

Whippany 07981

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

BUYER'S MARKET

\$617K

MEDIAN SALE PRICE

-67.0%

1-YR CHANGE

130

SALES (12 MO)

\$749K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



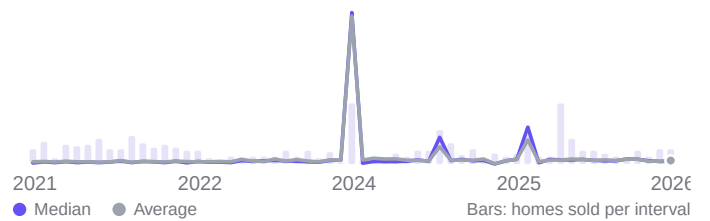
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$600K · Average \$690K

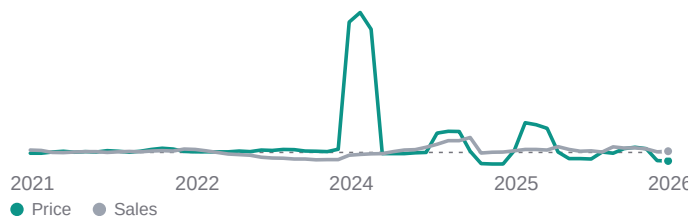


Growth (year over year)

Price -67.0% · Sales +9.2%

Price per square foot

\$409/ft²



Sale premium vs estimated value

-3.4%

Annual turnover (share of homes sold)

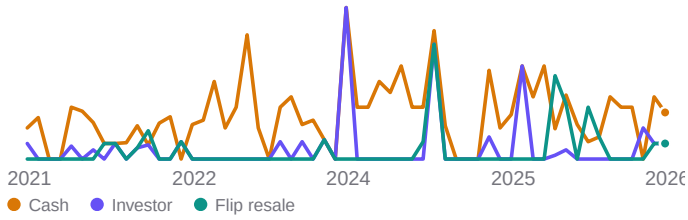
3.8%



BUYERS & OUTCOMES

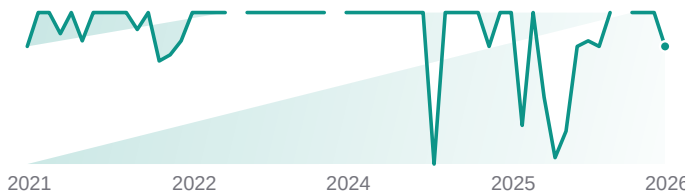
Buyer mix

Cash 30% · Investor 10% · Flip resale 10%



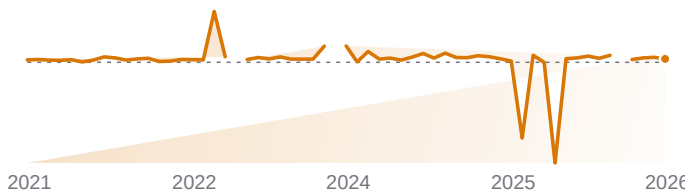
Sellers who sold at a gain

80%

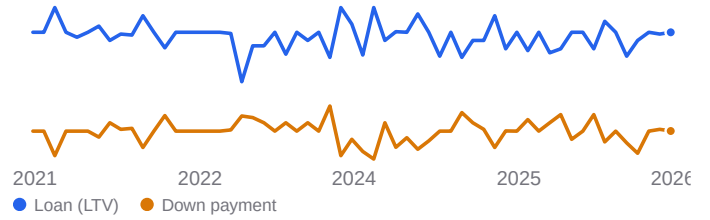


Median annualized return at resale

+2.9%

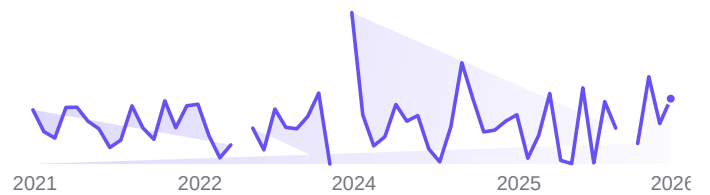


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



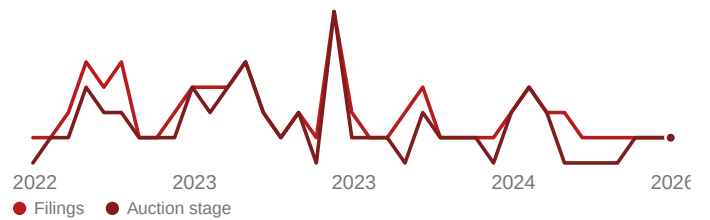
Typical hold before selling

12.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,385
Median value (AVM)	\$749K
Median size	1,860 ft²
Median bedrooms	2
Median year built	1970
Single family	93%
Condos	1.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.3%
Owner occupied	90%
Company owned	6.0%
Median loan-to-value	45%

Typical ownership tenure

18.9 yrs

COMMUNITY

Population	8,867
Density	1,280 / mi ²
Median household income	\$144K
Average household income	\$160K
Crime index (US avg 100)	58
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	106
Homes occupied	97%
Bachelor's or higher	35%
Poverty rate	3.1%
Unemployment	1.1%
Average temp	51°F
Annual precip	51 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.