

Paramus 07652

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

BALANCED MARKET

\$1.1M

MEDIAN SALE PRICE

+7.8%

1-YR CHANGE

243

SALES (12 MO)

\$1M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



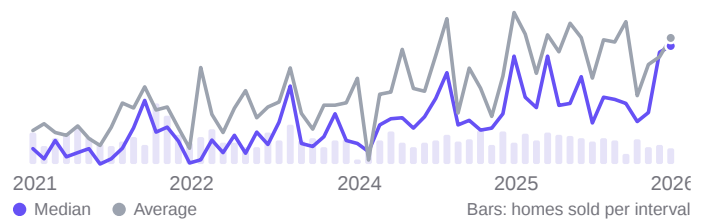
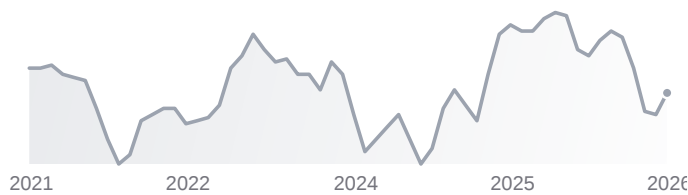
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$1.3M · Average \$1.3M

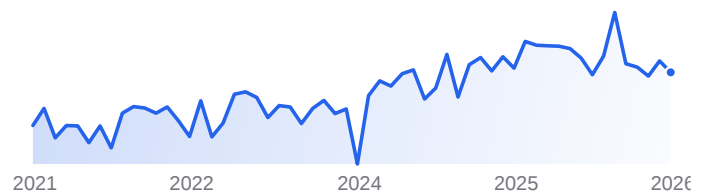
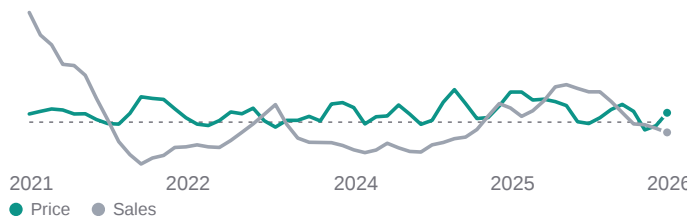


Growth (year over year)

Price +7.8% · Sales -8.6%

Price per square foot

\$455/ft²

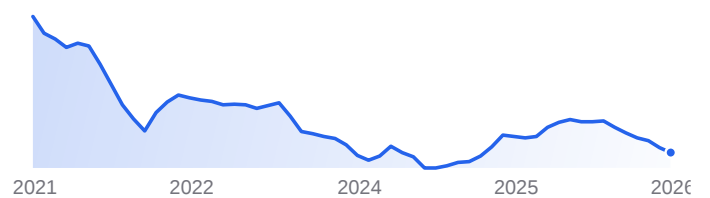
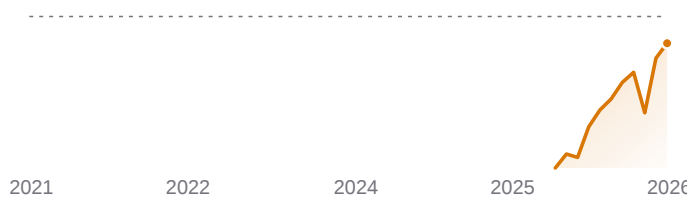


Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

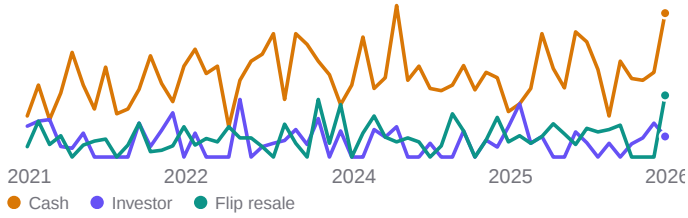
3.0%



BUYERS & OUTCOMES

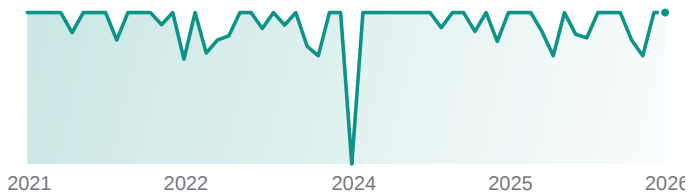
Buyer mix

Cash 50% · Investor 7.1% · Flip resale 21%



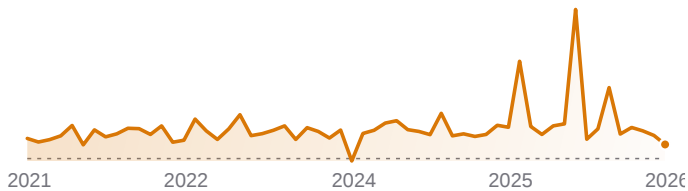
Sellers who sold at a gain

100%

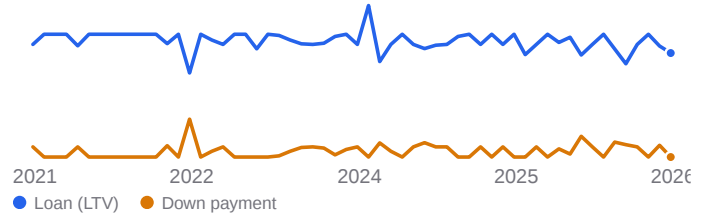


Median annualized return at resale

+2.7%

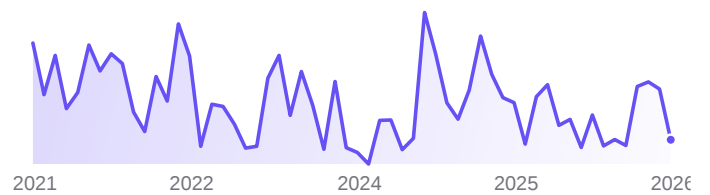


Financing (share of purchase price) Loan (LTV) 71% · Down payment 20%



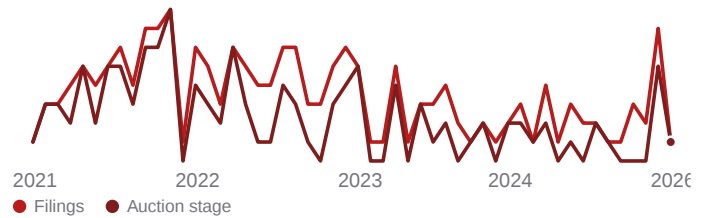
Typical hold before selling

2.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,191
Median value (AVM)	\$1M
Median size	2,227 ft²
Median year built	1959
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.3%
Owner occupied	85%
Company owned	9.4%
Median loan-to-value	37%
Typical ownership tenure	20.4 yrs

COMMUNITY

Population	27,208
Density	2,627 / mi²
Median household income	\$134K
Average household income	\$165K
Crime index (US avg 100)	45
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	116
Homes occupied	97%
Bachelor's or higher	33%
Poverty rate	5.0%
Unemployment	1.1%
Average temp	52°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.