

Fairfield 07004

ZIP code · NJ · New Jersey > Essex County

BUYER'S MARKET

\$632K

MEDIAN SALE PRICE

-19.2%

1-YR CHANGE

68

SALES (12 MO)

\$822K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



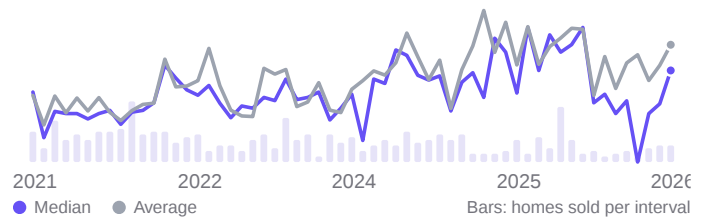
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

32 / 100

Sale prices

Median \$750K · Average \$869K

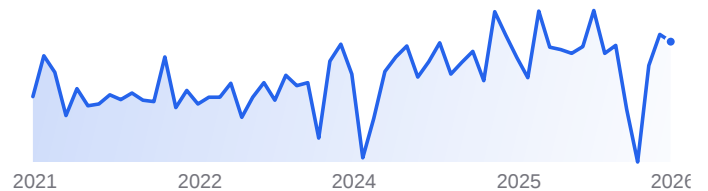
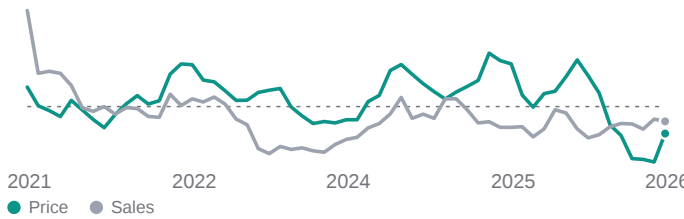


Growth (year over year)

Price -19.2% · Sales -10.5%

Price per square foot

\$365/ft²

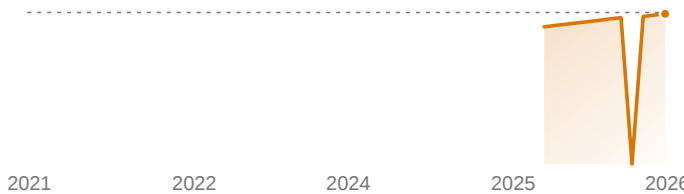


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

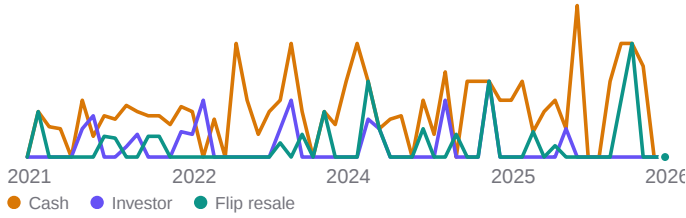
2.6%



BUYERS & OUTCOMES

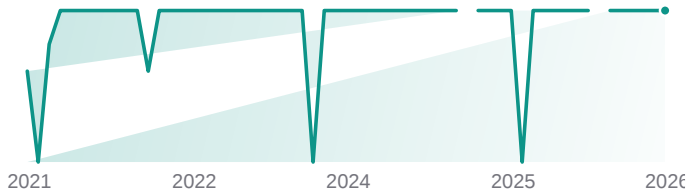
Buyer mix

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



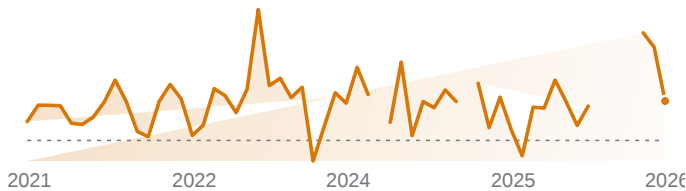
Sellers who sold at a gain

100%

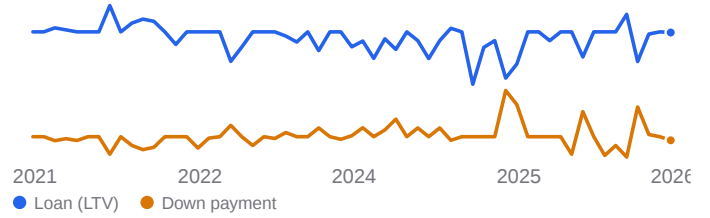


Median annualized return at resale

+4.9%

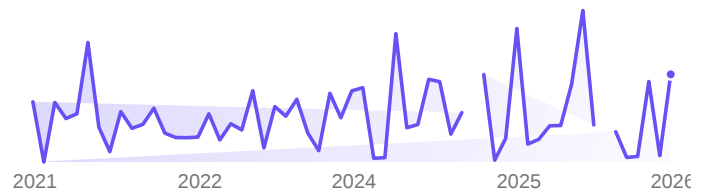


Financing (share of purchase price) Loan (LTV) 80% · Down payment 18%



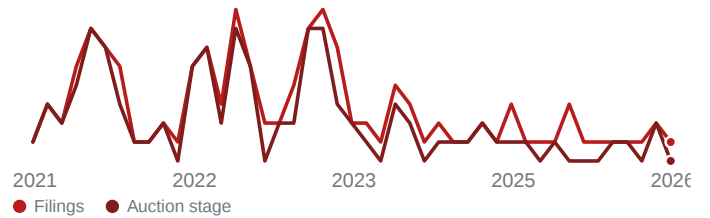
Typical hold before selling

12.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,659
Median value (AVM)	\$822K
Median size	2,269 ft²
Median year built	1966
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	0.9%
Owner occupied	87%
Company owned	7.1%
Median loan-to-value	45%
Typical ownership tenure	18.0 yrs

COMMUNITY

Population	7,877
Density	843 / mi²
Median household income	\$134K
Average household income	\$165K
Crime index (US avg 100)	24
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	115
Homes occupied	98%
Bachelor's or higher	34%
Poverty rate	7.6%
Unemployment	2.0%
Average temp	52°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.