

Oradell 07649

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

BALANCED MARKET

\$1.2M

MEDIAN SALE PRICE

+24.4%

1-YR CHANGE

61

SALES (12 MO)

\$967K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



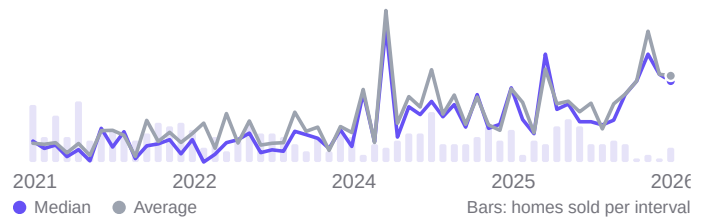
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$1.2M · Average \$1.2M

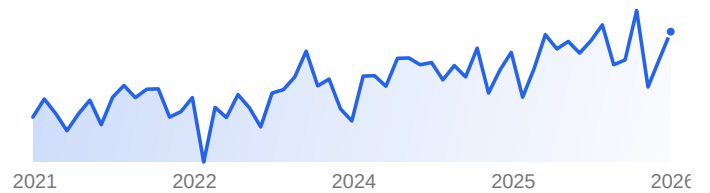
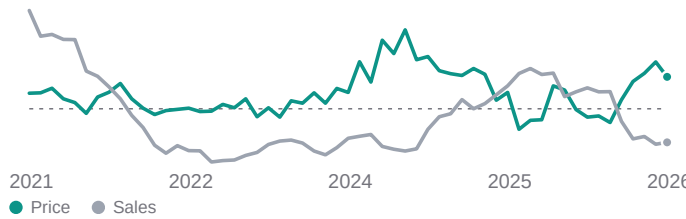


Growth (year over year)

Price +24.4% · Sales -25.6%

Price per square foot

\$518/ft²

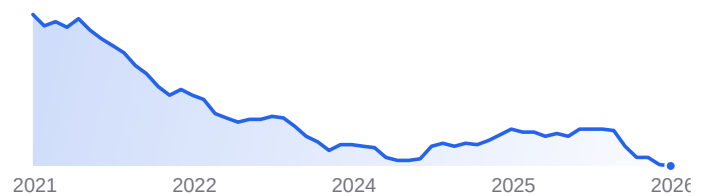
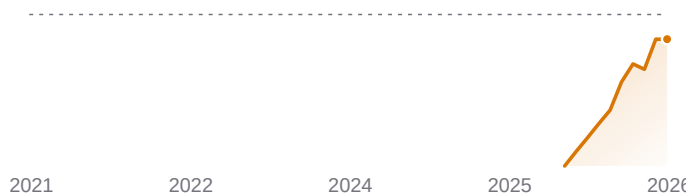


Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

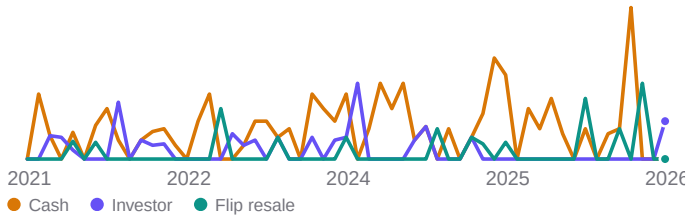
2.3%



BUYERS & OUTCOMES

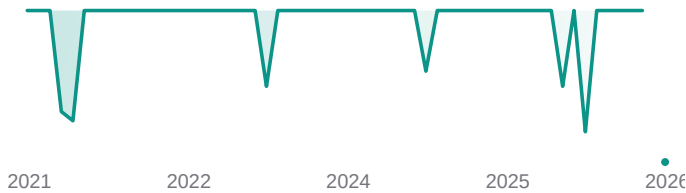
Buyer mix

Cash 0% · Investor 25% · Flip resale 0%



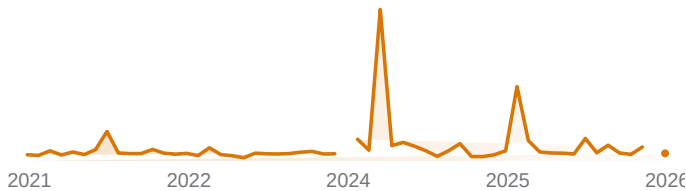
Sellers who sold at a gain

75%

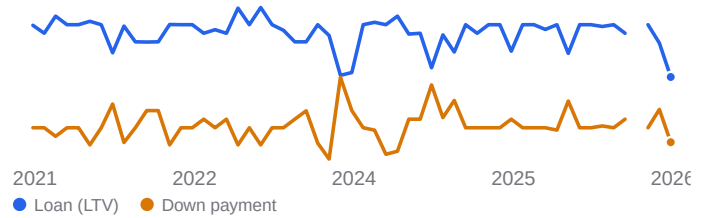


Median annualized return at resale

+3.5%

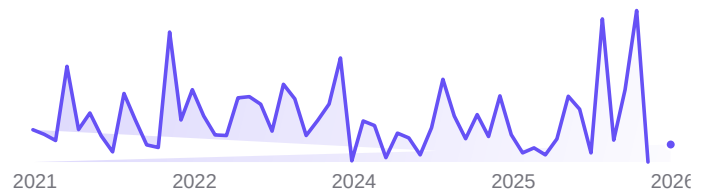


Financing (share of purchase price) Loan (LTV) 50% · Down payment 12%



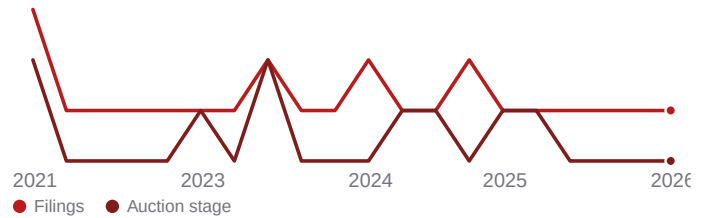
Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,651
Median value (AVM)	\$967K
Median size	2,148 ft²
Median bedrooms	3
Median year built	1957
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	0.8%
Owner occupied	90%
Company owned	6.2%
Median loan-to-value	42%
Typical ownership tenure	19.0 yrs

COMMUNITY

Population	8,030
Density	3,454 / mi²
Median household income	\$181K
Average household income	\$198K
Crime index (US avg 100)	34
Air pollution index (US avg 100)	118
Earthquake index (US avg 100)	120
Homes occupied	98%
Bachelor's or higher	38%
Poverty rate	4.7%
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.