

Englewood Cliffs 07632

ZIP code · NJ · New Jersey · Bergen County · Englewood Cliffs

SELLER'S MARKET

\$2.2M

MEDIAN SALE PRICE

+24.8%

1-YR CHANGE

59

SALES (12 MO)

\$1.8M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

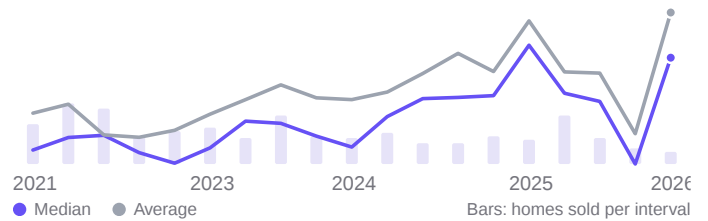
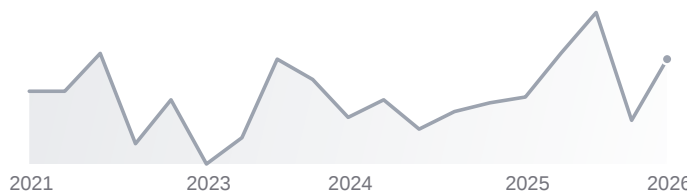
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$2.1M · Average \$2.5M

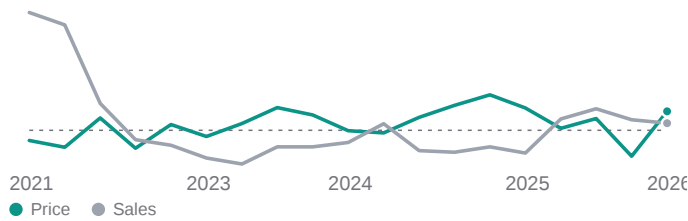


Growth (year over year)

Price +24.8% · Sales +9.3%

Price per square foot

\$663/ft²

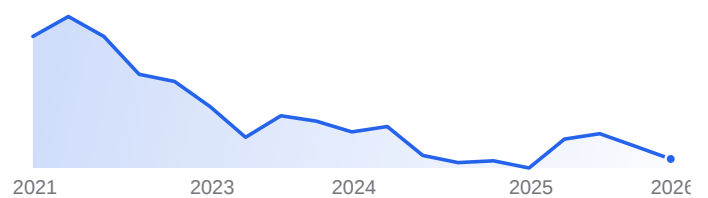


Sale premium vs estimated value

+15.8%

Annual turnover (share of homes sold)

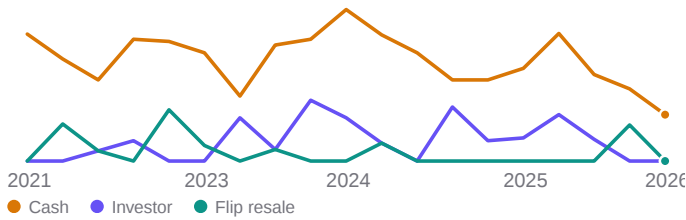
3.1%



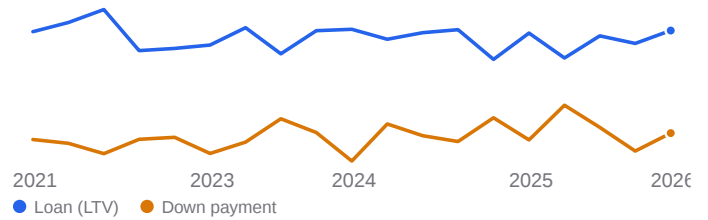
BUYERS & OUTCOMES

Buyer mix

Cash 14% · Investor 0% · Flip resale 0%

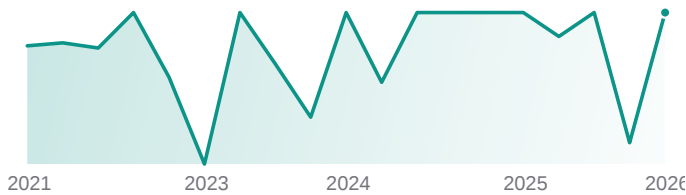


Financing (share of purchase price) Loan (LTV) 71% · Down payment 29%



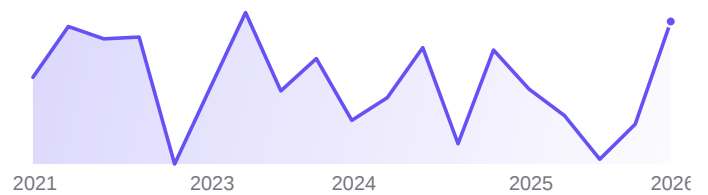
Sellers who sold at a gain

100%



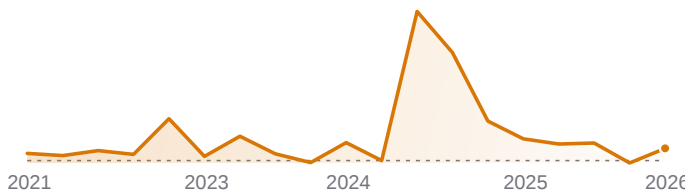
Typical hold before selling

11.7 yrs



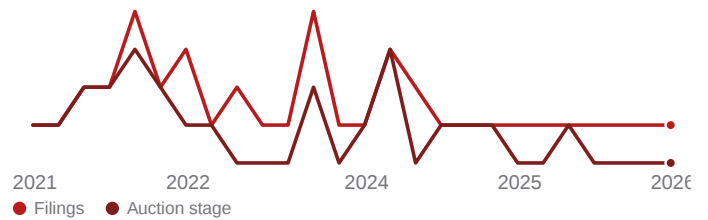
Median annualized return at resale

+4.0%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,928
Median value (AVM)	\$1.8M
Median size	3,264 ft²
Median bedrooms	2
Median year built	1972
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.0%
Owner occupied	82%
Company owned	10%
Median loan-to-value	35%
Typical ownership tenure	16.8 yrs

COMMUNITY

Population	4,743
Density	2,322 / mi²
Median household income	\$200K
Average household income	\$262K
Crime index (US avg 100)	55
Air pollution index (US avg 100)	118
Earthquake index (US avg 100)	113
Homes occupied	95%
Bachelor's or higher	30%
Poverty rate	2.2%
Unemployment	1.2%
Average temp	53°F
Annual precip	49 in
Sunshine	56%

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