

Fairview 07022

ZIP code · NJ · New Jersey > Bergen County > Fairview

BALANCED MARKET

\$690K

MEDIAN SALE PRICE

+17.7%

1-YR CHANGE

86

SALES (12 MO)

\$612K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



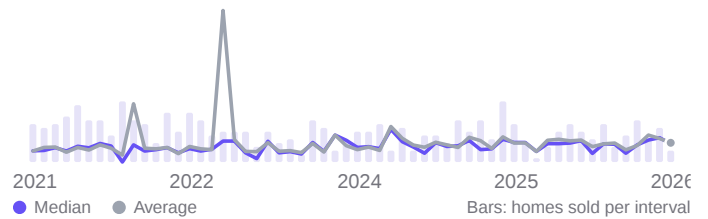
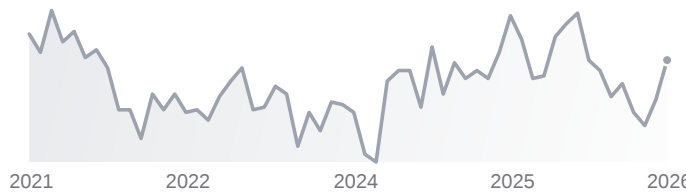
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$621K · Average \$642K

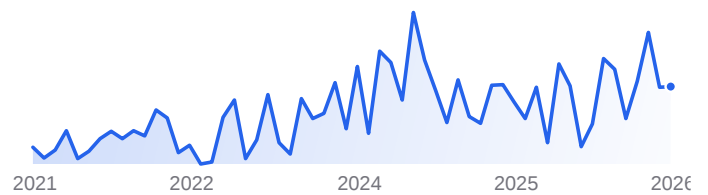
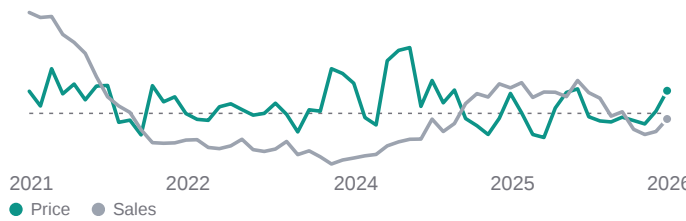


Growth (year over year)

Price +17.7% · Sales -4.4%

Price per square foot

\$389/ft²

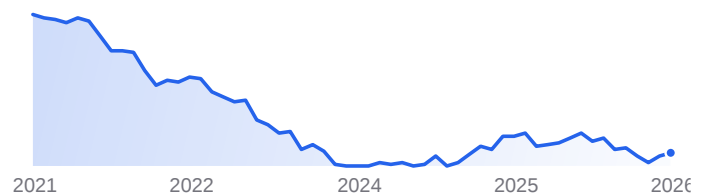
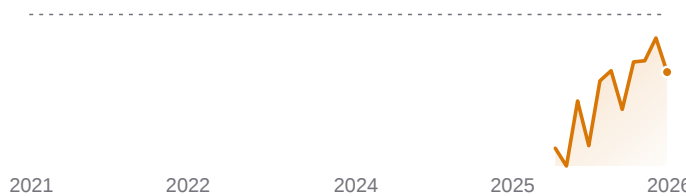


Sale premium vs estimated value

-1.4%

Annual turnover (share of homes sold)

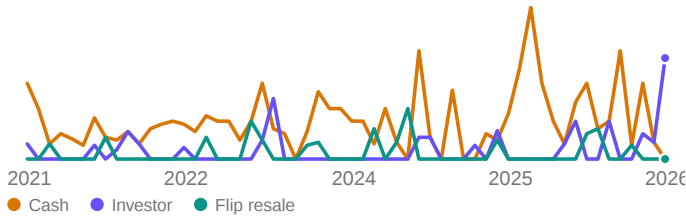
3.0%



BUYERS & OUTCOMES

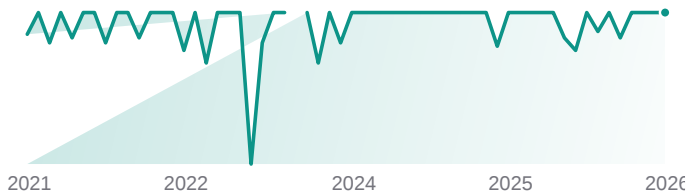
Buyer mix

Cash 0% · Investor 67% · Flip resale 0%



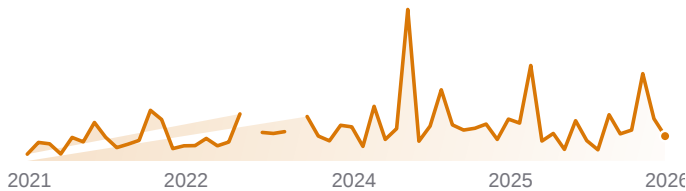
Sellers who sold at a gain

100%

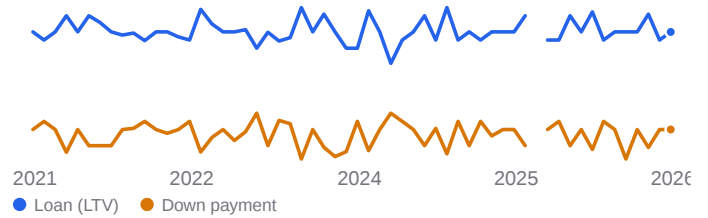


Median annualized return at resale

+4.6%

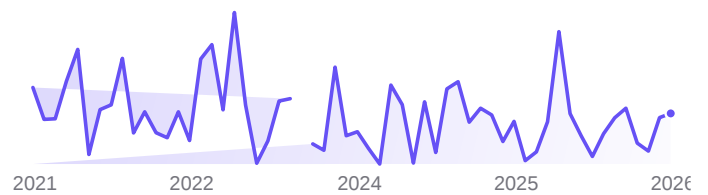


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



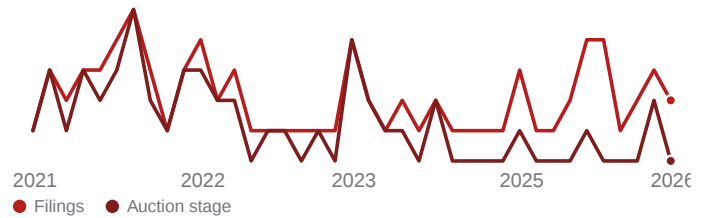
Typical hold before selling

8.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	2,827
Median value (AVM)	\$612K
Median size	1,782 ft²
Median year built	1952
Single family	92%
Condos	2.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.7%
Owner occupied	53%
Company owned	17%
Median loan-to-value	46%
Typical ownership tenure	17.5 yrs

COMMUNITY

Population	15,227
Density	18,063 / mi²
Median household income	\$56K
Average household income	\$101K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	120
Homes occupied	96%
Bachelor's or higher	15%
Poverty rate	16.1%
Unemployment	1.4%
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.