

Wanaque 07465

ZIP code · NJ · New Jersey · Passaic County · Wanaque

BUYER'S MARKET

\$475K

MEDIAN SALE PRICE

-12.1%

1-YR CHANGE

96

SALES (12 MO)

\$482K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



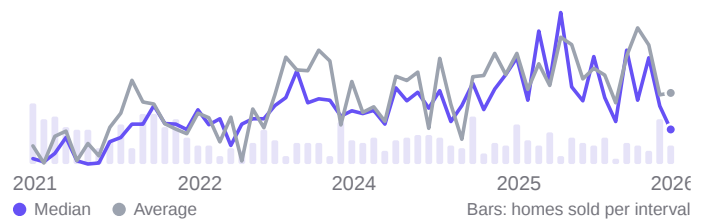
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$415K · Average \$484K

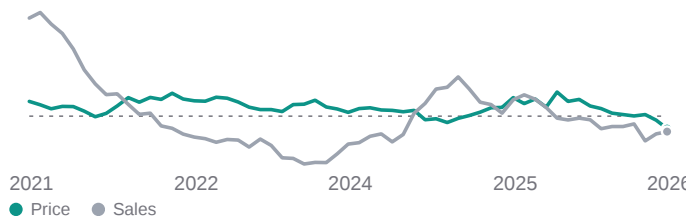


Growth (year over year)

Price -12.1% · Sales -15.0%

Price per square foot

\$235/ft²

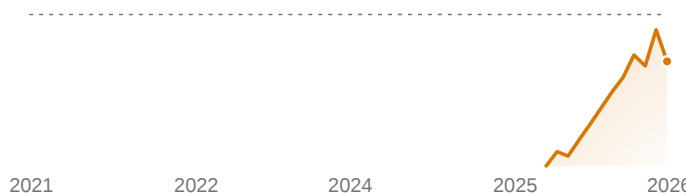


Sale premium vs estimated value

-1.2%

Annual turnover (share of homes sold)

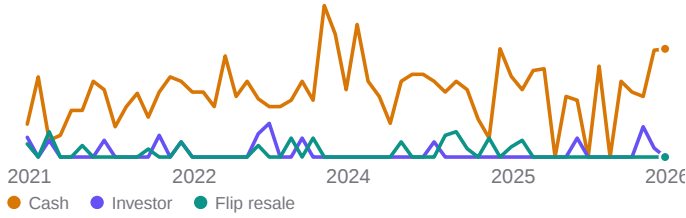
3.4%



BUYERS & OUTCOMES

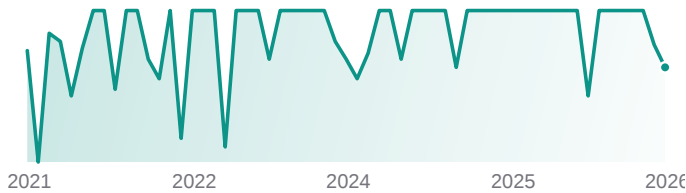
Buyer mix

Cash 71% · Investor 0% · Flip resale 0%



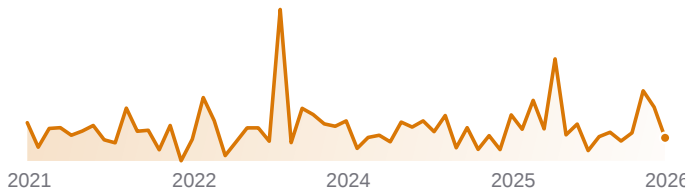
Sellers who sold at a gain

83%

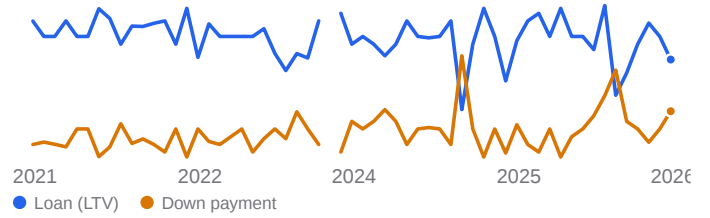


Median annualized return at resale

+2.0%

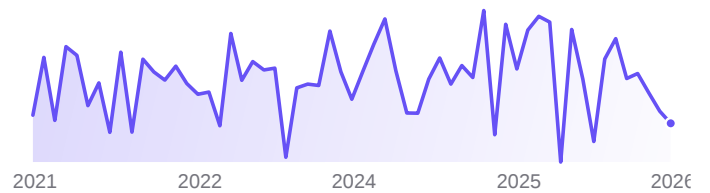


Financing (share of purchase price) Loan (LTV) 65% · Down payment 32%



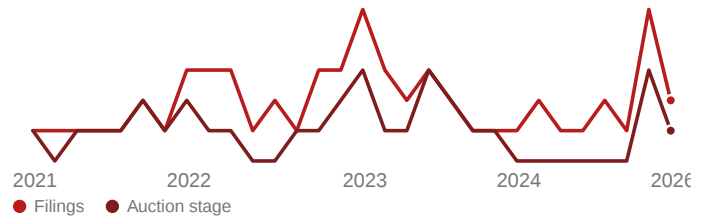
Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	2,827
Median value (AVM)	\$482K
Median size	1,768 ft²
Median year built	1978
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.9%
Owner occupied	70%
Company owned	11%
Median loan-to-value	41%
Typical ownership tenure	15.4 yrs

COMMUNITY

Population	7,318
Density	791 / mi²
Median household income	\$125K
Average household income	\$137K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	111
Homes occupied	95%
Bachelor's or higher	30%
Poverty rate	3.0%
Unemployment	1.7%
Average temp	50°F
Annual precip	50 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.