

Califon 07830

ZIP code · NJ · New Jersey > Hunterdon County > Califon

SELLER'S MARKET

\$911K

MEDIAN SALE PRICE

+25.6%

1-YR CHANGE

71

SALES (12 MO)

\$699K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

Balanced

Seller's market

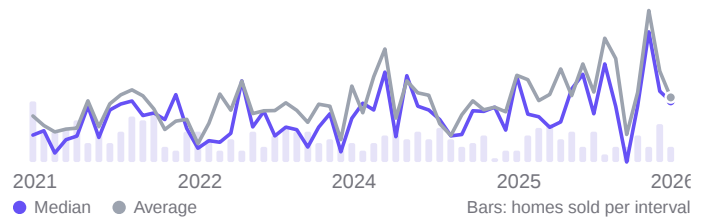
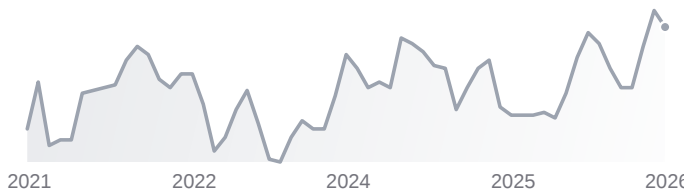
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

71 / 100

Sale prices

Median \$733K · Average \$759K

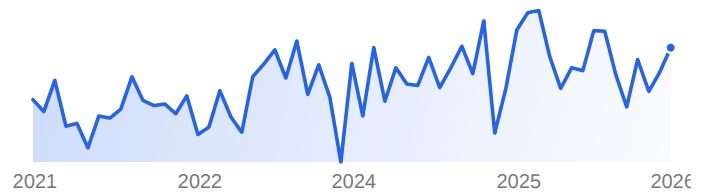
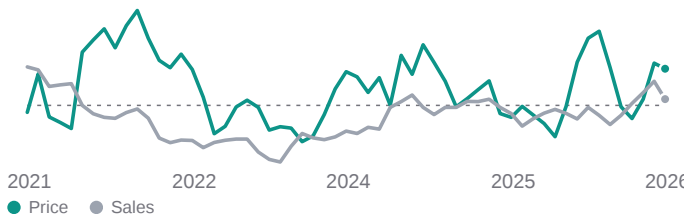


Growth (year over year)

Price +25.6% · Sales +4.4%

Price per square foot

\$309/ft²



Sale premium vs estimated value

+3.3%

Annual turnover (share of homes sold)

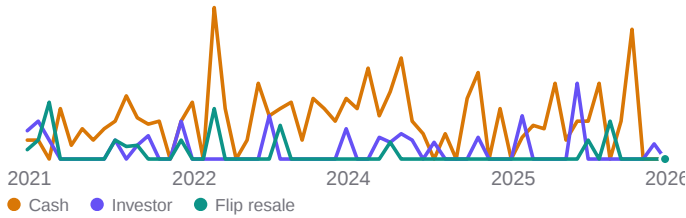
3.3%



BUYERS & OUTCOMES

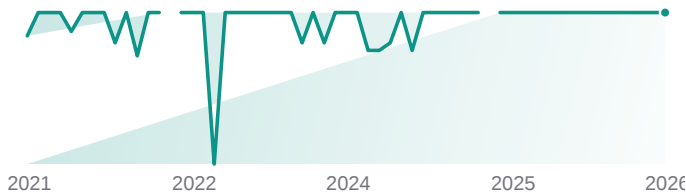
Buyer mix

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



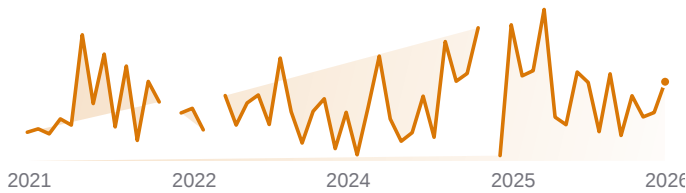
Sellers who sold at a gain

100%

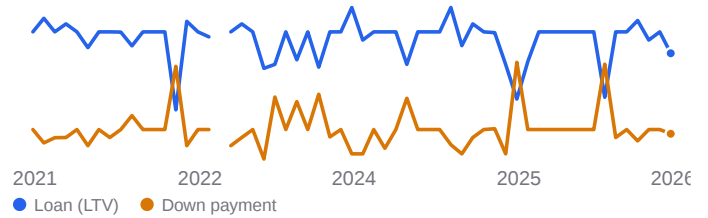


Median annualized return at resale

+5.5%

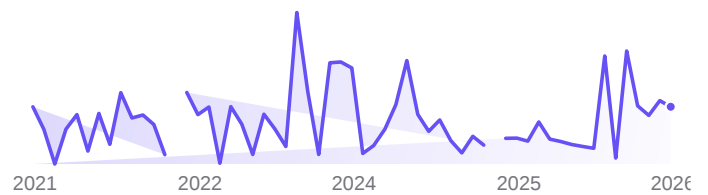


Financing (share of purchase price) Loan (LTV) 67% · Down payment 17%



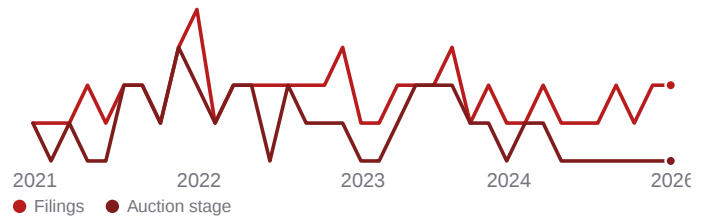
Typical hold before selling

10.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	2,158
Median value (AVM)	\$699K
Median size	2,432 ft²
Median bedrooms	5
Median year built	1973
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.2%
Owner occupied	87%
Company owned	5.6%
Median loan-to-value	46%
Typical ownership tenure	17.0 yrs

COMMUNITY

Population	6,640
Density	248 / mi²
Median household income	\$160K
Average household income	\$194K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	88
Homes occupied	95%
Bachelor's or higher	32%
Poverty rate	1.9%
Unemployment	1.0%
Average temp	50°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.