

Cliffside Park 07010

ZIP code · NJ · New Jersey > Bergen County > Cliffside Park

BUYER'S MARKET

\$550K

MEDIAN SALE PRICE

-5.2%

1-YR CHANGE

205

SALES (12 MO)

\$599K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



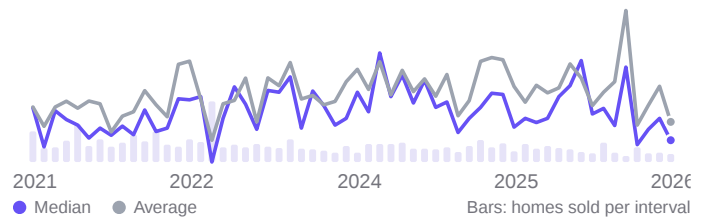
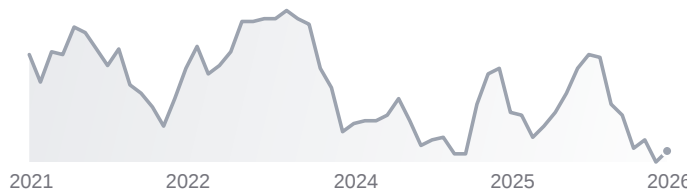
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

27 / 100

Sale prices

Median \$500K · Average \$584K

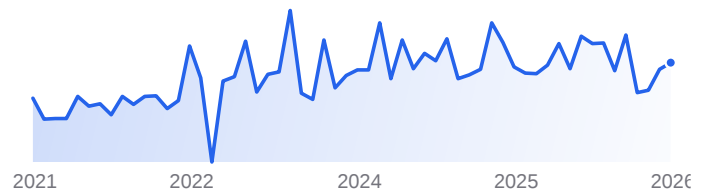
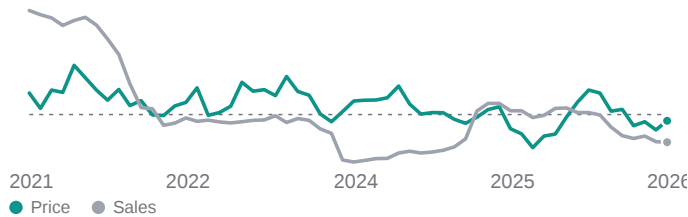


Growth (year over year)

Price -5.2% · Sales -22.9%

Price per square foot

\$404/ft²

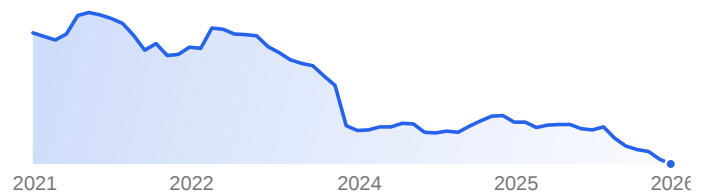
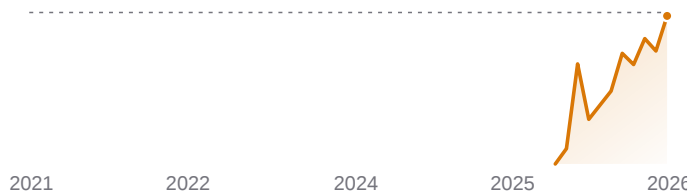


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

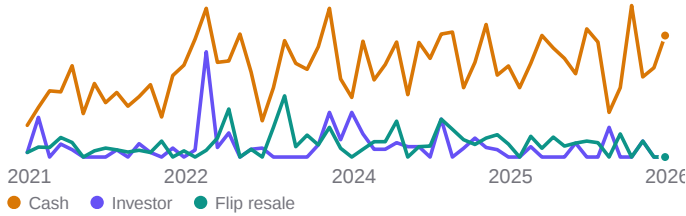
2.9%



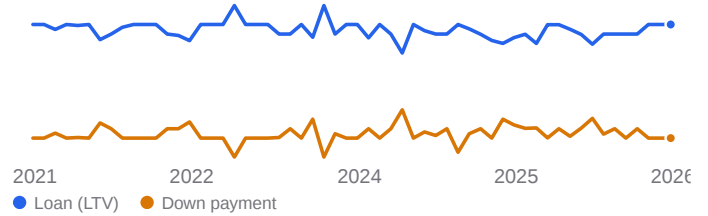
BUYERS & OUTCOMES

Buyer mix

Cash 58% · Investor 0% · Flip resale 0%

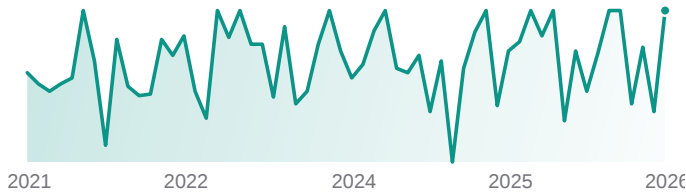


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



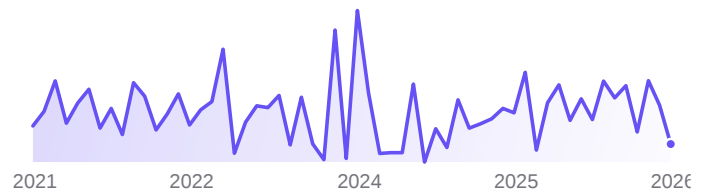
Sellers who sold at a gain

100%



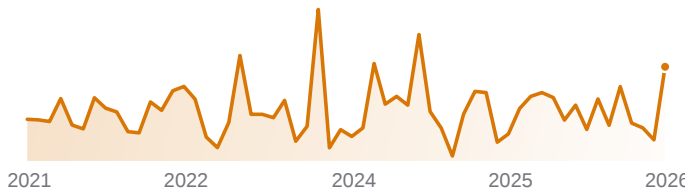
Typical hold before selling

3.9 yrs



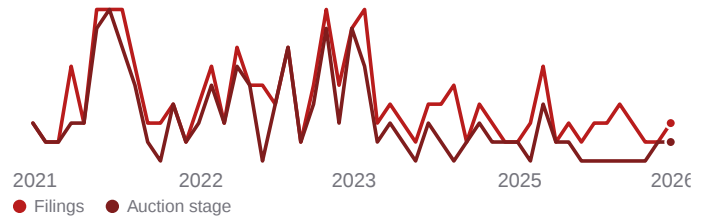
Median annualized return at resale

+7.9%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	7,091
Median value (AVM)	\$599K
Median size	1,604 ft²
Median bedrooms	1
Median year built	1974
Single family	82%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.2%
Owner occupied	49%
Company owned	15%
Median loan-to-value	37%

Typical ownership tenure

15.7 yrs

COMMUNITY

Population	26,228
Density	27,301 / mi²
Median household income	\$90K
Average household income	\$118K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	118
Earthquake index (US avg 100)	112
Homes occupied	95%
Bachelor's or higher	27%
Poverty rate	11.6%
Unemployment	1.3%
Average temp	53°F
Annual precip	48 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.