

Hackettstown 07840

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

SELLER'S MARKET

\$506K

MEDIAN SALE PRICE

+13.2%

1-YR CHANGE

389

SALES (12 MO)

\$499K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

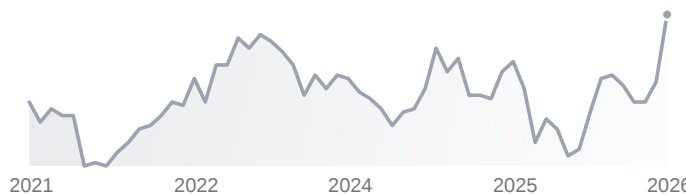
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

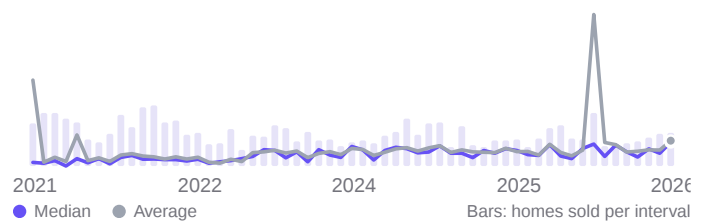
Market temperature (0–100)

76 / 100



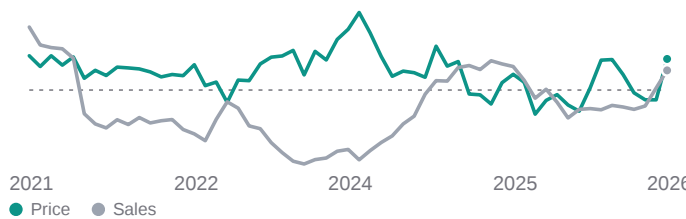
Sale prices

Median \$570K · Average \$588K



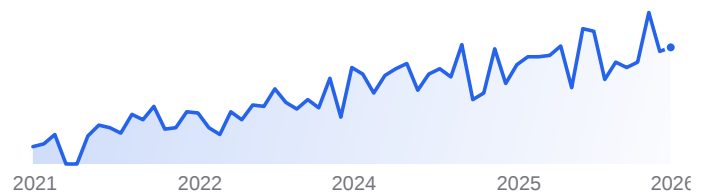
Growth (year over year)

Price +13.2% · Sales +8.4%



Price per square foot

\$280/ft²



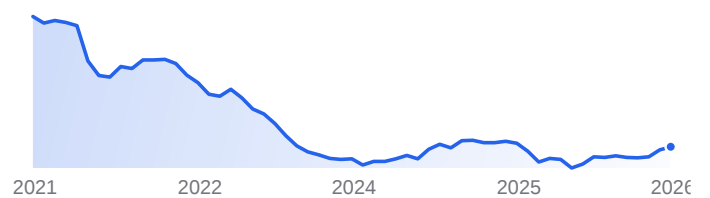
Sale premium vs estimated value

+2.2%



Annual turnover (share of homes sold)

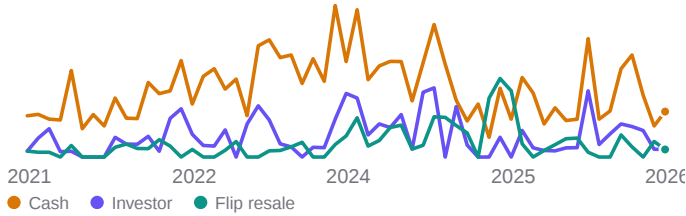
4.3%



BUYERS & OUTCOMES

Buyer mix

Cash 17% · Investor 2.9% · Flip resale 2.9%



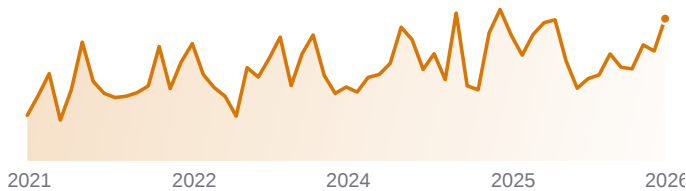
Sellers who sold at a gain

97%

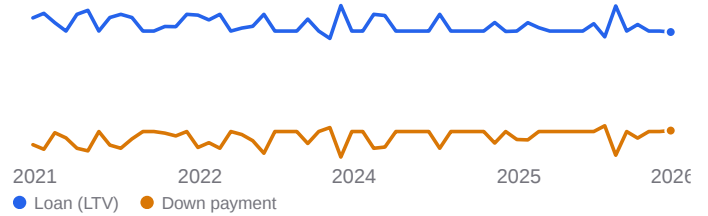


Median annualized return at resale

+7.2%

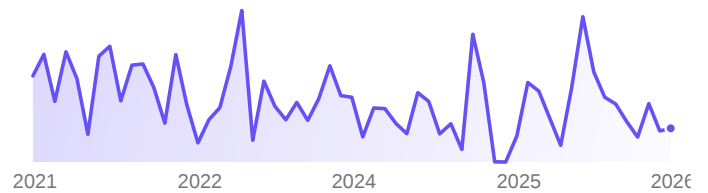


Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



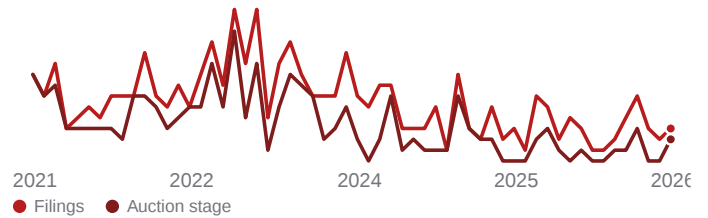
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	9,122
Median value (AVM)	\$499K
Median size	1,770 ft²
Median bedrooms	2
Median year built	1983
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	0.9%
Owner occupied	82%
Company owned	8.1%
Median loan-to-value	48%
Typical ownership tenure	12.5 yrs

COMMUNITY

Population	30,612
Density	849 / mi²
Median household income	\$110K
Average household income	\$126K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	85
Homes occupied	96%
Bachelor's or higher	33%
Poverty rate	5.3%
Unemployment	1.4%
Average temp	49°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.