



Home Pricing Report For

66 Knob Hill Rd, Hackettstown, NJ 07840

Property Overview



- Address: 66 Knob Hill Rd, Hackettstown, NJ 07840
 - Days on Market: 31
 - Pricing: \$649,900.00
 - Specifications: 4 bedrooms, 3 bathrooms, approximately 2656.00 sq ft
 - Lot Size: 13068.00 sq ft
 - Current Annual Tax: \$10,640.87
 - Assessed Value: \$366,800.00
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Current Market Trends in Hackettstown

Buyer Preferences: Buyers tend to prefer homes built around 1982 with spacious lots averaging 17061 sq ft.

Pricing Trends: The average price of comparable homes is approximately \$640,000. Homes typically have an average size of 0 sq ft and a lot size of 17061 sq ft.

Comparable Properties (Last 6 Months)

Address	Sale Price	Square Footage	Bedrooms	Bathrooms	Distance (miles)	Sold Date
66 Knob Hill Rd, Hackettstown, NJ 07840	\$649,900.00	2656.00 sq ft	4	3.0	--	--
43 Bennington Sq, Washington Twp., NJ 07853	\$405,000	--	3	4.0	0.18	03-13-2025
4 Rosalyn Dr, Washington Twp., NJ 07853	\$640,000	--	4	4.0	0.92	02-21-2025
408 Schooleys Mountain Rd, Washington Twp., NJ 07853	\$635,000	--	3	4.0	0.61	02-05-2025
8 Knob Hill Rd, Hackettstown, NJ 07840	\$635,000	--	4	3.0	0.20	01-24-2025
4 Delbarton Ct, Washington Twp., NJ 07840	\$391,000	--	3	3.0	0.13	01-03-2025
49 Kensington Ct, Washington Twp., NJ 07840	\$363,535	--	3	3.0	0.18	12-06-2024



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Property Details	
Address:	43 Bennington Sq, Washington Twp., NJ 07853
Initial Asking Price:	\$405,300
Sale Price:	\$405,000
Distance from Main Property:	0.18 miles
Specifications:	3 bedrooms, 4.0 bathrooms
Square Footage:	--
Lot Size:	1306.80 sq ft
Year Built:	1983
Sale Date:	03-13-2025
Assessed Value:	\$256,000



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Property Details	
Address:	4 Rosalyn Dr, Washington Twp., NJ 07853
Initial Asking Price:	\$643,300
Sale Price:	\$640,000
Distance from Main Property:	0.92 miles
Specifications:	4 bedrooms, 4.0 bathrooms
Square Footage:	--
Lot Size:	37897.20 sq ft
Year Built:	1979
Sale Date:	02-21-2025
Assessed Value:	\$404,900



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Property Details	
Address:	408 Schooleys Mountain Rd, Washington Twp., NJ 07853
Initial Asking Price:	\$634,000
Sale Price:	\$635,000
Distance from Main Property:	0.61 miles
Specifications:	3 bedrooms, 4.0 bathrooms
Square Footage:	--
Lot Size:	46609.20 sq ft
Year Built:	--
Sale Date:	02-05-2025
Assessed Value:	\$303,900



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Property Details	
Address:	8 Knob Hill Rd, Hackettstown, NJ 07840
Initial Asking Price:	\$642,600
Sale Price:	\$635,000
Distance from Main Property:	0.20 miles
Specifications:	4 bedrooms, 3.0 bathrooms
Square Footage:	--
Lot Size:	13068.00 sq ft
Year Built:	1983
Sale Date:	01-24-2025
Assessed Value:	\$383,800



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Property Details	
Address:	4 Delbarton Ct, Washington Twp., NJ 07840
Initial Asking Price:	\$397,400
Sale Price:	\$391,000
Distance from Main Property:	0.13 miles
Specifications:	3 bedrooms, 3.0 bathrooms
Square Footage:	--
Lot Size:	1742.40 sq ft
Year Built:	--
Sale Date:	01-03-2025
Assessed Value:	\$276,500



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Property Details	
Address:	49 Kensington Ct, Washington Twp., NJ 07840
Initial Asking Price:	\$371,600
Sale Price:	\$363,535
Distance from Main Property:	0.18 miles
Specifications:	3 bedrooms, 3.0 bathrooms
Square Footage:	--
Lot Size:	1742.40 sq ft
Year Built:	1983
Sale Date:	12-06-2024
Assessed Value:	\$301,100

Comparable Properties Currently on the Market

Address	Current price	Square Footage	Bedrooms	Bathrooms	Distance (miles)	Days on Market
66 Knob Hill Rd, Hackettstown, NJ 07840	\$649,900.00	2656.00 sq ft	2	1	--	--

No comparable properties found

Suggested Offer Pricing Strategy

Recent sold properties in the area with similar features have closed in the mid\$630k to \$650k range, while current inventory is scarce, indicating strong demand. Based on these trends, the recommendation is to set a price in the high \$640k to around \$650k range.

Additional Considerations

Consider the property's location, as neighborhood amenities and school district quality can significantly impact its long-term value. Additionally, assess the condition of the home and potential repair costs, as well as the current market trends in the area.

Disclaimer

This report is based on publicly available data and market trends. It is intended for informational purposes only and does not constitute professional real estate advice. Buyers should consult a licensed real estate attorney or professional for specific guidance.

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