

East Rutherford 07073

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

BUYER'S MARKET

\$531K

MEDIAN SALE PRICE

-6.9%

1-YR CHANGE

40

SALES (12 MO)

\$620K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



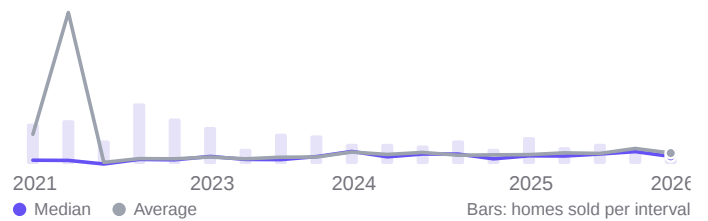
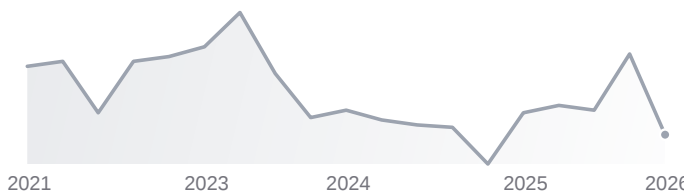
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

29 / 100

Sale prices

Median \$550K · Average \$618K

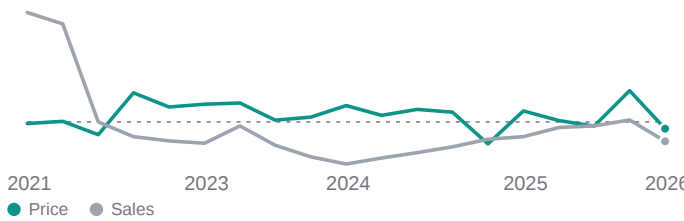


Growth (year over year)

Price -6.9% · Sales -20.0%

Price per square foot

\$394/ft²

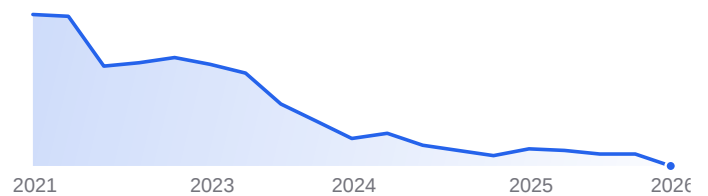
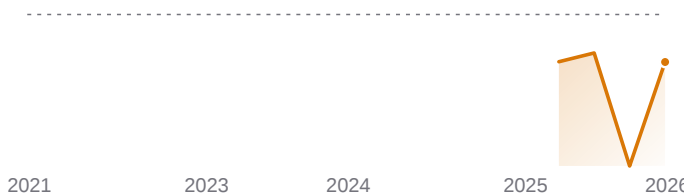


Sale premium vs estimated value

-6.3%

Annual turnover (share of homes sold)

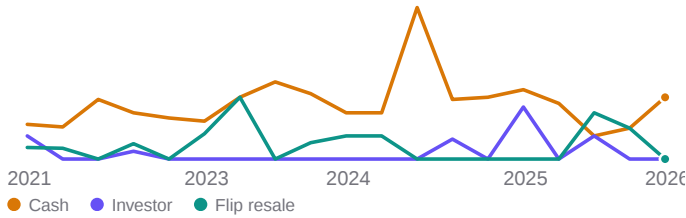
2.0%



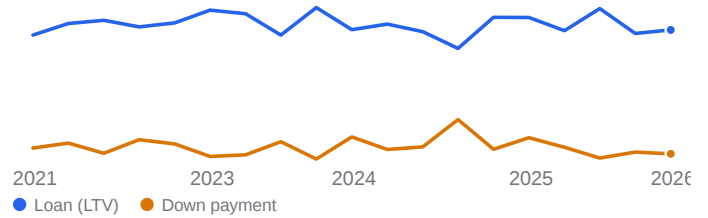
BUYERS & OUTCOMES

Buyer mix

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

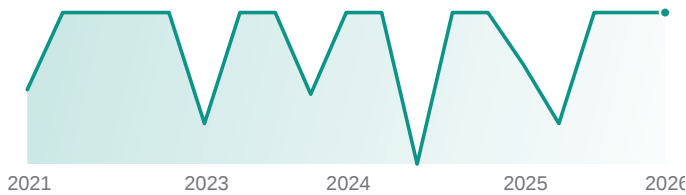


Financing (share of purchase price) Loan (LTV) 78% · Down payment 13%



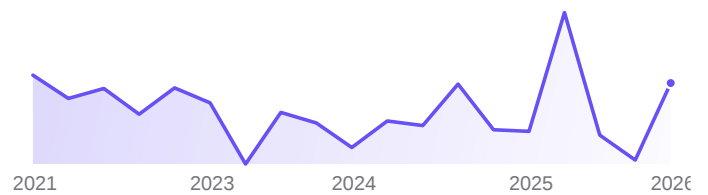
Sellers who sold at a gain

100%



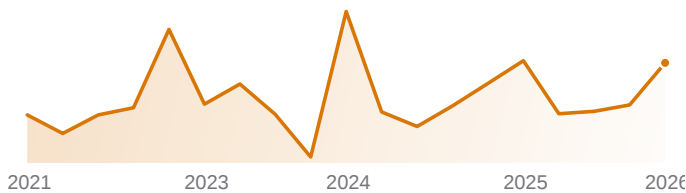
Typical hold before selling

10.4 yrs



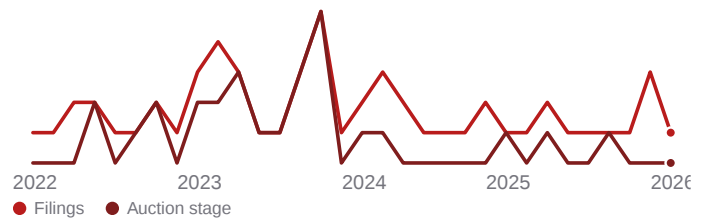
Median annualized return at resale

+7.8%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,016
Median value (AVM)	\$620K
Median size	1,716 ft²
Median year built	1950
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.1%
Owner occupied	68%
Company owned	9.5%
Median loan-to-value	42%
Typical ownership tenure	19.0 yrs

COMMUNITY

Population	9,599
Density	2,726 / mi²
Median household income	\$85K
Average household income	\$116K
Crime index (US avg 100)	139
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	118
Homes occupied	95%
Bachelor's or higher	29%
Poverty rate	5.1%
Unemployment	1.1%
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.