

Demarest 07627

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

STRONG SELLER'S MARKET

\$1.7M

MEDIAN SALE PRICE

+11.1%

1-YR CHANGE

88

SALES (12 MO)

\$1.6M

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 81 / 100

Buyer's market

Balanced

Seller's market

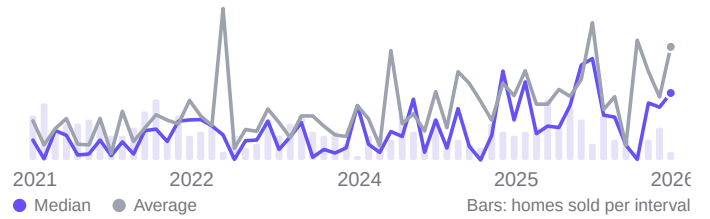
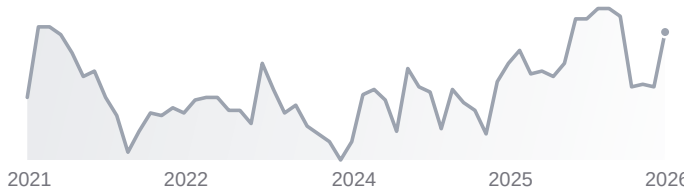
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

81 / 100

Sale prices

Median \$1.9M · Average \$2.6M

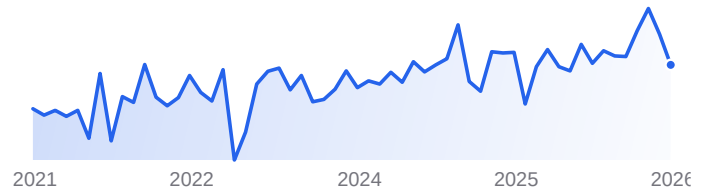
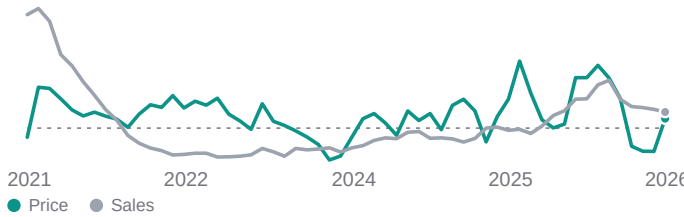


Growth (year over year)

Price +11.1% · Sales +18.9%

Price per square foot

\$500/ft²

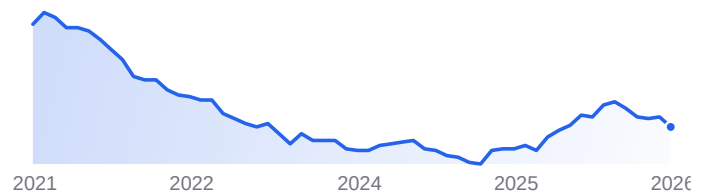
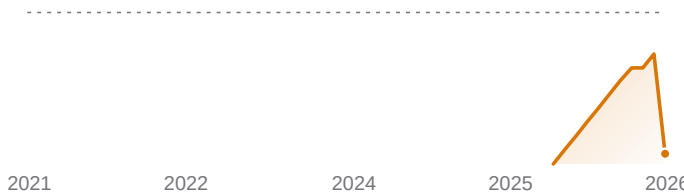


Sale premium vs estimated value

-6.9%

Annual turnover (share of homes sold)

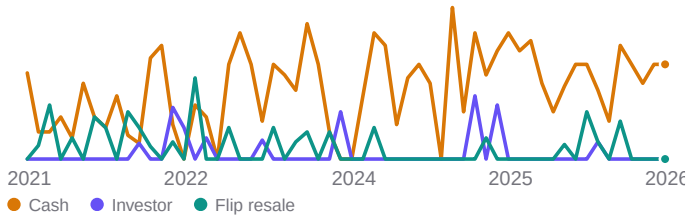
5.2%



BUYERS & OUTCOMES

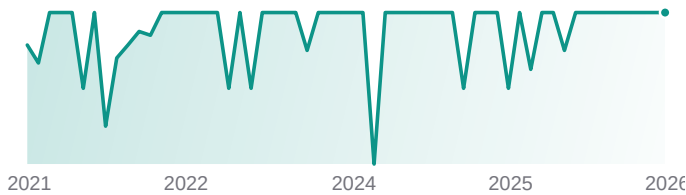
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



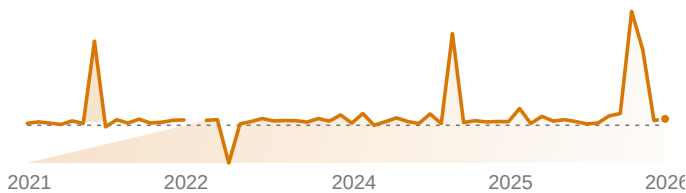
Sellers who sold at a gain

100%

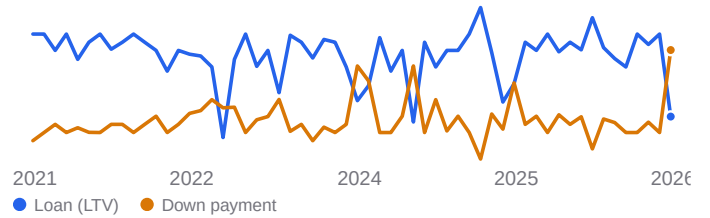


Median annualized return at resale

+6.4%

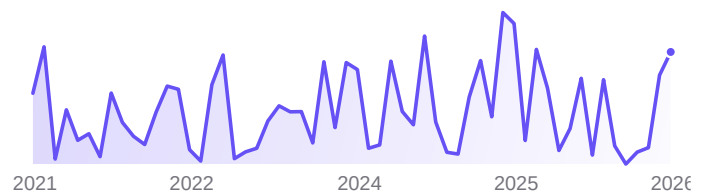


Financing (share of purchase price) Loan (LTV) 30% · Down payment 70%



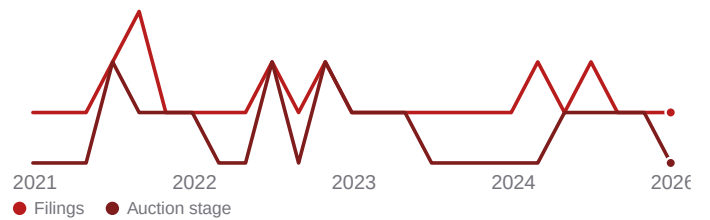
Typical hold before selling

14.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,693
Median value (AVM)	\$1.6M
Median size	2,711 ft²
Median year built	1961
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	1.0%
Owner occupied	84%
Company owned	13%
Median loan-to-value	35%
Typical ownership tenure	14.1 yrs

COMMUNITY

Population	5,132
Density	2,441 / mi²
Median household income	\$170K
Average household income	\$260K
Crime index (US avg 100)	29
Air pollution index (US avg 100)	123
Earthquake index (US avg 100)	119
Homes occupied	96%
Bachelor's or higher	37%
Poverty rate	0.4%
Unemployment	1.3%
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.