

Hillside 07205

ZIP code · NJ · New Jersey > Union County

BALANCED MARKET

\$590K

MEDIAN SALE PRICE

+18.1%

1-YR CHANGE

165

SALES (12 MO)

\$506K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



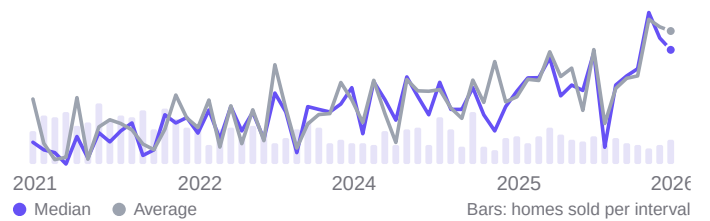
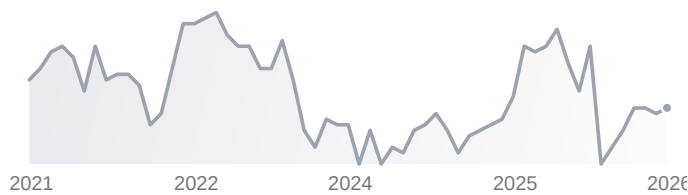
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

50 / 100

Sale prices

Median \$560K · Average \$595K

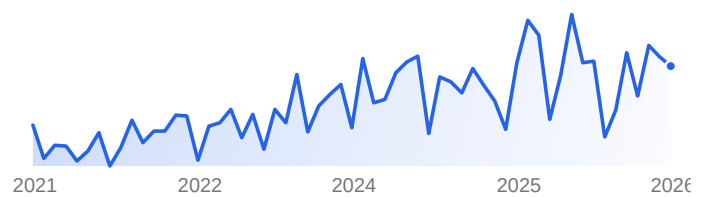
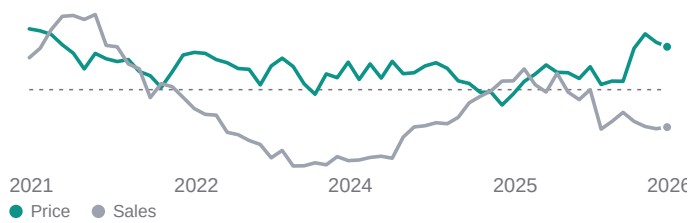


Growth (year over year)

Price +18.1% · Sales -15.8%

Price per square foot

\$323/ft²

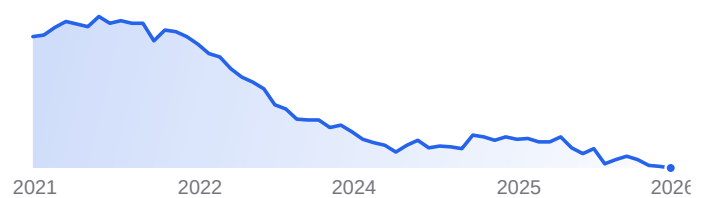


Sale premium vs estimated value

+7.5%

Annual turnover (share of homes sold)

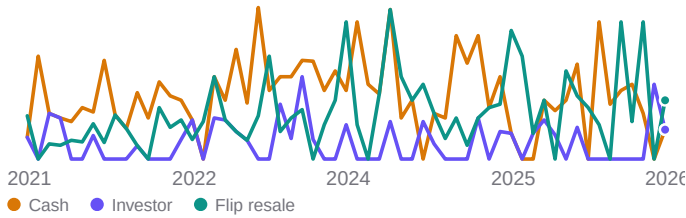
2.9%



BUYERS & OUTCOMES

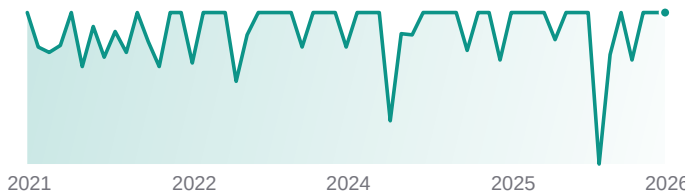
Buyer mix

Cash 7.1% · Investor 7.1% · Flip resale 14%



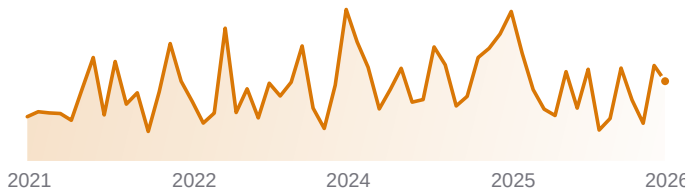
Sellers who sold at a gain

100%

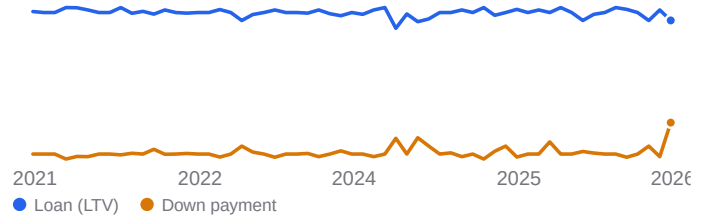


Median annualized return at resale

+7.7%

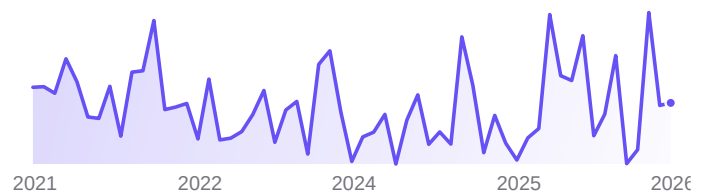


Financing (share of purchase price) Loan (LTV) 90% · Down payment 25%



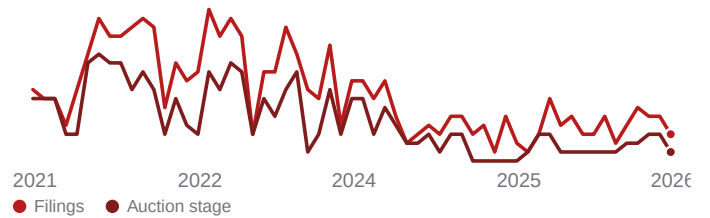
Typical hold before selling

8.4 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	5,783
Median value (AVM)	\$506K
Median size	1,624 ft²
Median year built	1929
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.2%
Owner occupied	81%
Company owned	11%
Median loan-to-value	46%
Typical ownership tenure	16.8 yrs

COMMUNITY

Population	22,864
Density	8,391 / mi²
Median household income	\$98K
Average household income	\$119K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	108
Homes occupied	97%
Bachelor's or higher	20%
Poverty rate	10.3%
Unemployment	1.5%
Average temp	54°F
Annual precip	48 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.