

Hackensack 07601

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

BUYER'S MARKET

\$360K

MEDIAN SALE PRICE

+0.7%

1-YR CHANGE

246

SALES (12 MO)

\$455K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



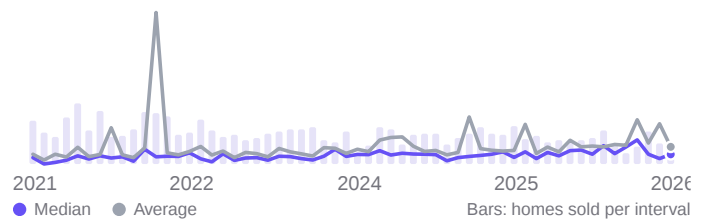
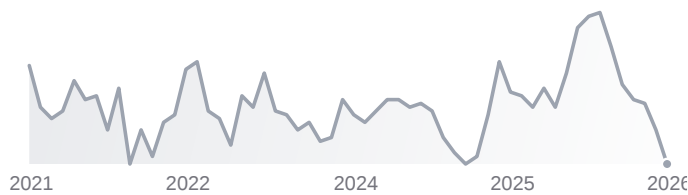
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$380K · Average \$483K

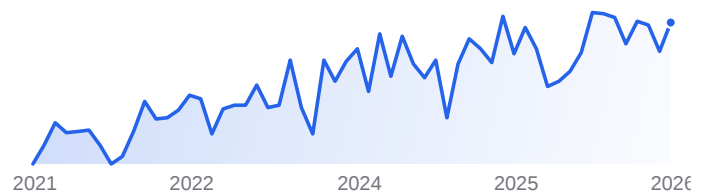
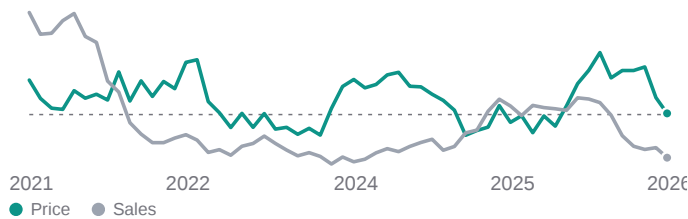


Growth (year over year)

Price +0.7% · Sales -24.5%

Price per square foot

\$363/ft²

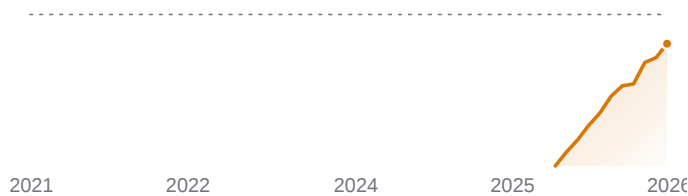


Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

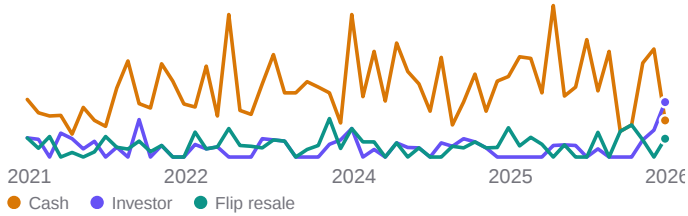
3.0%



BUYERS & OUTCOMES

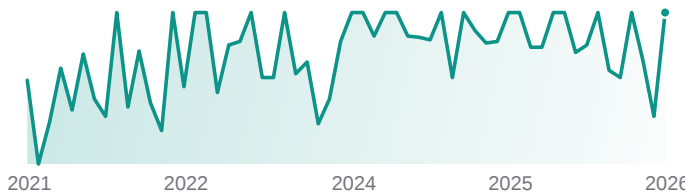
Buyer mix

Cash 14% · Investor 21% · Flip resale 7.1%



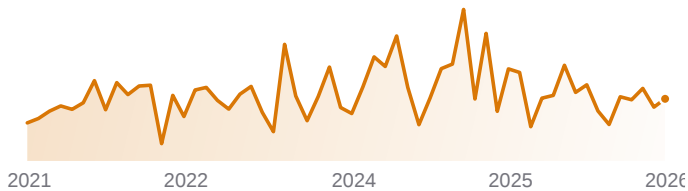
Sellers who sold at a gain

100%

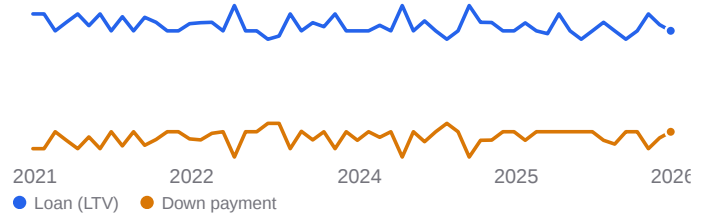


Median annualized return at resale

+4.8%

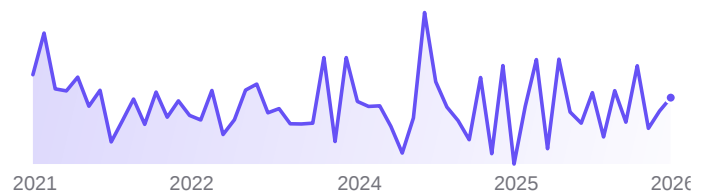


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



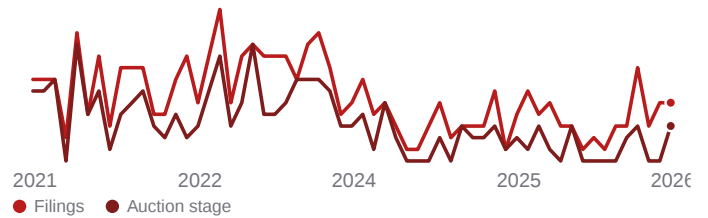
Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 5 · Auction stage 3



HOUSING STOCK

Homes	8,227
Median value (AVM)	\$455K
Median size	1,352 ft²
Median bedrooms	2
Median year built	1956
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.4%
Owner occupied	43%
Company owned	15%
Median loan-to-value	47%
Typical ownership tenure	13.7 yrs

COMMUNITY

Population	46,919
Density	10,791 / mi²
Median household income	\$79K
Average household income	\$105K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	114
Homes occupied	95%
Bachelor's or higher	24%
Poverty rate	12.8%
Unemployment	1.3%
Average temp	53°F
Annual precip	49 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.