

# Roselle Park 07204

ZIP code · NJ · New Jersey › Union County › Roselle Park

BUYER'S MARKET

**\$505K**

MEDIAN SALE PRICE

**-9.3%**

1-YR CHANGE

**109**

SALES (12 MO)

**\$566K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



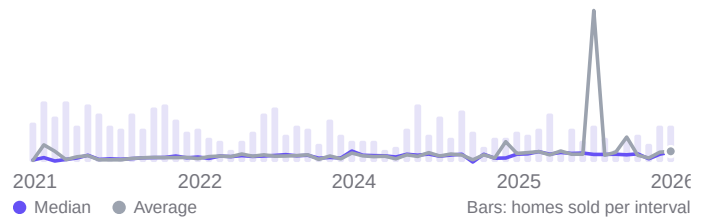
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$590K · Average \$609K

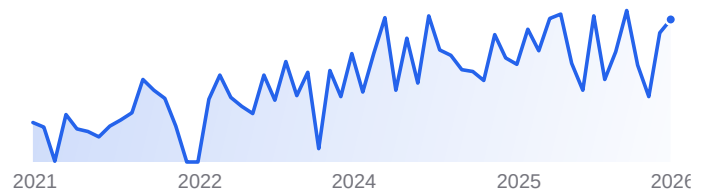
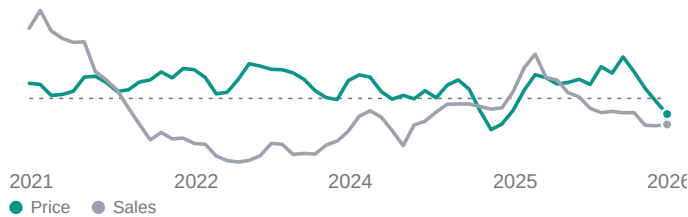


Growth (year over year)

Price -9.3% · Sales -15.5%

Price per square foot

\$379/ft²



Sale premium vs estimated value

+3.0%

Annual turnover (share of homes sold)

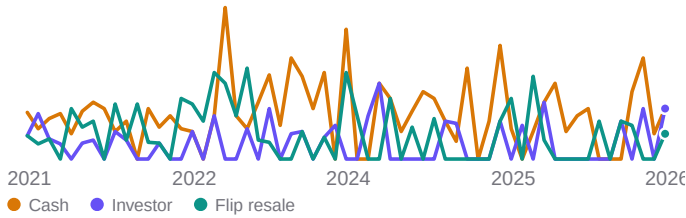
3.2%



## BUYERS & OUTCOMES

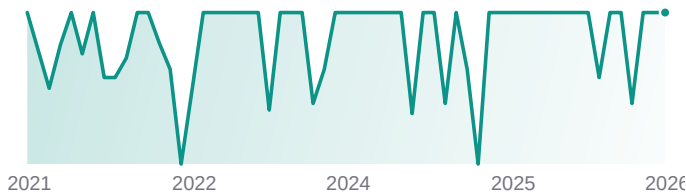
### Buyer mix

Cash 17% · Investor 17% · Flip resale 8.3%



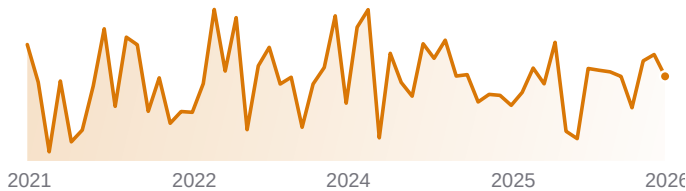
### Sellers who sold at a gain

100%

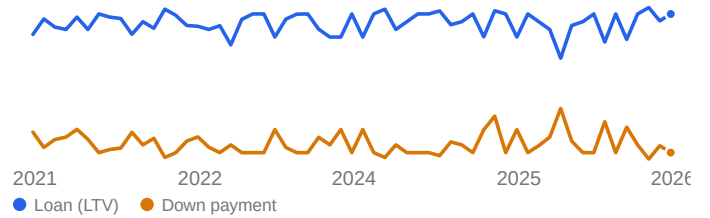


### Median annualized return at resale

+7.0%

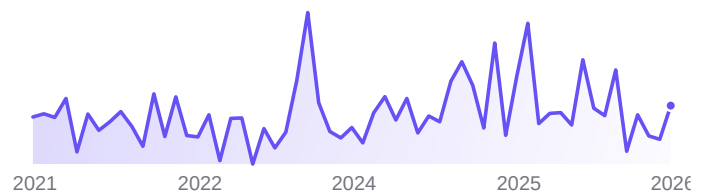


### Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



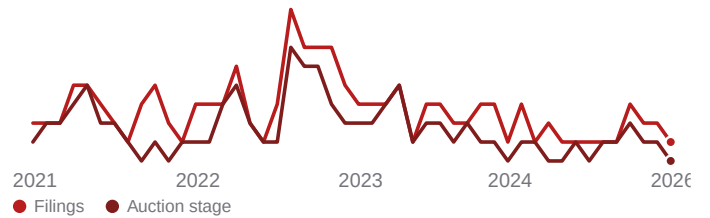
### Typical hold before selling

7.9 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 3,363     |
| Median value (AVM) | \$566K    |
| Median size        | 1,567 ft² |
| Median year built  | 1930      |
| Single family      | 98%       |
| Condos             | 0.7%      |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 56%      |
| Underwater (LTV 125% or more) | 0.7%     |
| Owner occupied                | 84%      |
| Company owned                 | 8.3%     |
| Median loan-to-value          | 46%      |
| Typical ownership tenure      | 15.5 yrs |

## COMMUNITY

|                                  |              |
|----------------------------------|--------------|
| Population                       | 14,215       |
| Density                          | 11,542 / mi² |
| Median household income          | \$96K        |
| Average household income         | \$129K       |
| Crime index (US avg 100)         | 81           |
| Air pollution index (US avg 100) | 103          |
| Earthquake index (US avg 100)    | 109          |
| Homes occupied                   | 98%          |
| Bachelor's or higher             | 26%          |
| Poverty rate                     | 6.1%         |
| Unemployment                     | 1.8%         |
| Average temp                     | 53°F         |
| Annual precip                    | 49 in        |
| Sunshine                         | 56%          |

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