

Park Ridge 07656

ZIP code · NJ · New Jersey > Bergen County > Park Ridge

SELLER'S MARKET

\$848K

MEDIAN SALE PRICE

+9.7%

1-YR CHANGE

101

SALES (12 MO)

\$839K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

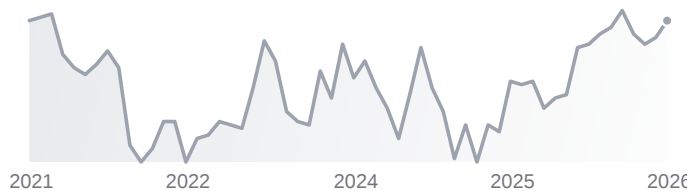
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

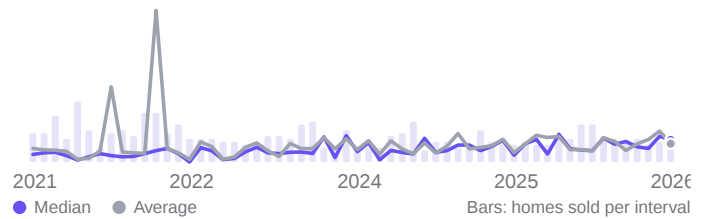
Market temperature (0–100)

68 / 100



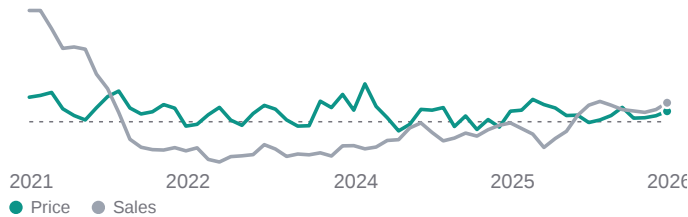
Sale prices

Median \$875K · Average \$813K



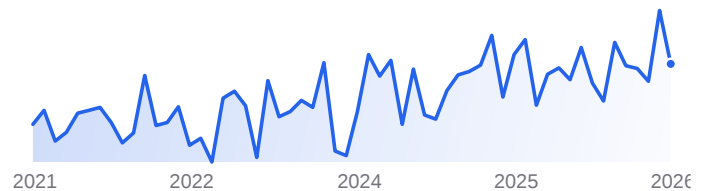
Growth (year over year)

Price +9.7% · Sales +17.4%



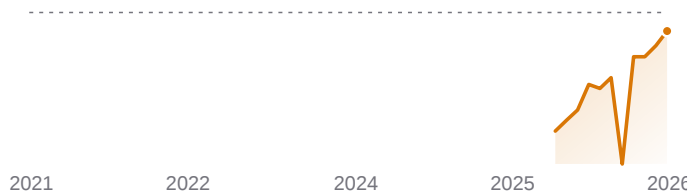
Price per square foot

\$414/ft²



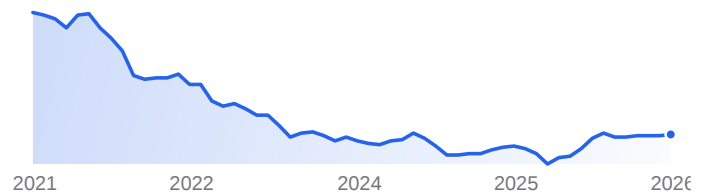
Sale premium vs estimated value

-0.9%



Annual turnover (share of homes sold)

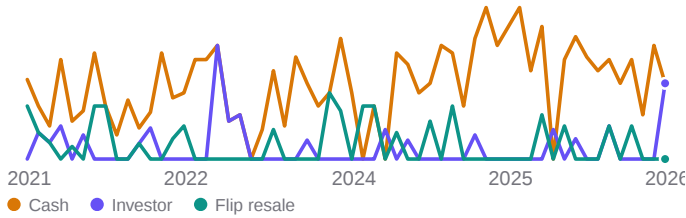
3.4%



BUYERS & OUTCOMES

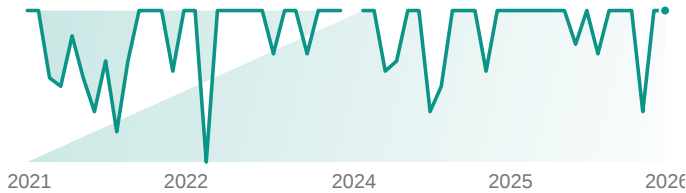
Buyer mix

Cash 29% · Investor 29% · Flip resale 0%



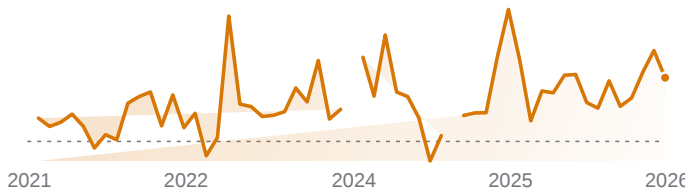
Sellers who sold at a gain

100%

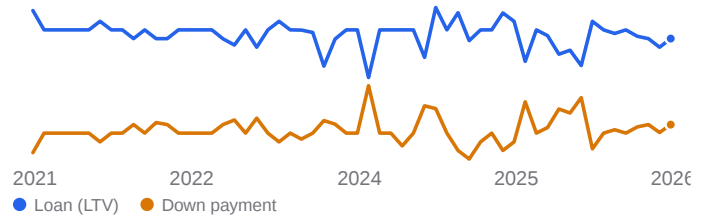


Median annualized return at resale

+7.4%

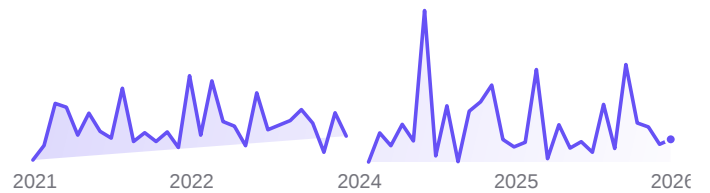


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



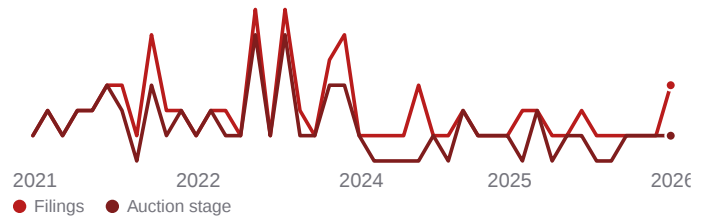
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	2,947
Median value (AVM)	\$839K
Median size	2,026 ft²
Median year built	1961
Single family	98%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.3%
Owner occupied	85%
Company owned	9.0%
Median loan-to-value	44%
Typical ownership tenure	18.4 yrs

COMMUNITY

Population	9,020
Density	3,472 / mi²
Median household income	\$162K
Average household income	\$172K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	118
Homes occupied	97%
Bachelor's or higher	34%
Poverty rate	2.5%
Unemployment	1.2%
Average temp	52°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.