

Dumont 07628

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

BALANCED MARKET

\$678K

MEDIAN SALE PRICE

+4.4%

1-YR CHANGE

141

SALES (12 MO)

\$687K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



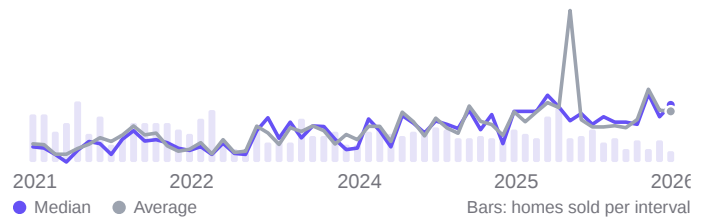
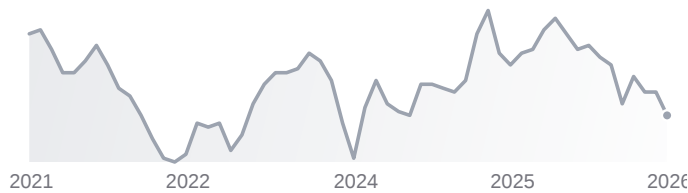
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$680K · Average \$650K

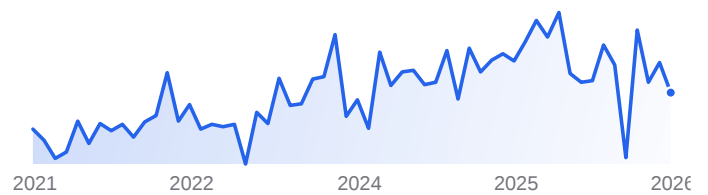
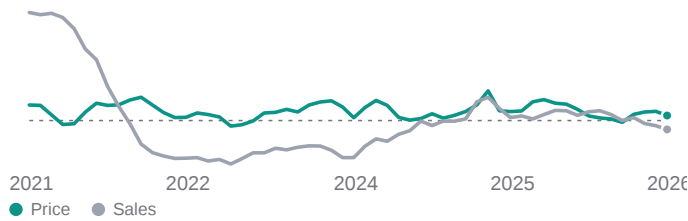


Growth (year over year)

Price +4.4% · Sales -7.8%

Price per square foot

\$352/ft²

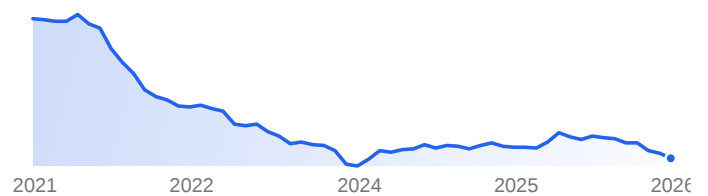
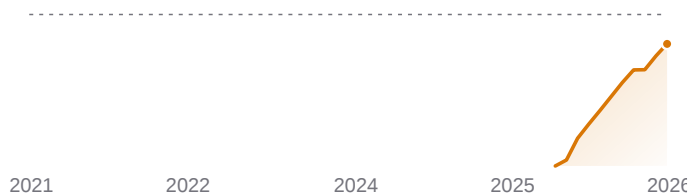


Sale premium vs estimated value

-1.0%

Annual turnover (share of homes sold)

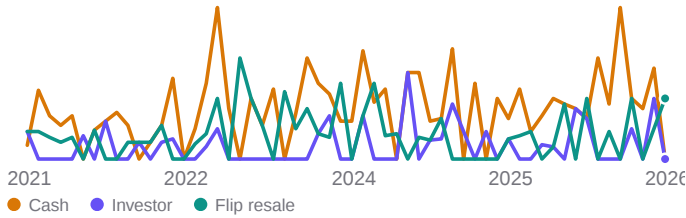
2.8%



BUYERS & OUTCOMES

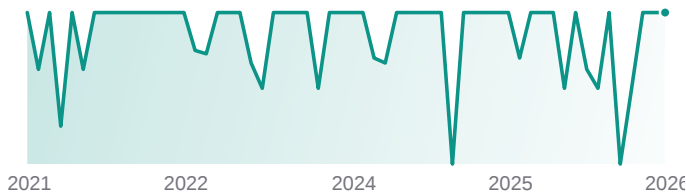
Buyer mix

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



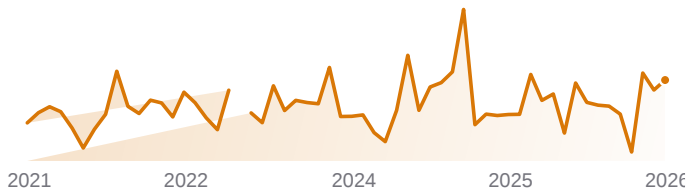
Sellers who sold at a gain

100%

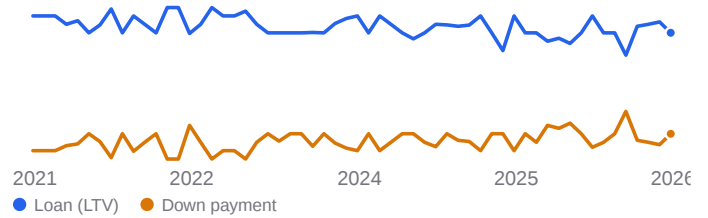


Median annualized return at resale

+7.7%

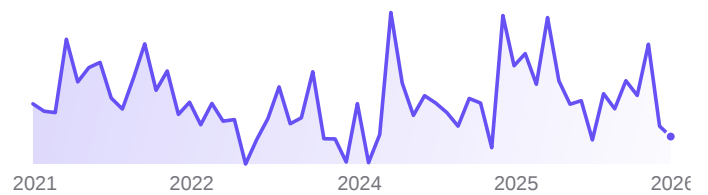


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



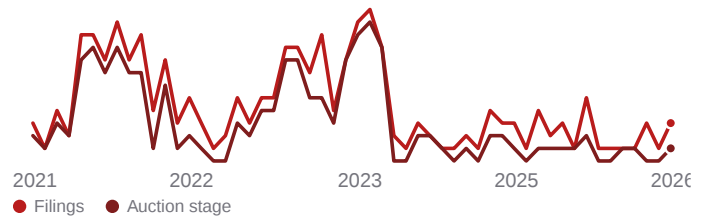
Typical hold before selling

3.4 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	4,986
Median value (AVM)	\$687K
Median size	1,560 ft²
Median year built	1947
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.8%
Owner occupied	89%
Company owned	6.0%
Median loan-to-value	45%
Typical ownership tenure	19.1 yrs

COMMUNITY

Population	18,538
Density	9,385 / mi²
Median household income	\$111K
Average household income	\$141K
Crime index (US avg 100)	64
Air pollution index (US avg 100)	121
Earthquake index (US avg 100)	116
Homes occupied	98%
Bachelor's or higher	29%
Poverty rate	6.6%
Unemployment	1.2%
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.