

Branchville 07826

ZIP code · NJ · New Jersey > Sussex County > Branchville

BUYER'S MARKET

\$305K

MEDIAN SALE PRICE

-28.8%

1-YR CHANGE

69

SALES (12 MO)

\$428K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



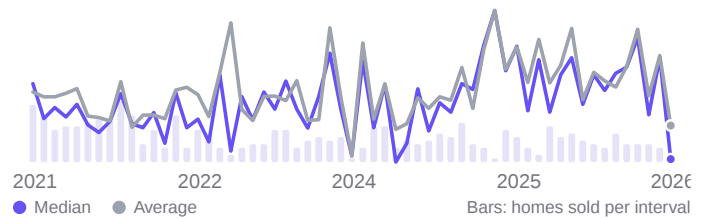
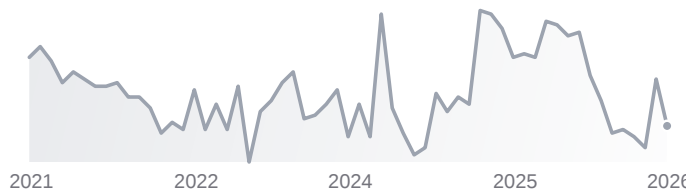
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$149K · Average \$257K

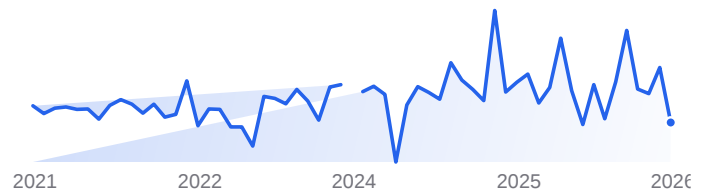
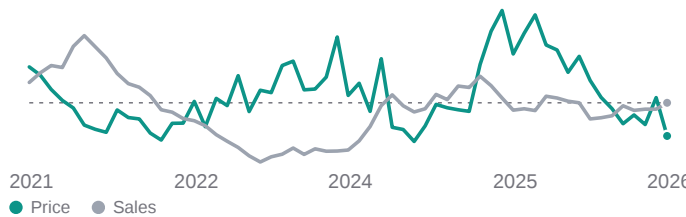


Growth (year over year)

Price -28.8% · Sales +0.0%

Price per square foot

\$160/ft²



Sale premium vs estimated value

+2.4%

Annual turnover (share of homes sold)

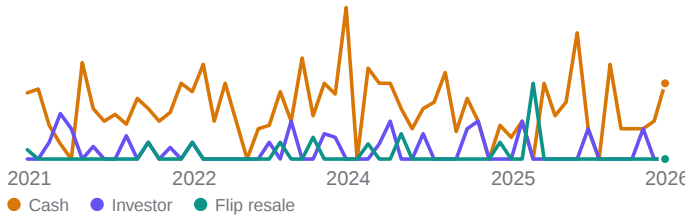
2.7%



BUYERS & OUTCOMES

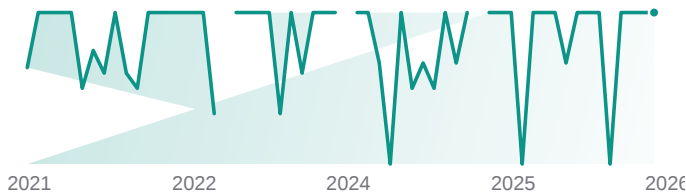
Buyer mix

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



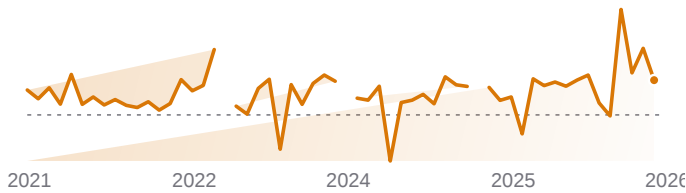
Sellers who sold at a gain

100%

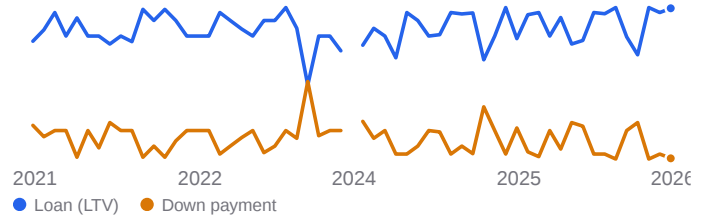


Median annualized return at resale

+8.7%

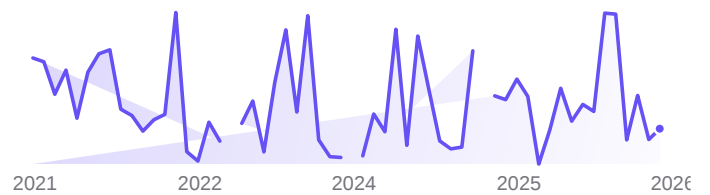


Financing (share of purchase price) Loan (LTV) 98% · Down payment 2.3%



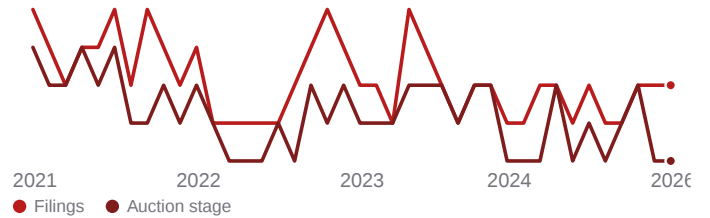
Typical hold before selling

5.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	2,597
Median value (AVM)	\$428K
Median size	1,672 ft²
Median year built	1960
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.0%
Owner occupied	62%
Company owned	9.5%
Median loan-to-value	40%
Typical ownership tenure	22.1 yrs

COMMUNITY

Population	5,449
Density	109 / mi²
Median household income	\$115K
Average household income	\$129K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	82
Homes occupied	86%
Bachelor's or higher	25%
Poverty rate	4.3%
Unemployment	1.4%
Average temp	49°F
Annual precip	47 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.