

Oakland 07436

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

BUYER'S MARKET

\$680K

MEDIAN SALE PRICE

-12.2%

1-YR CHANGE

164

SALES (12 MO)

\$736K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



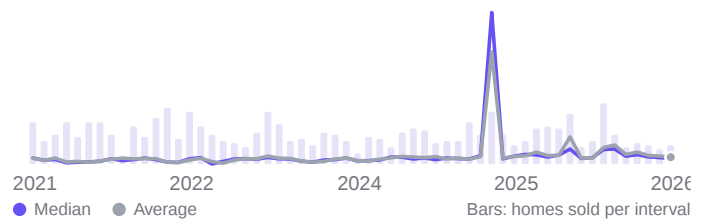
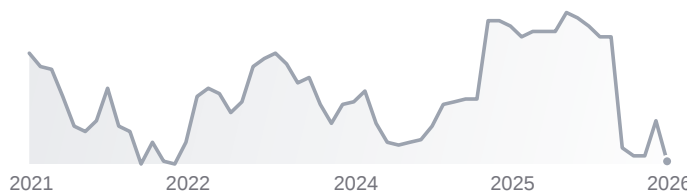
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

31 / 100

Sale prices

Median \$650K · Average \$695K

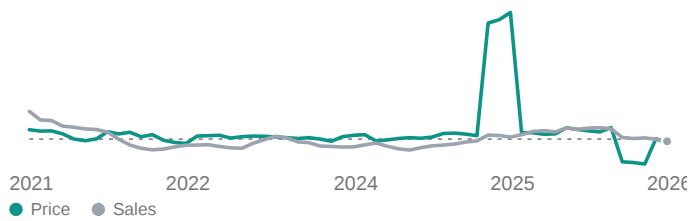


Growth (year over year)

Price -12.2% · Sales -6.3%

Price per square foot

\$467/ft²

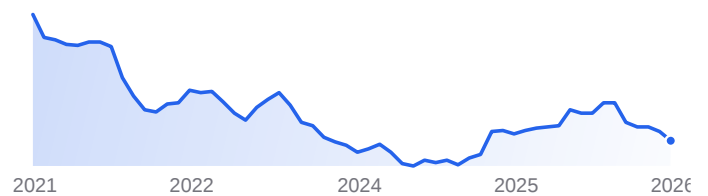
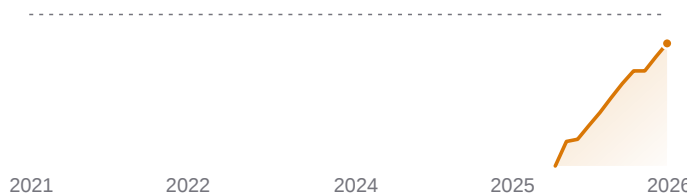


Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

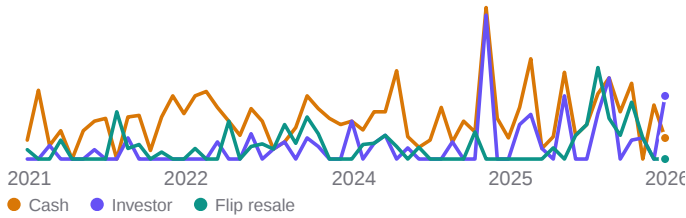
3.7%



BUYERS & OUTCOMES

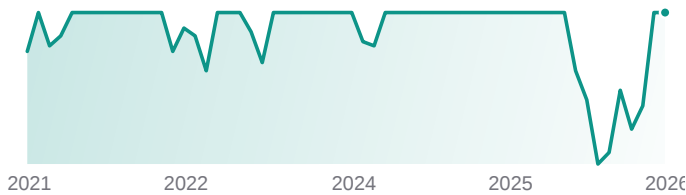
Buyer mix

Cash 11% · Investor 33% · Flip resale 0%



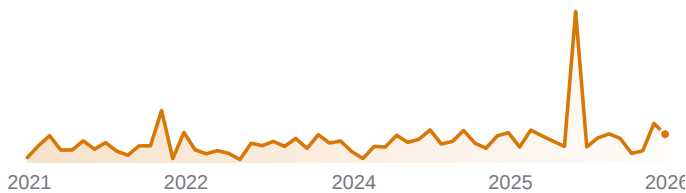
Sellers who sold at a gain

100%

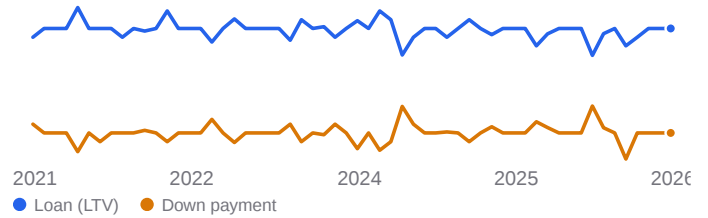


Median annualized return at resale

+6.5%

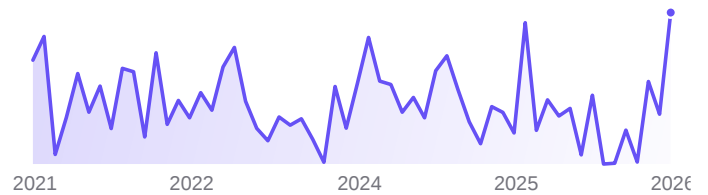


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



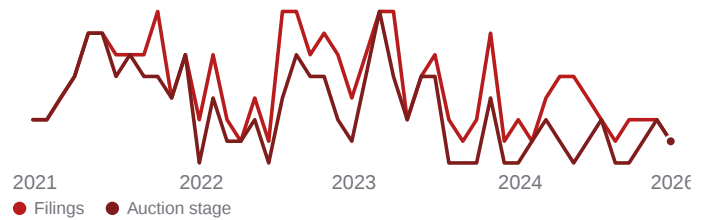
Typical hold before selling

20.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,423
Median value (AVM)	\$736K
Median size	1,819 ft²
Median bedrooms	4
Median year built	1959
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	0.9%
Owner occupied	88%
Company owned	6.9%
Median loan-to-value	46%
Typical ownership tenure	17.1 yrs

COMMUNITY

Population	12,812
Density	1,485 / mi²
Median household income	\$161K
Average household income	\$165K
Crime index (US avg 100)	39
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	112
Homes occupied	96%
Bachelor's or higher	33%
Poverty rate	2.8%
Unemployment	1.3%
Average temp	50°F
Annual precip	50 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.