

Budd Lake 07828

ZIP code · NJ · New Jersey > Morris County > Budd Lake

SELLER'S MARKET

\$580K

MEDIAN SALE PRICE

+18.0%

1-YR CHANGE

118

SALES (12 MO)

\$566K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100



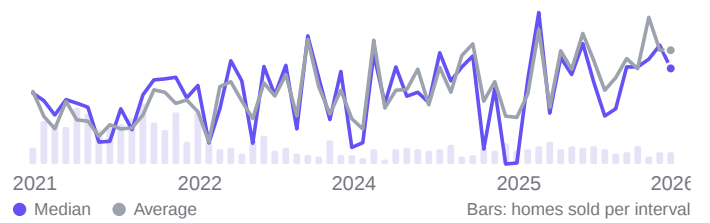
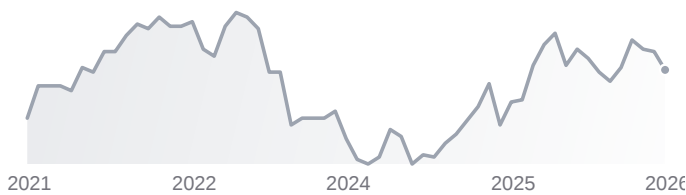
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$545K · Average \$604K

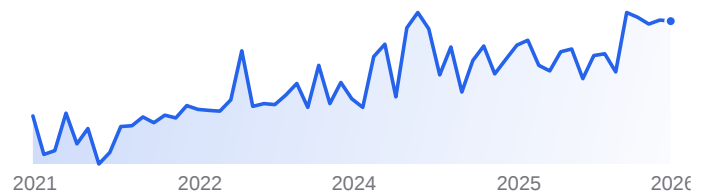
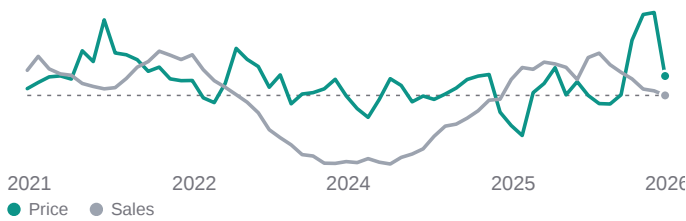


Growth (year over year)

Price +18.0% · Sales +0.0%

Price per square foot

\$322/ft²

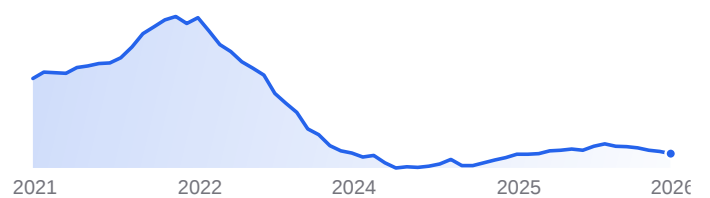


Sale premium vs estimated value

+3.3%

Annual turnover (share of homes sold)

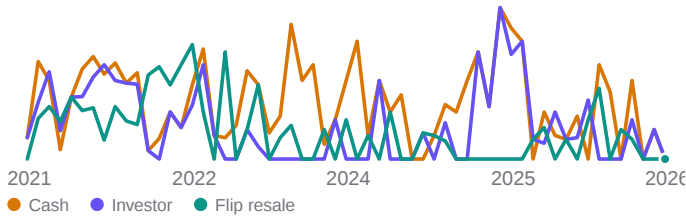
3.5%



BUYERS & OUTCOMES

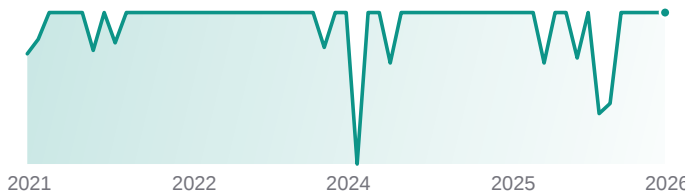
Buyer mix

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



Sellers who sold at a gain

100%

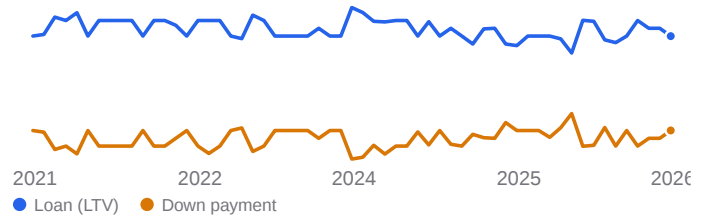


Median annualized return at resale

+5.6%

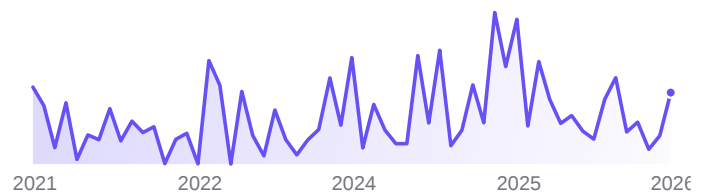


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



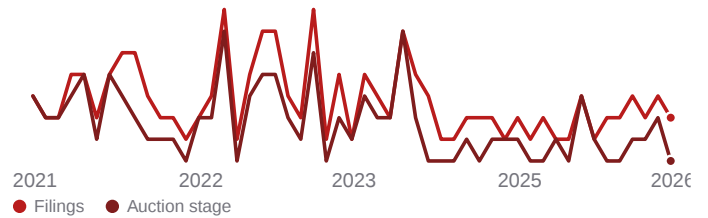
Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	3,368
Median value (AVM)	\$566K
Median size	1,904 ft²
Median bedrooms	2
Median year built	1973
Single family	95%
Condos	4.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	0.9%
Owner occupied	88%
Company owned	6.8%
Median loan-to-value	49%

Typical ownership tenure

12.0 yrs

COMMUNITY

Population	15,686
Density	1,041 / mi²
Median household income	\$108K
Average household income	\$130K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	87
Homes occupied	96%
Bachelor's or higher	30%
Poverty rate	4.8%
Unemployment	1.4%
Average temp	47°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.