

Rutherford 07070

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

BALANCED MARKET

\$672K

MEDIAN SALE PRICE

-1.2%

1-YR CHANGE

148

SALES (12 MO)

\$709K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



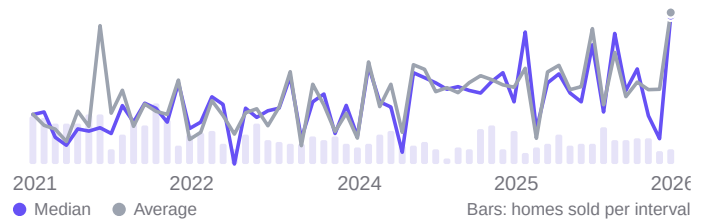
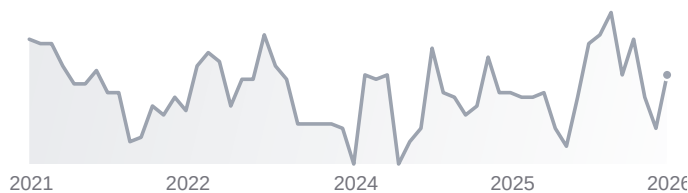
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$965K · Average \$977K

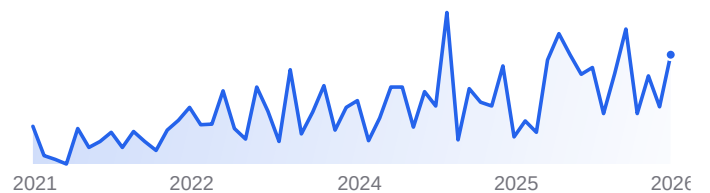
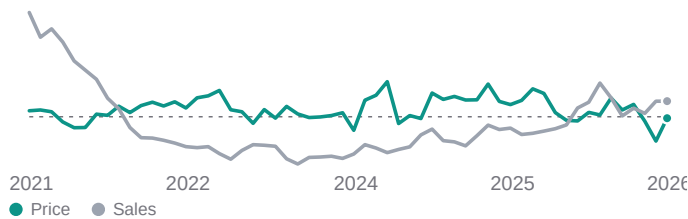


Growth (year over year)

Price -1.2% · Sales +13.0%

Price per square foot

\$443/ft²

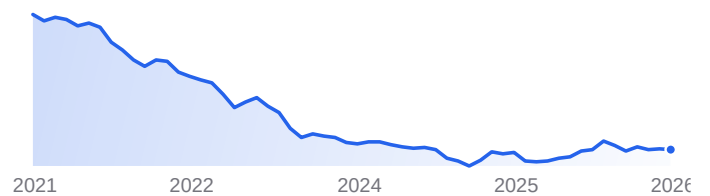
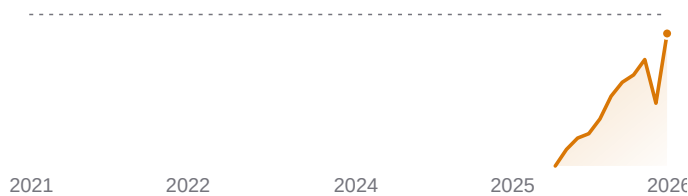


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

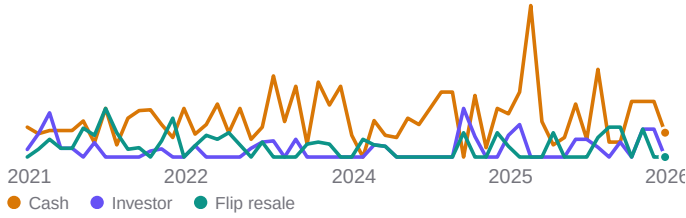
2.9%



BUYERS & OUTCOMES

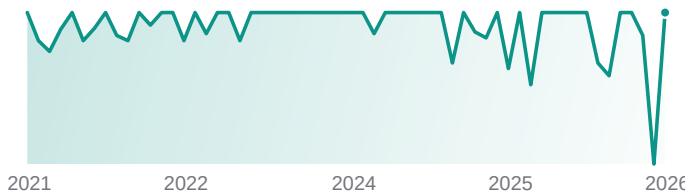
Buyer mix

Cash 13% · Investor 0% · Flip resale 0%



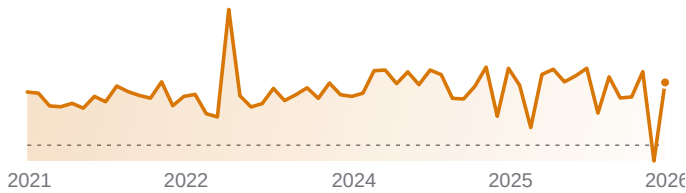
Sellers who sold at a gain

100%

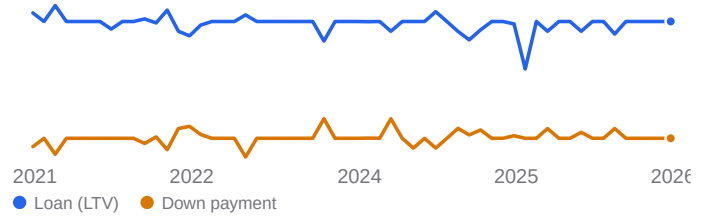


Median annualized return at resale

+6.1%

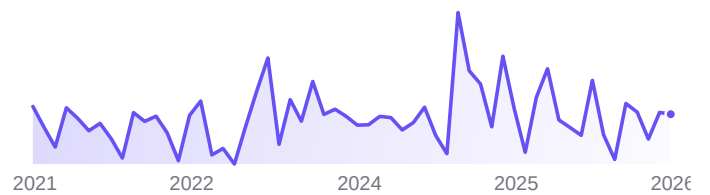


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



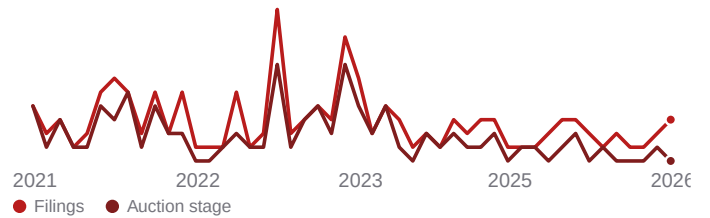
Typical hold before selling

7.6 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	5,060
Median value (AVM)	\$709K
Median size	1,736 ft²
Median bedrooms	1
Median year built	1928
Single family	97%
Condos	2.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.3%
Owner occupied	79%
Company owned	8.5%
Median loan-to-value	46%

Typical ownership tenure

18.0 yrs

COMMUNITY

Population	19,104
Density	8,630 / mi²
Median household income	\$122K
Average household income	\$149K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	113
Homes occupied	96%
Bachelor's or higher	34%
Poverty rate	4.4%
Unemployment	1.2%
Average temp	53°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.