

South Hackensack 07606

ZIP code · NJ · New Jersey > Bergen County

SELLER'S MARKET

\$549K

MEDIAN SALE PRICE

+0.4%

1-YR CHANGE

10

SALES (12 MO)

\$675K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100

Buyer's market

Balanced

Seller's market

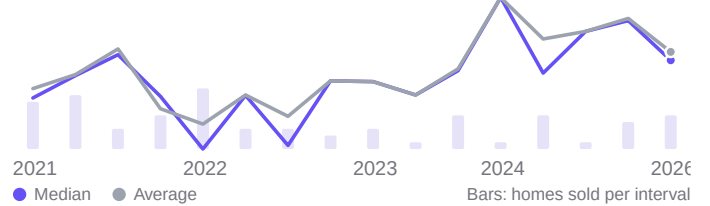
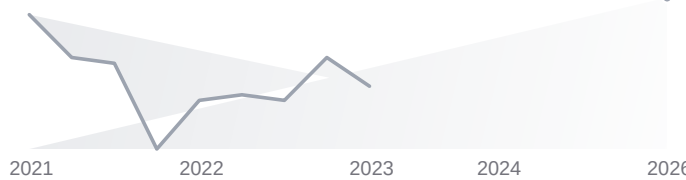
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

72 / 100

Sale prices

Median \$615K · Average \$648K

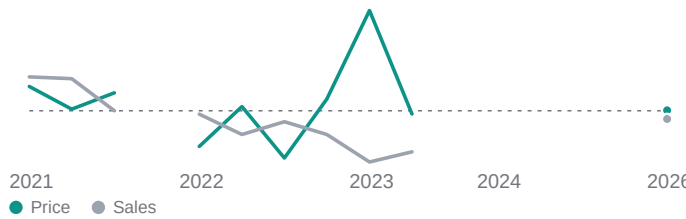


Growth (year over year)

Price +0.4% · Sales -9.1%

Price per square foot

\$359/ft²

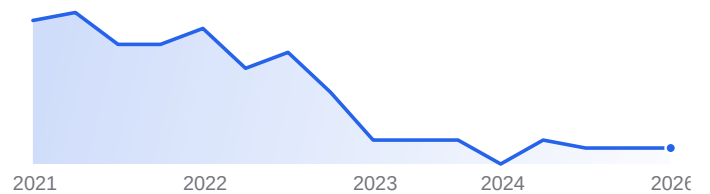


Sale premium vs estimated value

-15.2%

Annual turnover (share of homes sold)

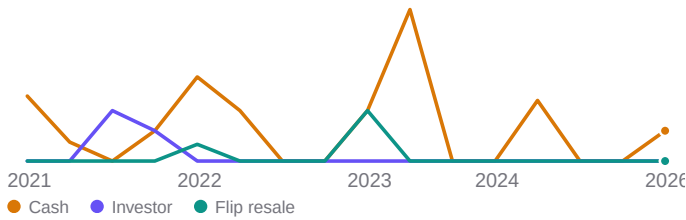
1.9%



BUYERS & OUTCOMES

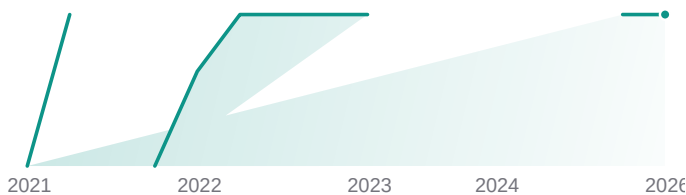
Buyer mix

Cash 20% · Investor 0% · Flip resale 0%



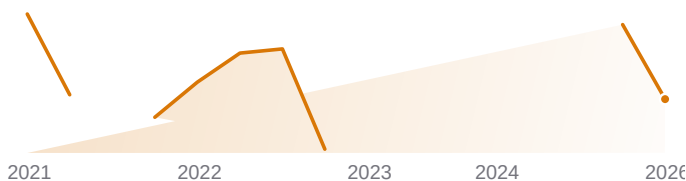
Sellers who sold at a gain

100%

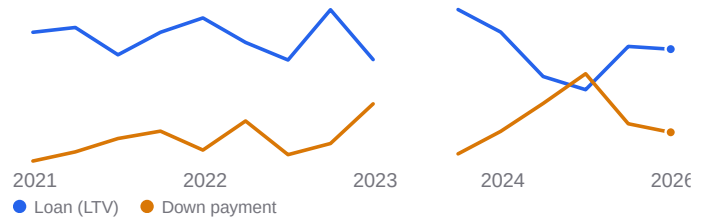


Median annualized return at resale

+5.4%

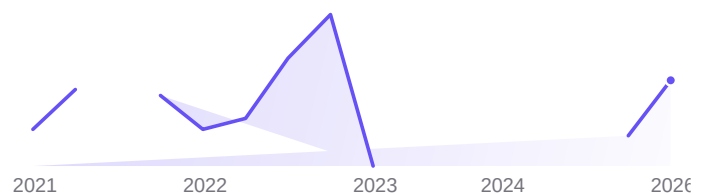


Financing (share of purchase price) Loan (LTV) 70% · Down payment 19%



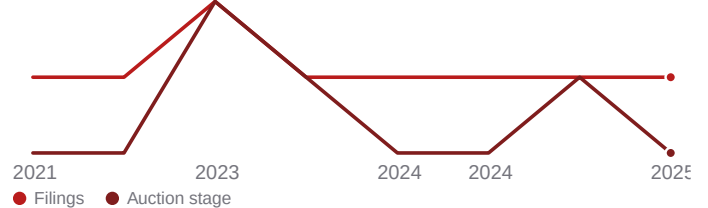
Typical hold before selling

9.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	526
Median value (AVM)	\$675K
Median size	2,085 ft²
Median bedrooms	3
Median year built	1964
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0.7%
Owner occupied	70%
Company owned	12%
Median loan-to-value	37%
Typical ownership tenure	20.3 yrs

COMMUNITY

Population	1,841
Density	3,434 / mi²
Median household income	\$72K
Average household income	\$117K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	117
Homes occupied	98%
Bachelor's or higher	21%
Poverty rate	14.2%
Unemployment	1.2%
Average temp	53°F
Annual precip	49 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through January 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.