

Rockaway 07866

ZIP code · NJ · New Jersey > Morris County > Rockaway

BALANCED MARKET

\$534K

MEDIAN SALE PRICE

-2.7%

1-YR CHANGE

278

SALES (12 MO)

\$567K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



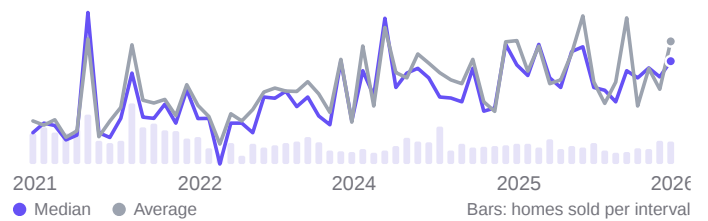
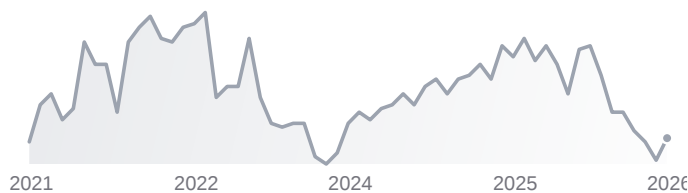
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

41 / 100

Sale prices

Median \$550K · Average \$591K

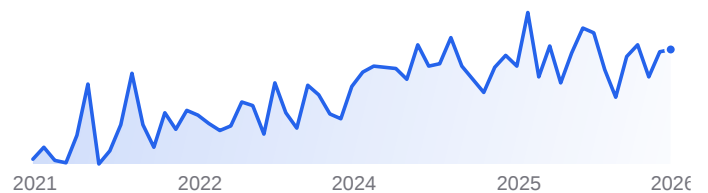
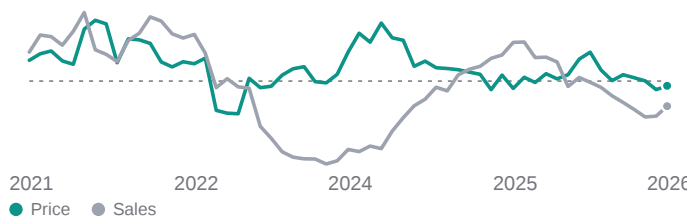


Growth (year over year)

Price -2.7% · Sales -14.2%

Price per square foot

\$335/ft²

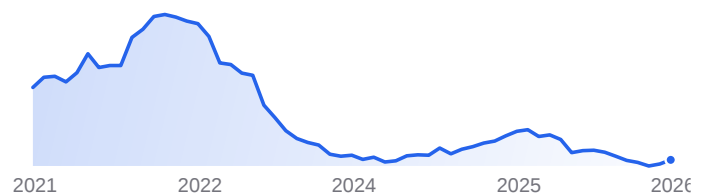


Sale premium vs estimated value

+4.6%

Annual turnover (share of homes sold)

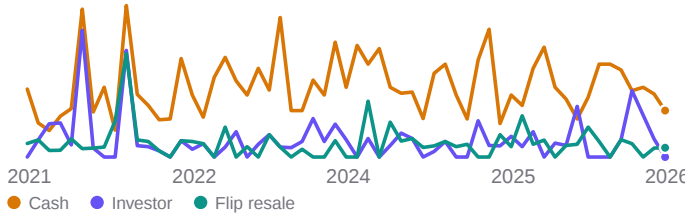
3.4%



BUYERS & OUTCOMES

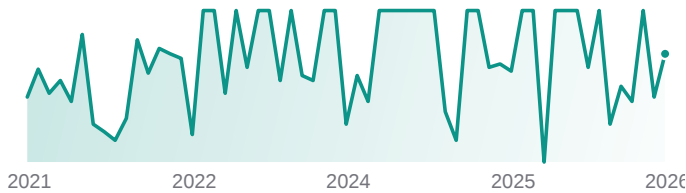
Buyer mix

Cash 17% · Investor 0% · Flip resale 3.3%



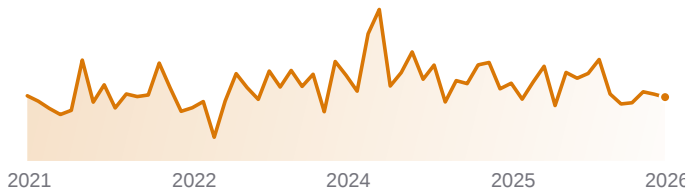
Sellers who sold at a gain

95%

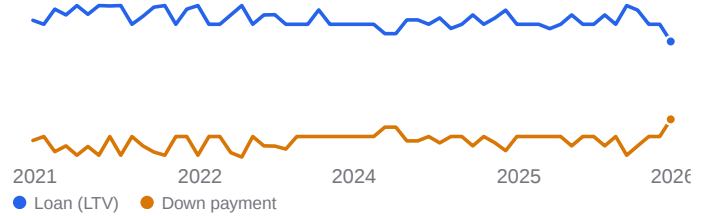


Median annualized return at resale

+4.8%



Financing (share of purchase price) Loan (LTV) 71% · Down payment 29%



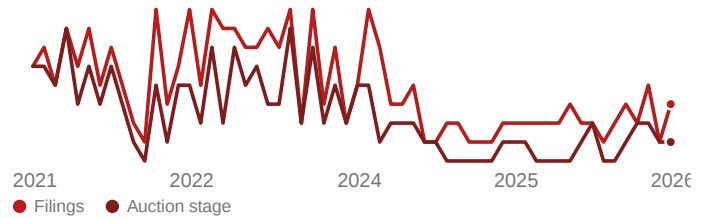
Typical hold before selling

11.5 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	8,204
Median value (AVM)	\$567K
Median size	1,654 ft²
Median bedrooms	2
Median year built	1965
Single family	93%
Condos	7.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	0.7%
Owner occupied	86%
Company owned	8.2%
Median loan-to-value	47%

Typical ownership tenure

14.7 yrs

COMMUNITY

Population	22,161
Density	982 / mi²
Median household income	\$117K
Average household income	\$150K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	101
Homes occupied	97%
Bachelor's or higher	36%
Poverty rate	4.7%
Unemployment	1.3%
Average temp	49°F
Annual precip	53 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.