

Milford 08848

ZIP code · NJ · New Jersey > Hunterdon County > Milford

SELLER'S MARKET

\$500K

MEDIAN SALE PRICE

+17.2%

1-YR CHANGE

101

SALES (12 MO)

\$525K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

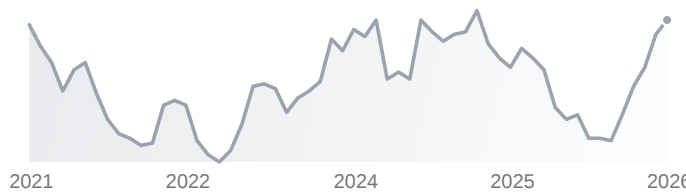
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

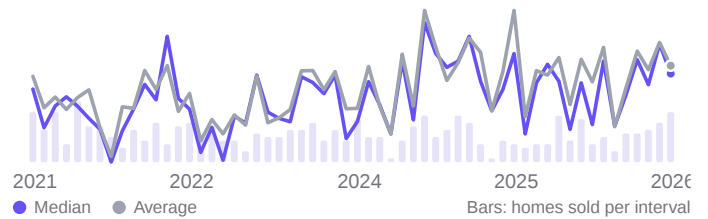
Market temperature (0–100)

74 / 100



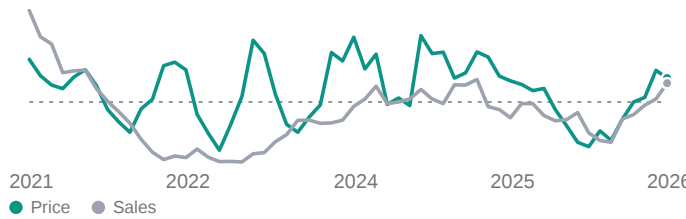
Sale prices

Median \$480K · Average \$506K



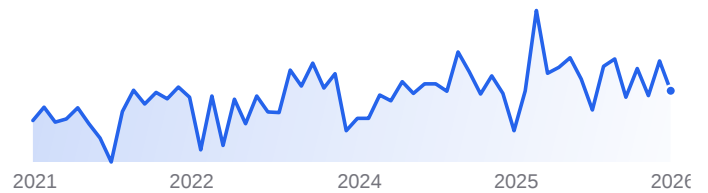
Growth (year over year)

Price +17.2% · Sales +13.5%



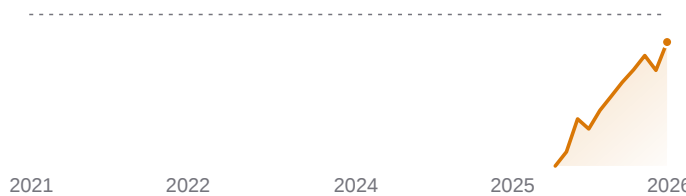
Price per square foot

\$240/ft²



Sale premium vs estimated value

-1.1%



Annual turnover (share of homes sold)

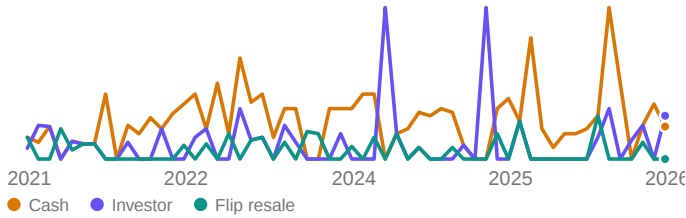
3.7%



BUYERS & OUTCOMES

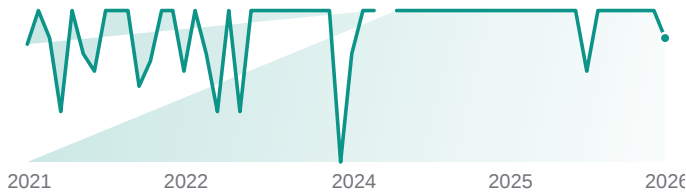
Buyer mix

Cash 21% · Investor 29% · Flip resale 0%



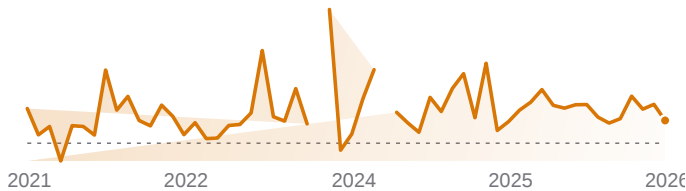
Sellers who sold at a gain

91%

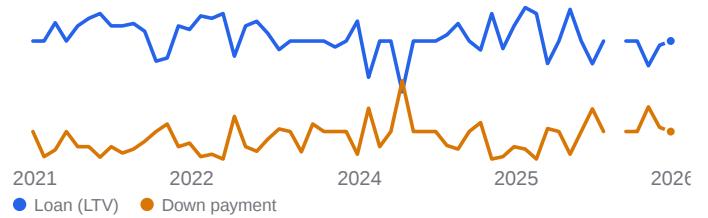


Median annualized return at resale

+3.3%

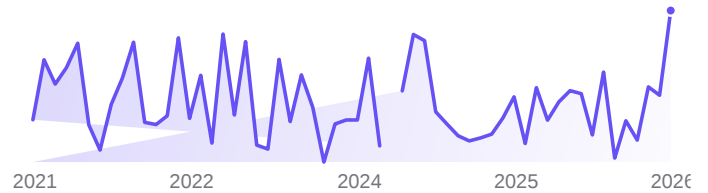


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



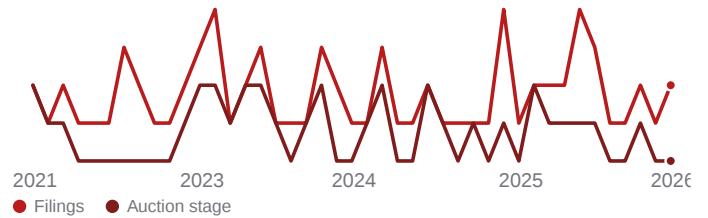
Typical hold before selling

20.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	2,763
Median value (AVM)	\$525K
Median size	1,854 ft²
Median year built	1970
Single family	98%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	0.7%
Owner occupied	85%
Company owned	5.5%
Median loan-to-value	45%
Typical ownership tenure	18.3 yrs

COMMUNITY

Population	8,155
Density	240 / mi²
Median household income	\$130K
Average household income	\$141K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	80
Homes occupied	96%
Bachelor's or higher	31%
Poverty rate	4.6%
Unemployment	1.1%
Average temp	51°F
Annual precip	49 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.