

Wharton 07885

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

BUYER'S MARKET

\$442K

MEDIAN SALE PRICE

-6.9%

1-YR CHANGE

107

SALES (12 MO)

\$511K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



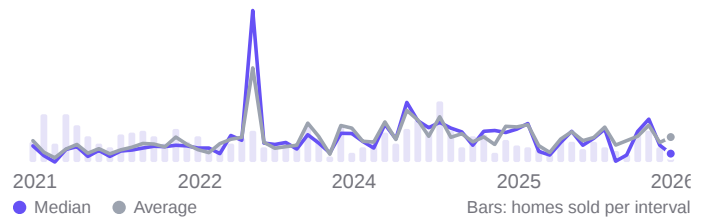
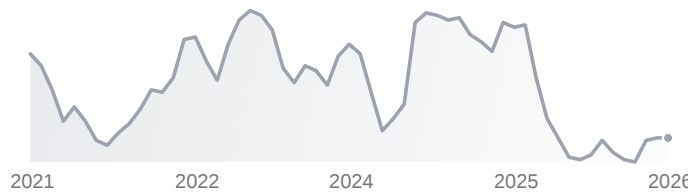
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

27 / 100

Sale prices

Median \$340K · Average \$459K

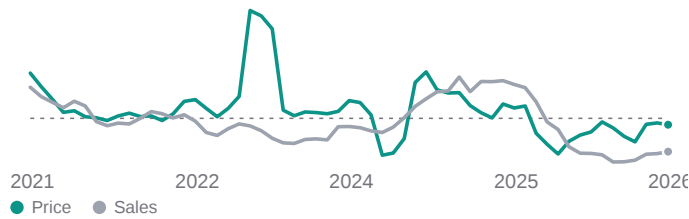


Growth (year over year)

Price -6.9% · Sales -36.3%

Price per square foot

\$292/ft²

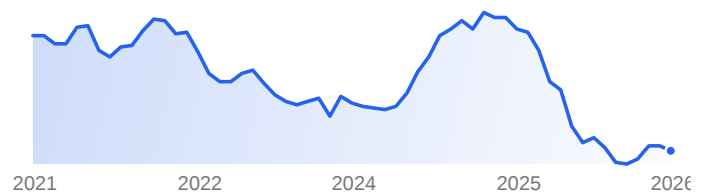


Sale premium vs estimated value

+2.0%

Annual turnover (share of homes sold)

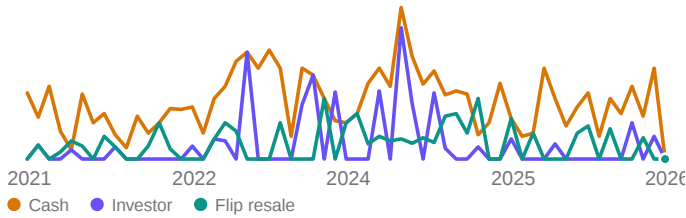
3.1%



BUYERS & OUTCOMES

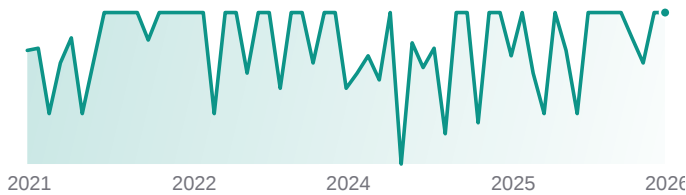
Buyer mix

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



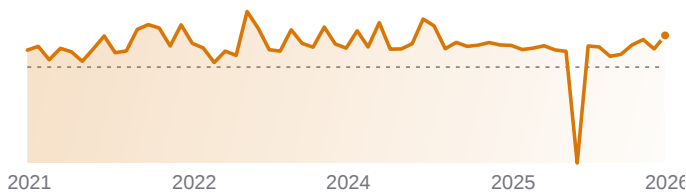
Sellers who sold at a gain

100%

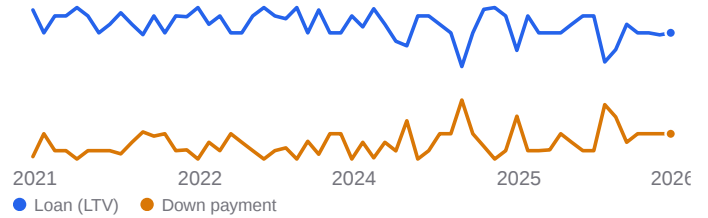


Median annualized return at resale

+6.1%

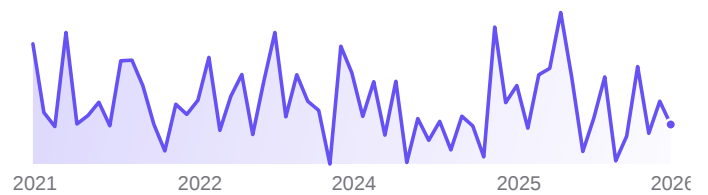


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



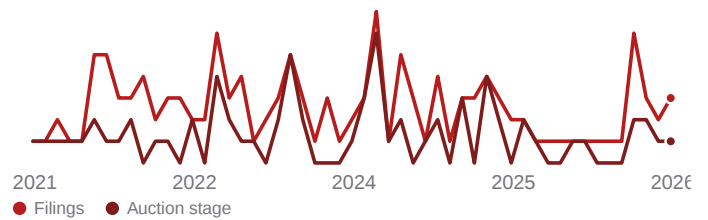
Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	3,399
Median value (AVM)	\$511K
Median size	1,568 ft²
Median bedrooms	1
Median year built	1959
Single family	95%
Condos	4.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.1%
Owner occupied	79%
Company owned	9.1%
Median loan-to-value	46%

Typical ownership tenure

14.0 yrs

COMMUNITY

Population	12,593
Density	590 / mi²
Median household income	\$99K
Average household income	\$134K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	100
Homes occupied	94%
Bachelor's or higher	29%
Poverty rate	10.9%
Unemployment	1.3%
Average temp	48°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.