

Oxford 07863

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

BALANCED MARKET

\$328K

MEDIAN SALE PRICE

-14.3%

1-YR CHANGE

55

SALES (12 MO)

\$409K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100

Buyer's market

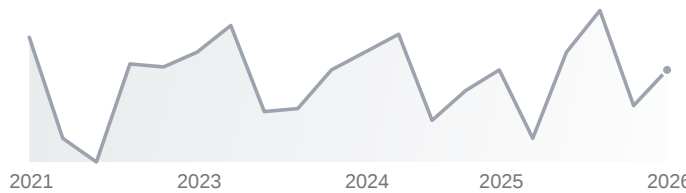
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

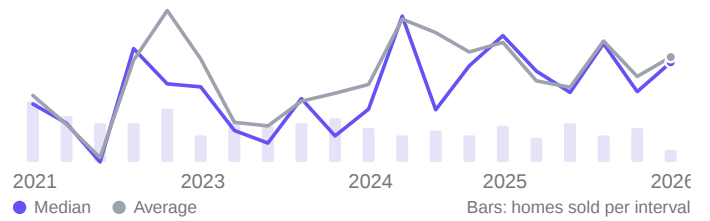
Market temperature (0–100)

54 / 100



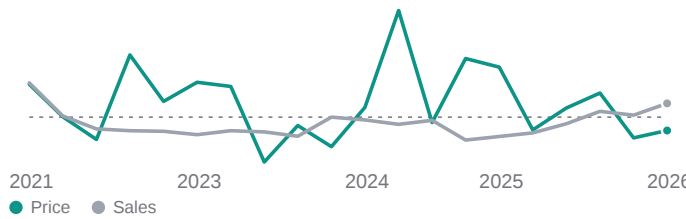
Sale prices

Median \$365K · Average \$375K



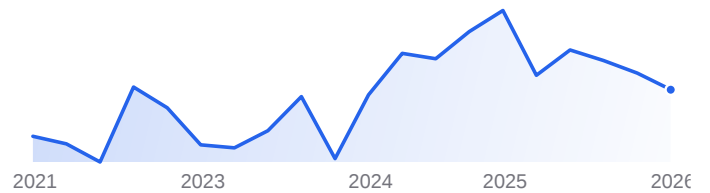
Growth (year over year)

Price -14.3% · Sales +14.6%



Price per square foot

\$197/ft²



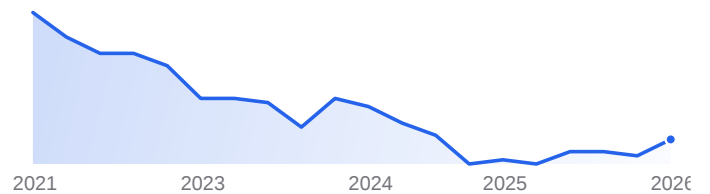
Sale premium vs estimated value

-0.4%



Annual turnover (share of homes sold)

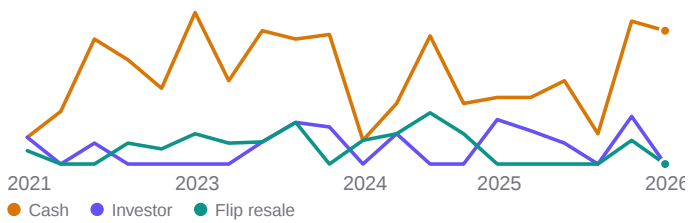
4.0%



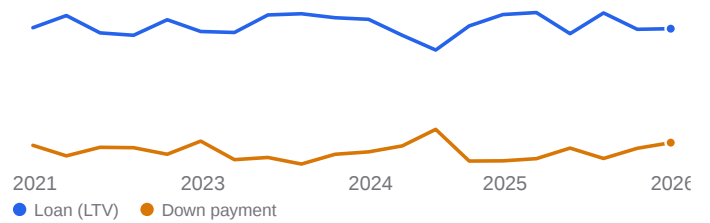
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 0% · Flip resale 0%

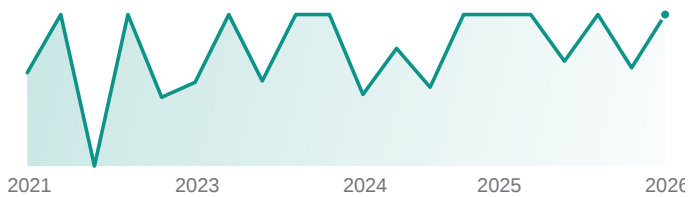


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



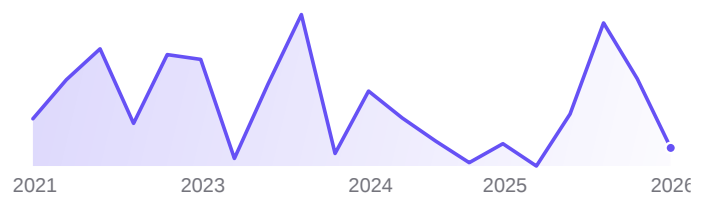
Sellers who sold at a gain

100%



Typical hold before selling

4.4 yrs



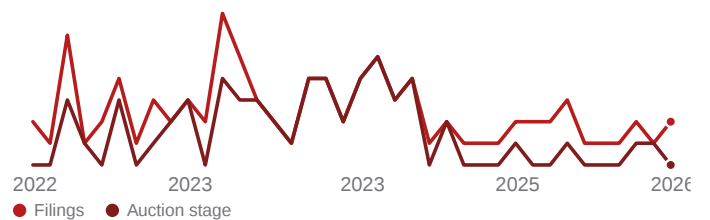
Median annualized return at resale

+6.1%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	1,388
Median value (AVM)	\$409K
Median size	1,634 ft²
Median year built	1962
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.6%
Owner occupied	81%
Company owned	7.6%
Median loan-to-value	48%
Typical ownership tenure	18.8 yrs

COMMUNITY

Population	4,693
Density	198 / mi²
Median household income	\$96K
Average household income	\$110K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	79
Homes occupied	93%
Bachelor's or higher	23%
Poverty rate	6.4%
Unemployment	1.6%
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.