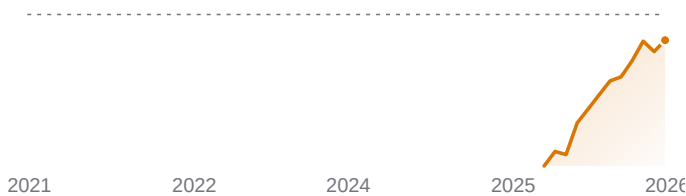


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

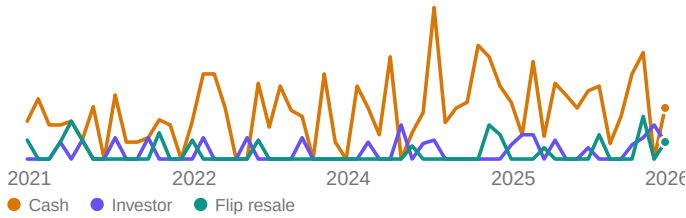
3.9%



BUYERS & OUTCOMES

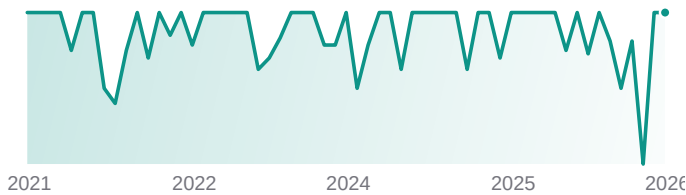
Buyer mix

Cash 30% · Investor 10% · Flip resale 10%



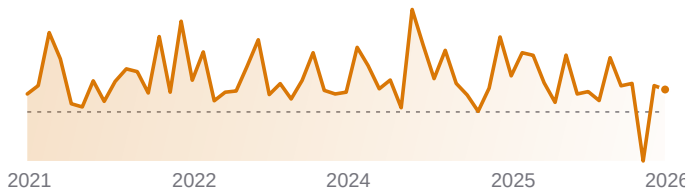
Sellers who sold at a gain

100%

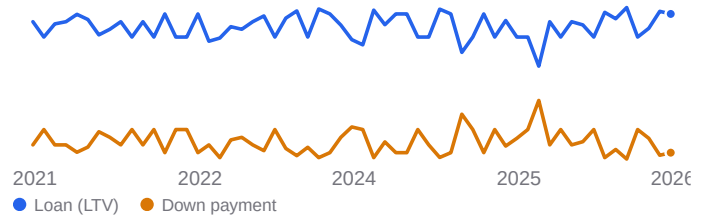


Median annualized return at resale

+3.2%

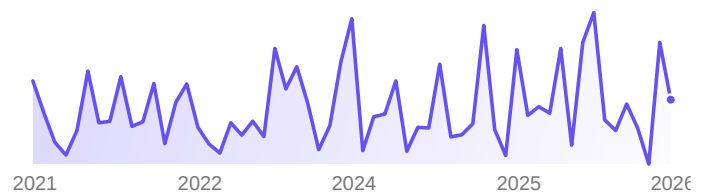


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



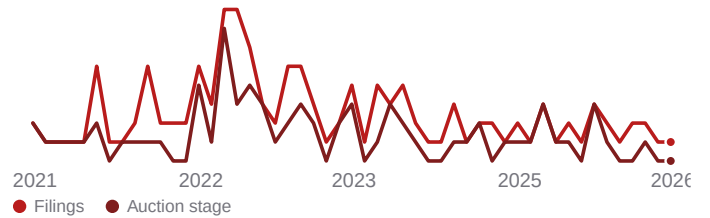
Typical hold before selling

9.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,903
Median value (AVM)	\$480K
Median size	2,058 ft²
Median year built	1977
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.9%
Owner occupied	80%
Company owned	7.4%
Median loan-to-value	45%
Typical ownership tenure	18.0 yrs

COMMUNITY

Population	9,107
Density	108 / mi²
Median household income	\$119K
Average household income	\$138K
Crime index (US avg 100)	67
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	81
Homes occupied	94%
Bachelor's or higher	34%
Poverty rate	4.9%
Unemployment	1.4%
Average temp	49°F
Annual precip	49 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.