

Franklin Lakes 07417

ZIP code · NJ · New Jersey > Bergen County > Franklin Lakes

BALANCED MARKET

\$1.3M

MEDIAN SALE PRICE

-2.9%

1-YR CHANGE

123

SALES (12 MO)

\$1.5M

MEDIAN VALUE (AVM)

Market temperature

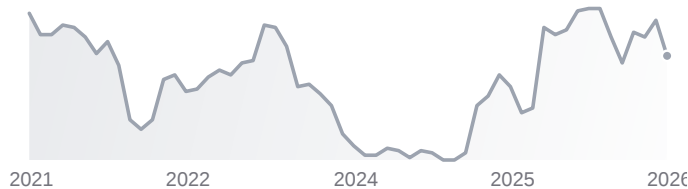
Balanced market · 57 / 100



MARKET TRENDS (5 YEARS)

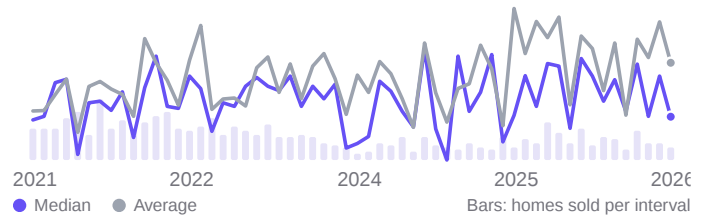
Market temperature (0–100)

57 / 100



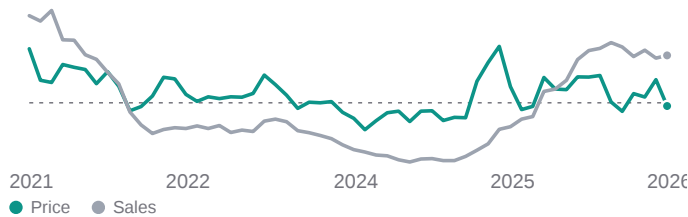
Sale prices

Median \$1.2M · Average \$1.7M



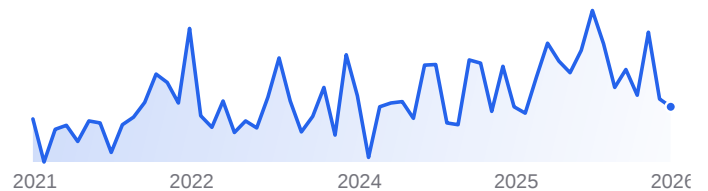
Growth (year over year)

Price -2.9% · Sales +41.4%



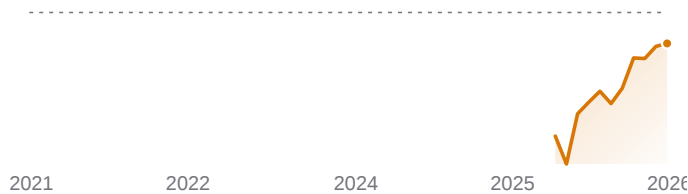
Price per square foot

\$363/ft²



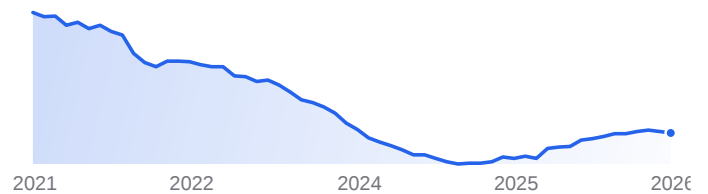
Sale premium vs estimated value

-1.3%



Annual turnover (share of homes sold)

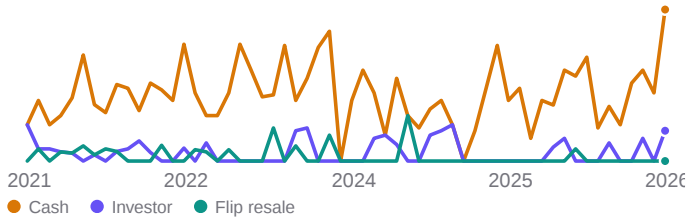
3.3%



BUYERS & OUTCOMES

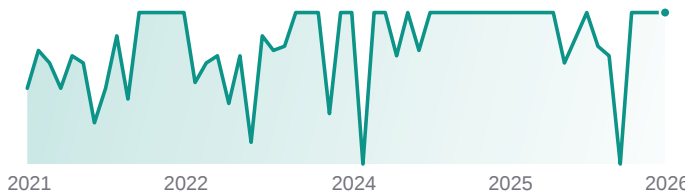
Buyer mix

Cash 83% · Investor 17% · Flip resale 0%



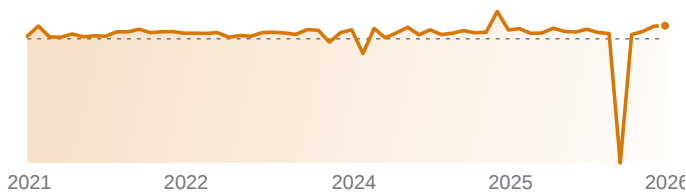
Sellers who sold at a gain

100%

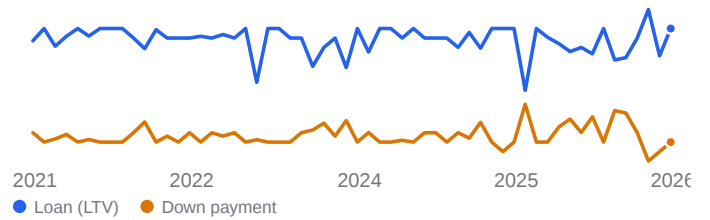


Median annualized return at resale

+8.8%

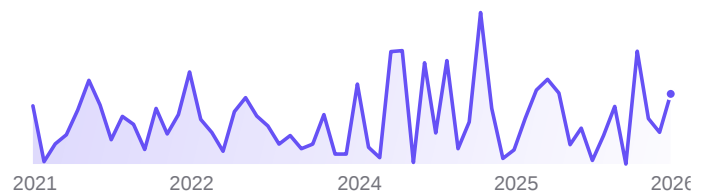


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



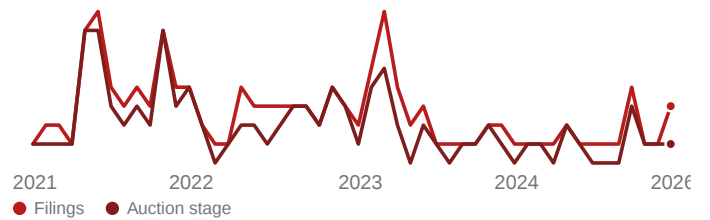
Typical hold before selling

12.3 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	3,748
Median value (AVM)	\$1.5M
Median size	3,692 ft²
Median bedrooms	5
Median year built	1978
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.5%
Owner occupied	88%
Company owned	9.4%
Median loan-to-value	40%
Typical ownership tenure	14.8 yrs

COMMUNITY

Population	11,401
Density	1,156 / mi²
Median household income	\$206K
Average household income	\$257K
Crime index (US avg 100)	49
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	109
Homes occupied	93%
Bachelor's or higher	40%
Poverty rate	4.1%
Unemployment	1.1%
Average temp	50°F
Annual precip	51 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.