

Hillsdale 07642

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

BALANCED MARKET

\$708K

MEDIAN SALE PRICE

-18.9%

1-YR CHANGE

88

SALES (12 MO)

\$800K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



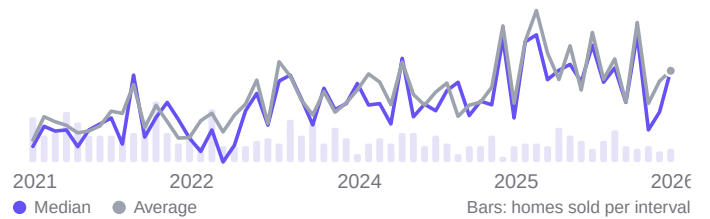
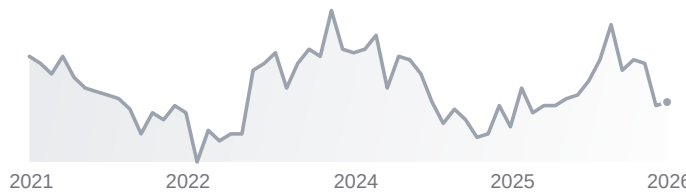
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$850K · Average \$848K

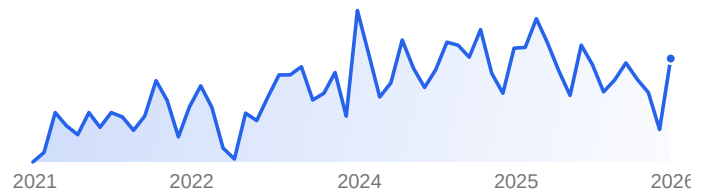
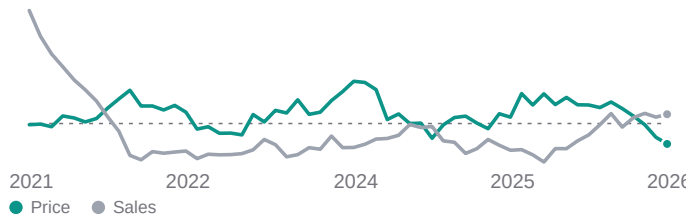


Growth (year over year)

Price -18.9% · Sales +8.6%

Price per square foot

\$415/ft²

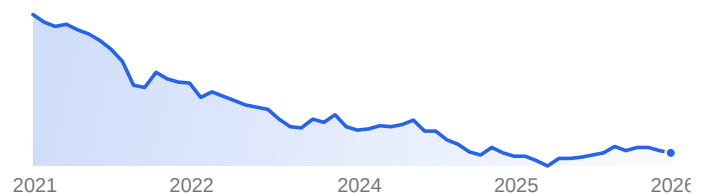
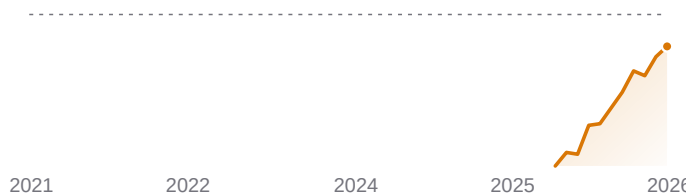


Sale premium vs estimated value

-1.4%

Annual turnover (share of homes sold)

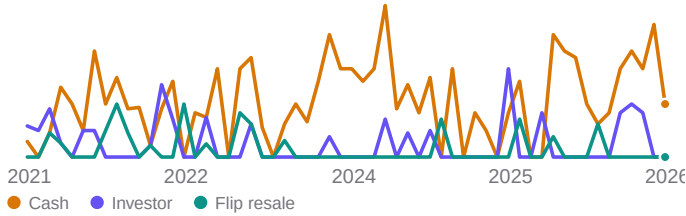
2.6%



BUYERS & OUTCOMES

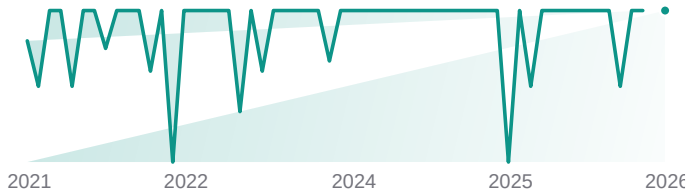
Buyer mix

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



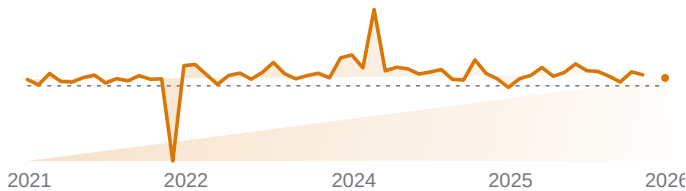
Sellers who sold at a gain

100%

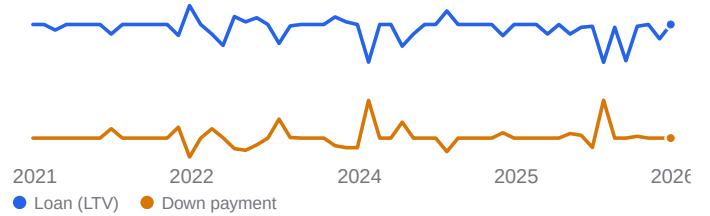


Median annualized return at resale

+3.2%

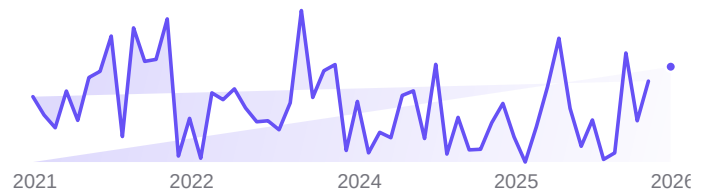


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



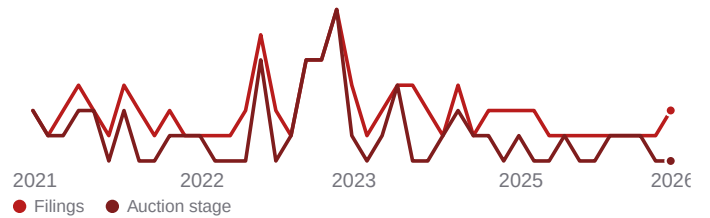
Typical hold before selling

11.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	3,355
Median value (AVM)	\$800K
Median size	1,908 ft²
Median year built	1954
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.2%
Owner occupied	89%
Company owned	6.4%
Median loan-to-value	47%
Typical ownership tenure	18.2 yrs

COMMUNITY

Population	10,400
Density	3,471 / mi²
Median household income	\$162K
Average household income	\$184K
Crime index (US avg 100)	21
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	116
Homes occupied	97%
Bachelor's or higher	35%
Poverty rate	3.2%
Unemployment	1.2%
Average temp	52°F
Annual precip	49 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.