

Montvale 07645

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

BALANCED MARKET

\$825K

MEDIAN SALE PRICE

+4.9%

1-YR CHANGE

85

SALES (12 MO)

\$888K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



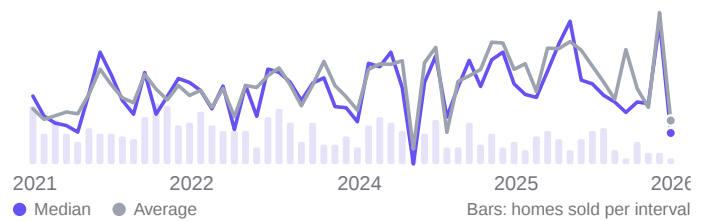
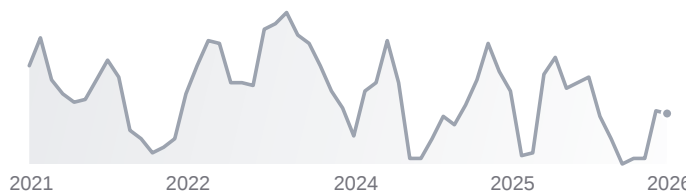
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$515K · Average \$598K

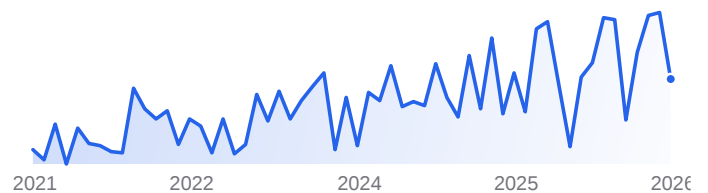
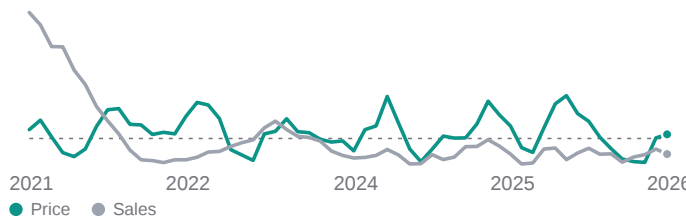


Growth (year over year)

Price +4.9% · Sales -18.3%

Price per square foot

\$367/ft²

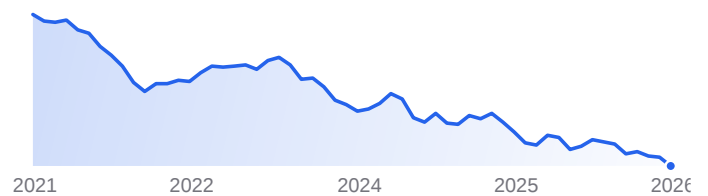


Sale premium vs estimated value

-24.6%

Annual turnover (share of homes sold)

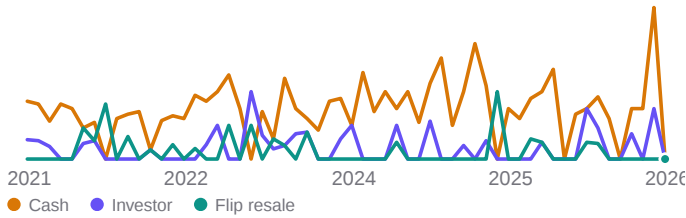
2.8%



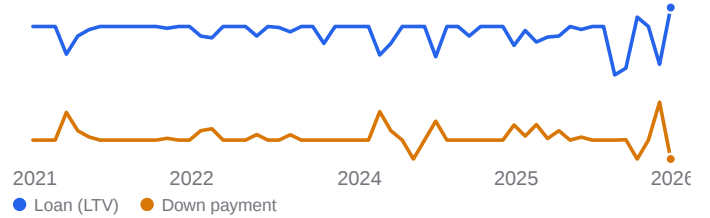
BUYERS & OUTCOMES

Buyer mix

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

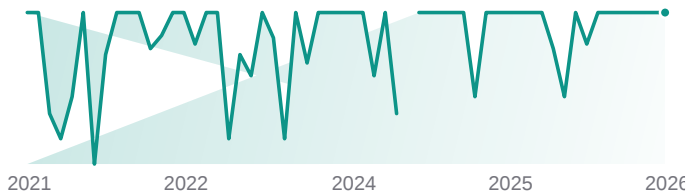


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



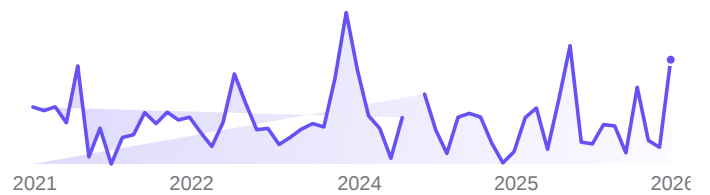
Sellers who sold at a gain

100%



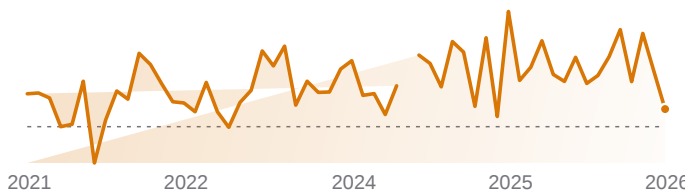
Typical hold before selling

17.7 yrs



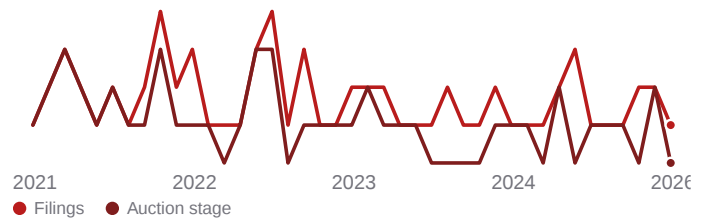
Median annualized return at resale

+1.3%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,009
Median value (AVM)	\$888K
Median size	2,221 ft²
Median bedrooms	1
Median year built	1967
Single family	94%
Condos	5.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.1%
Owner occupied	80%
Company owned	11%
Median loan-to-value	45%

Typical ownership tenure

14.6 yrs

COMMUNITY

Population	8,495
Density	2,132 / mi²
Median household income	\$170K
Average household income	\$198K
Crime index (US avg 100)	44
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	117
Homes occupied	97%
Bachelor's or higher	31%
Poverty rate	3.6%
Unemployment	1.1%
Average temp	51°F
Annual precip	50 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.