

Rochelle Park 07662

ZIP code · NJ · New Jersey > Bergen County

BALANCED MARKET

\$508K

MEDIAN SALE PRICE

-17.8%

1-YR CHANGE

63

SALES (12 MO)

\$621K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



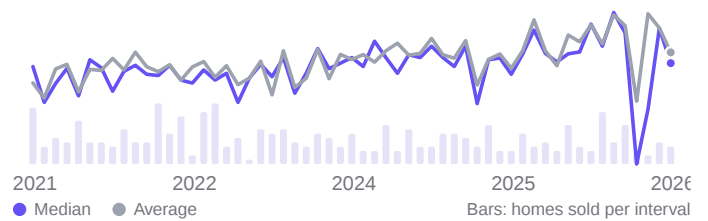
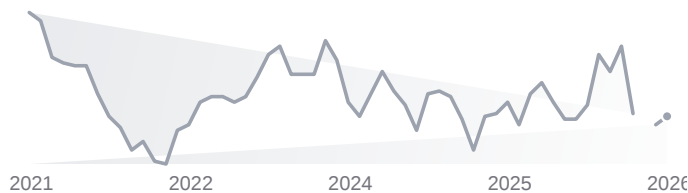
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$525K · Average \$573K

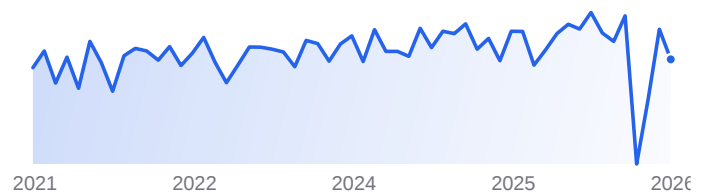
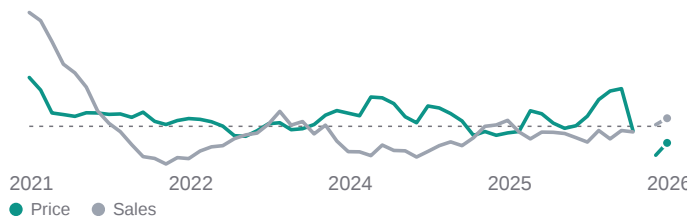


Growth (year over year)

Price -17.8% · Sales +8.6%

Price per square foot

\$314/ft²

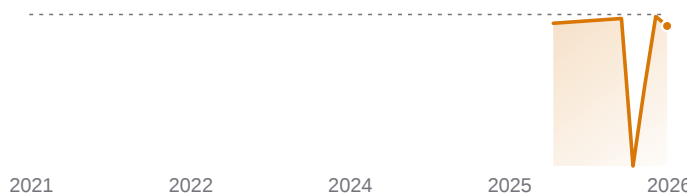


Sale premium vs estimated value

-6.9%

Annual turnover (share of homes sold)

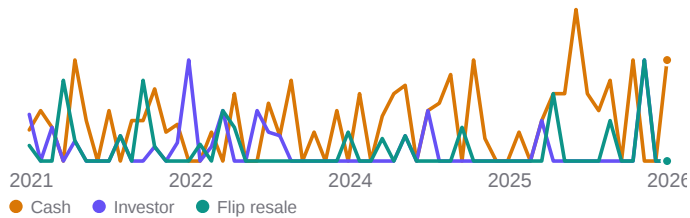
3.5%



BUYERS & OUTCOMES

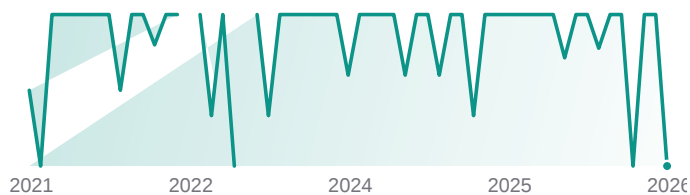
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



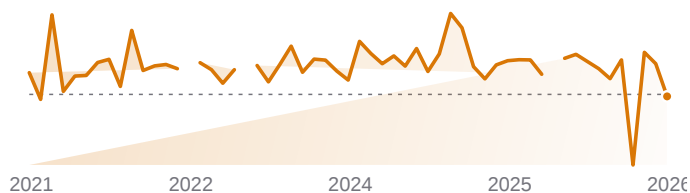
Sellers who sold at a gain

50%

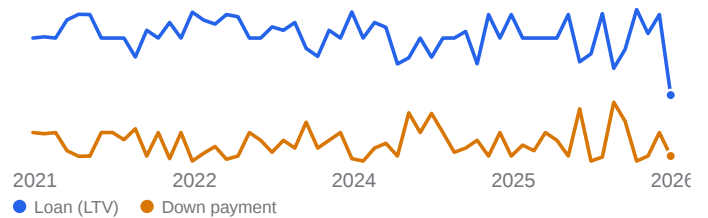


Median annualized return at resale

-0.4%

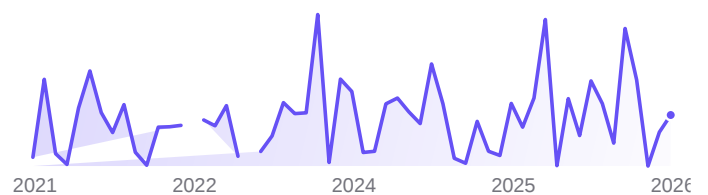


Financing (share of purchase price) Loan (LTV) 44% · Down payment 5.0%



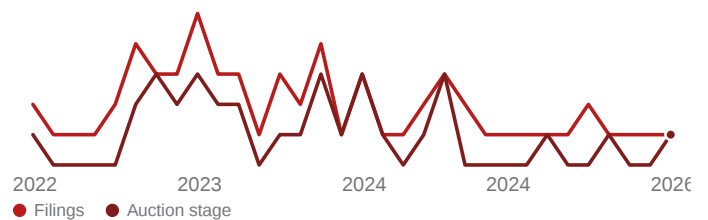
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,801
Median value (AVM)	\$621K
Median size	1,515 ft²
Median year built	1947
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.2%
Owner occupied	85%
Company owned	6.5%
Median loan-to-value	44%
Typical ownership tenure	16.5 yrs

COMMUNITY

Population	5,924
Density	5,721 / mi²
Median household income	\$119K
Average household income	\$151K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	118
Earthquake index (US avg 100)	113
Homes occupied	97%
Bachelor's or higher	33%
Poverty rate	5.5%
Unemployment	1.0%
Average temp	53°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.