

Cresskill 07626

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

SELLER'S MARKET

\$1.4M

MEDIAN SALE PRICE

+18.3%

1-YR CHANGE

104

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

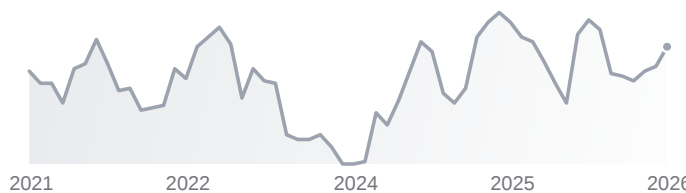
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

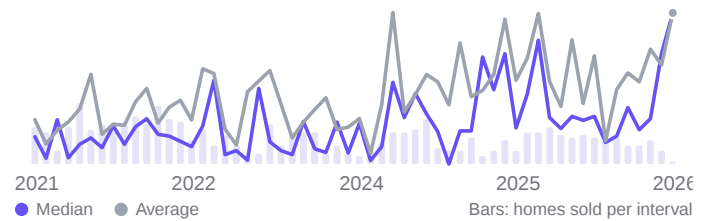
Market temperature (0–100)

69 / 100



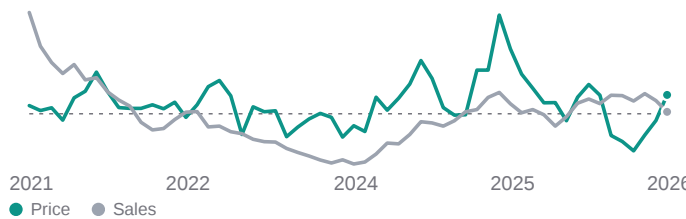
Sale prices

Median \$1.9M · Average \$1.9M



Growth (year over year)

Price +18.3% · Sales +2.0%



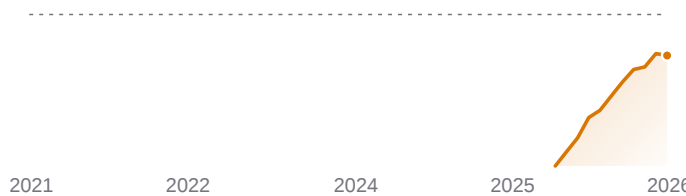
Price per square foot

\$458/ft²



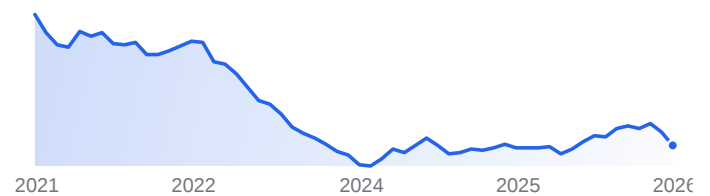
Sale premium vs estimated value

-2.3%



Annual turnover (share of homes sold)

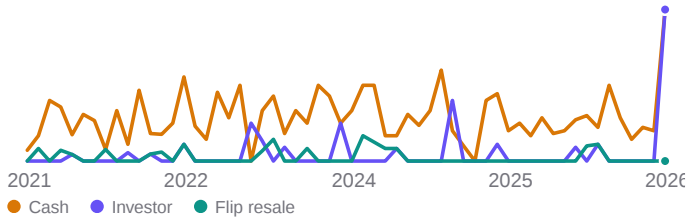
3.7%



BUYERS & OUTCOMES

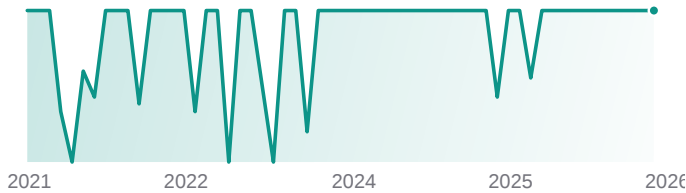
Buyer mix

Cash 100% · Investor 100% · Flip resale 0%



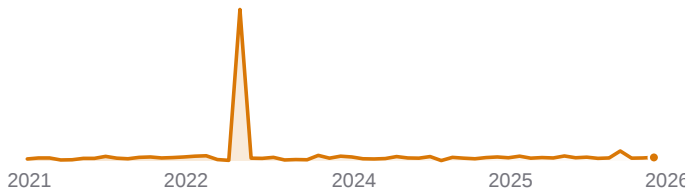
Sellers who sold at a gain

100%

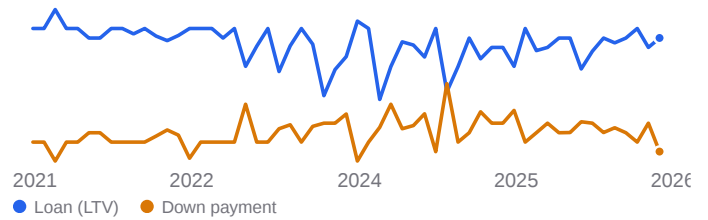


Median annualized return at resale

+5.4%

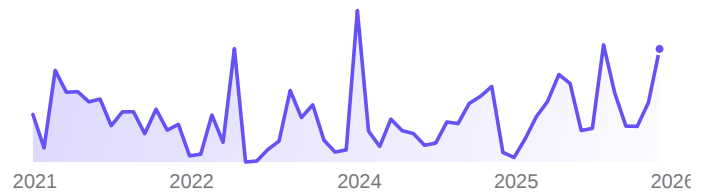


Financing (share of purchase price) Loan (LTV) 75% · Down payment 15%



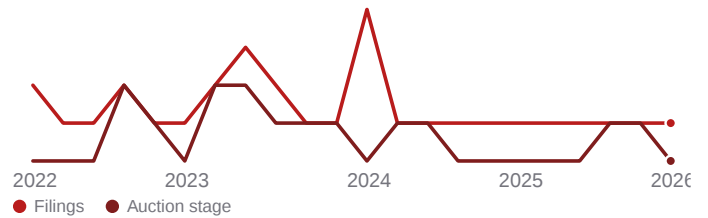
Typical hold before selling

17.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,819
Median value (AVM)	\$1.1M
Median size	2,060 ft²
Median bedrooms	5
Median year built	1958
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.0%
Owner occupied	83%
Company owned	9.6%
Median loan-to-value	36%
Typical ownership tenure	14.9 yrs

COMMUNITY

Population	9,313
Density	4,495 / mi²
Median household income	\$151K
Average household income	\$192K
Crime index (US avg 100)	45
Air pollution index (US avg 100)	122
Earthquake index (US avg 100)	115
Homes occupied	96%
Bachelor's or higher	33%
Poverty rate	2.4%
Unemployment	1.1%
Average temp	53°F
Annual precip	48 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.