

Carlstadt 07072

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

BALANCED MARKET

\$753K

MEDIAN SALE PRICE

+25.3%

1-YR CHANGE

39

SALES (12 MO)

\$724K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



MARKET TRENDS (5 YEARS)

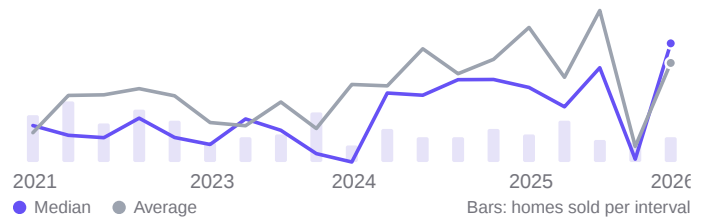
Market temperature (0–100)

55 / 100



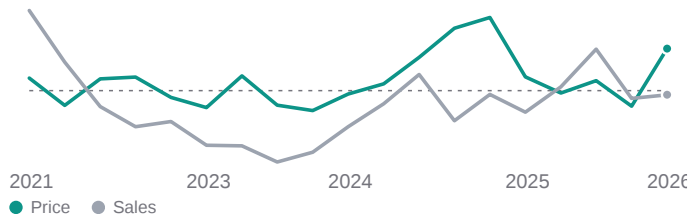
Sale prices

Median \$704K · Average \$660K



Growth (year over year)

Price +25.3% · Sales -2.5%



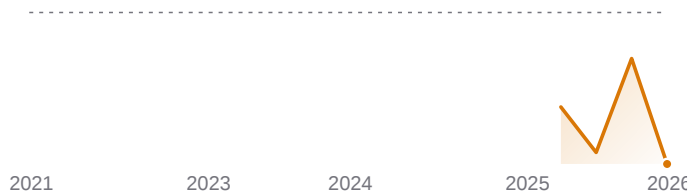
Price per square foot

\$389/ft²



Sale premium vs estimated value

-9.4%



Annual turnover (share of homes sold)

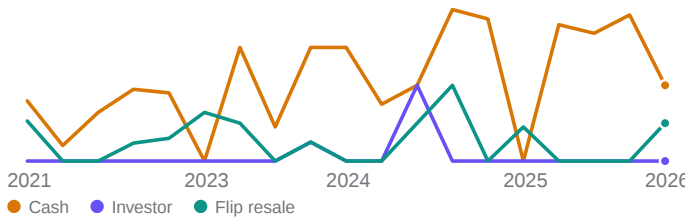
2.5%



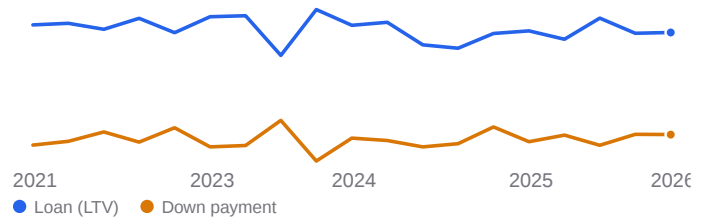
BUYERS & OUTCOMES

Buyer mix

Cash 22% · Investor 0% · Flip resale 11%

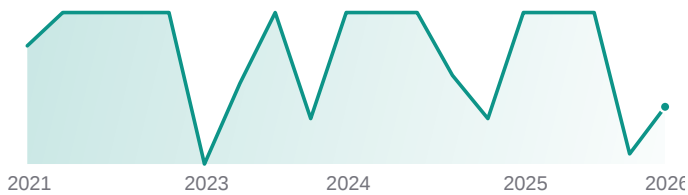


Financing (share of purchase price) Loan (LTV) 76% · Down payment 20%



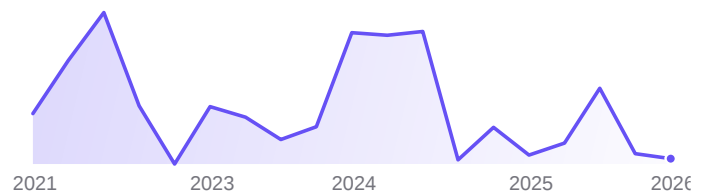
Sellers who sold at a gain

78%



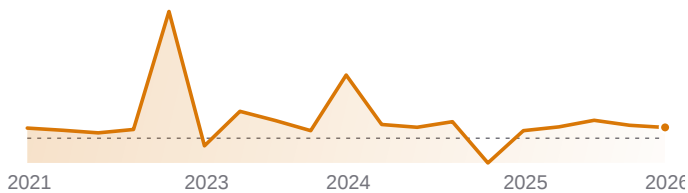
Typical hold before selling

2.7 yrs



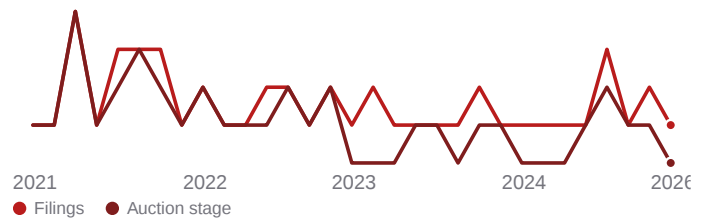
Median annualized return at resale

+4.6%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,576
Median value (AVM)	\$724K
Median size	1,780 ft²
Median year built	1940
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	0.6%
Owner occupied	78%
Company owned	9.7%
Median loan-to-value	38%
Typical ownership tenure	20.1 yrs

COMMUNITY

Population	6,996
Density	1,597 / mi²
Median household income	\$88K
Average household income	\$122K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	120
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	8.3%
Unemployment	1.4%
Average temp	54°F
Annual precip	48 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.