

# Lake Hopatcong 07849

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

BALANCED MARKET

**\$588K**

MEDIAN SALE PRICE

**-9.1%**

1-YR CHANGE

**131**

SALES (12 MO)

**\$523K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



## MARKET TRENDS (5 YEARS)

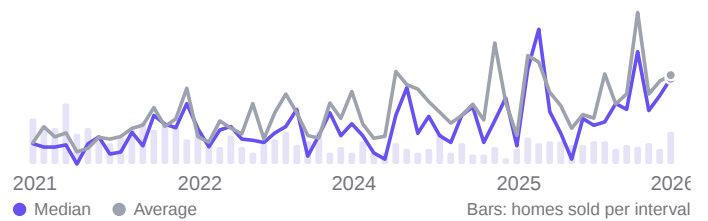
Market temperature (0–100)

59 / 100



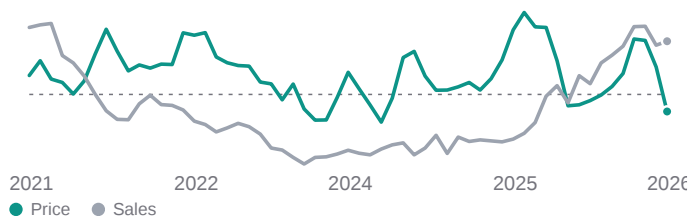
Sale prices

Median \$660K · Average \$675K



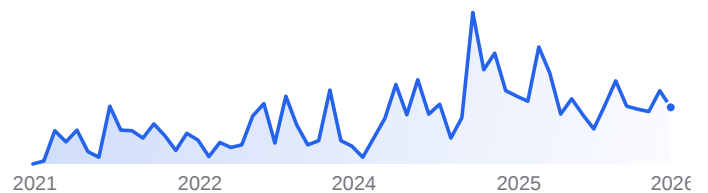
Growth (year over year)

Price -9.1% · Sales +28.4%



Price per square foot

\$306/ft²



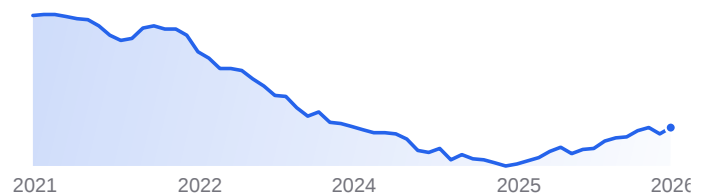
Sale premium vs estimated value

+1.7%



Annual turnover (share of homes sold)

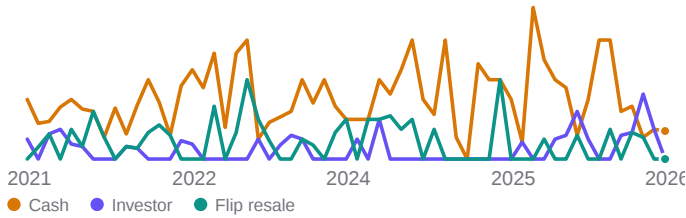
3.9%



## BUYERS & OUTCOMES

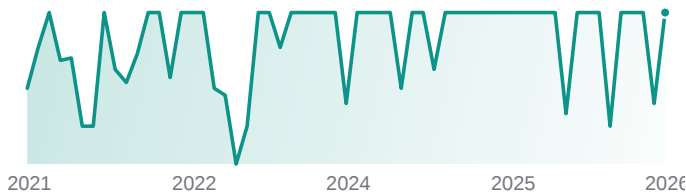
### Buyer mix

Cash 12% · Investor 0% · Flip resale 0%



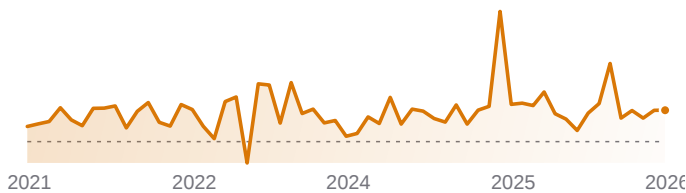
### Sellers who sold at a gain

100%

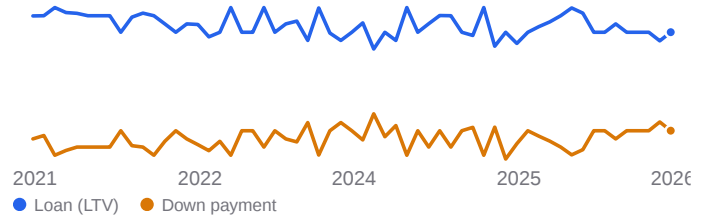


### Median annualized return at resale

+6.7%

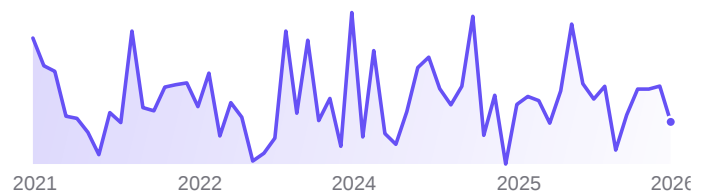


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



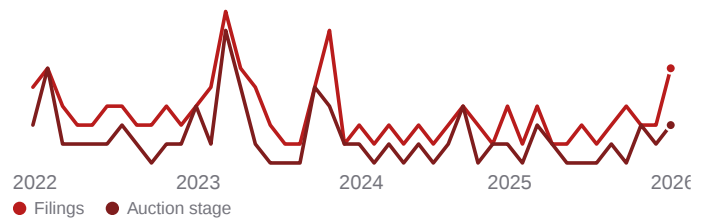
### Typical hold before selling

4.6 yrs



### Preforeclosure filings

Filings 5 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 3,369     |
| Median value (AVM) | \$523K    |
| Median size        | 1,620 ft² |
| Median bedrooms    | 4         |
| Median year built  | 1960      |
| Single family      | 98%       |
| Condos             | 1.5%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 57%  |
| Underwater (LTV 125% or more) | 1.3% |
| Owner occupied                | 81%  |
| Company owned                 | 9.1% |
| Median loan-to-value          | 46%  |

Typical ownership tenure

**15.0 yrs**

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>8,271</b>     |
| Density                          | <b>902 / mi²</b> |
| Median household income          | <b>\$122K</b>    |
| Average household income         | <b>\$141K</b>    |
| Crime index (US avg 100)         | <b>157</b>       |
| Air pollution index (US avg 100) | <b>90</b>        |
| Earthquake index (US avg 100)    | <b>93</b>        |
| Homes occupied                   | <b>90%</b>       |
| Bachelor's or higher             | <b>27%</b>       |
| Poverty rate                     | <b>5.3%</b>      |
| Unemployment                     | <b>1.2%</b>      |
| Average temp                     | <b>48°F</b>      |
| Annual precip                    | <b>52 in</b>     |
| Sunshine                         | <b>56%</b>       |

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.