

Great Meadows 07838

ZIP code · NJ · New Jersey > Warren County > Great Meadows

SELLER'S MARKET

\$455K

MEDIAN SALE PRICE

+56.8%

1-YR CHANGE

39

SALES (12 MO)

\$478K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

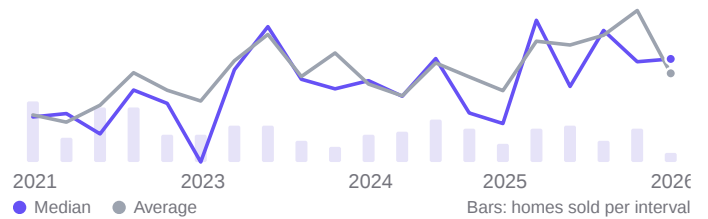
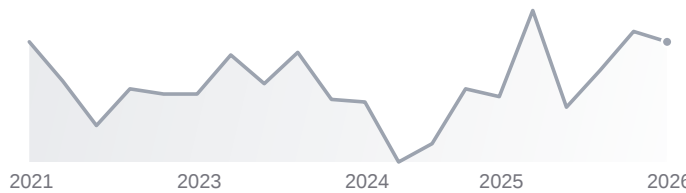
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$435K · Average \$400K

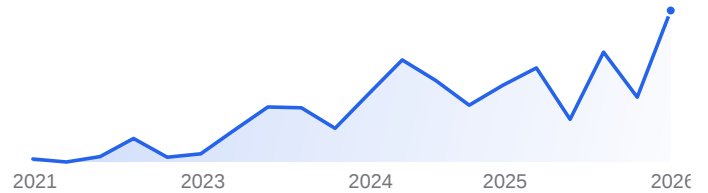
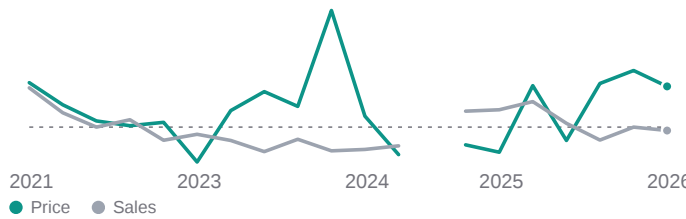


Growth (year over year)

Price +56.8% · Sales -4.9%

Price per square foot

\$322/ft²



Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

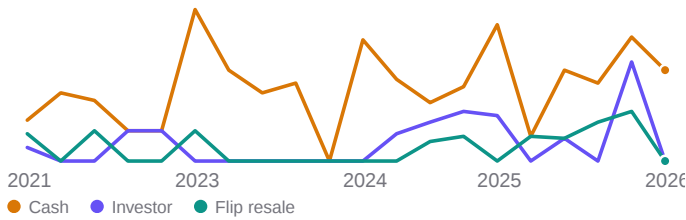
3.5%



BUYERS & OUTCOMES

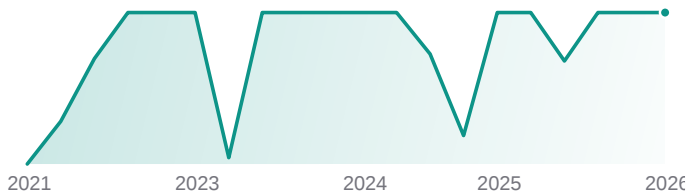
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



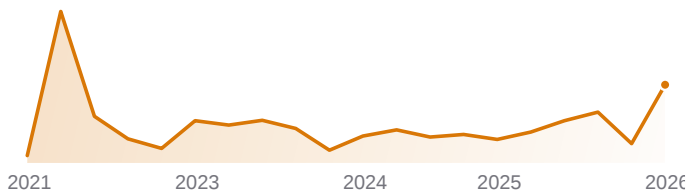
Sellers who sold at a gain

100%

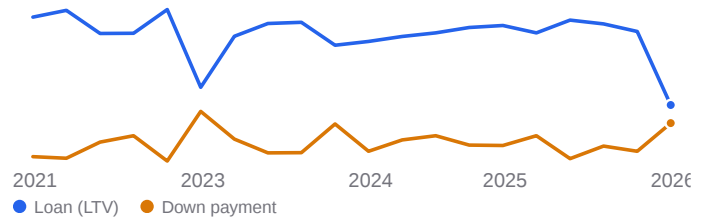


Median annualized return at resale

+11.2%

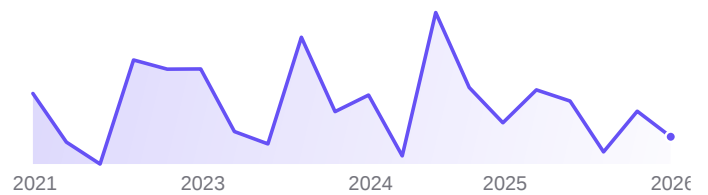


Financing (share of purchase price) Loan (LTV) 38% · Down payment 27%



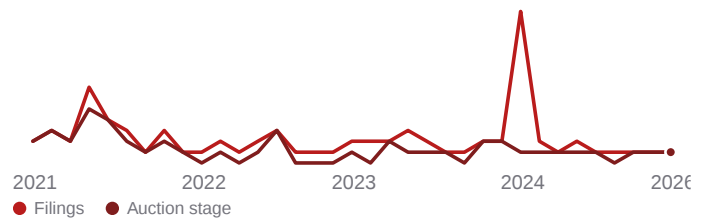
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,121
Median value (AVM)	\$478K
Median size	2,000 ft²
Median year built	1987
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.0%
Owner occupied	81%
Company owned	8.0%
Median loan-to-value	45%
Typical ownership tenure	18.0 yrs

COMMUNITY

Population	4,009
Density	153 / mi²
Median household income	\$115K
Average household income	\$144K
Crime index (US avg 100)	62
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	84
Homes occupied	93%
Bachelor's or higher	30%
Poverty rate	5.1%
Unemployment	1.5%
Average temp	49°F
Annual precip	50 in
Sunshine	56%

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