

Teaneck 07666

ZIP code · NJ · New Jersey > Bergen County

BALANCED MARKET

\$582K

MEDIAN SALE PRICE

-6.2%

1-YR CHANGE

314

SALES (12 MO)

\$690K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



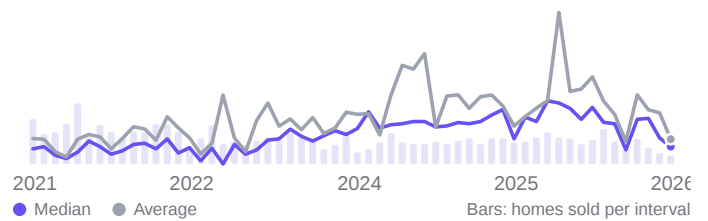
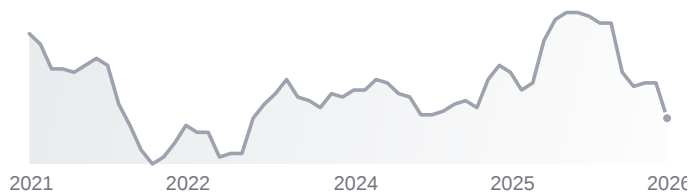
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$525K · Average \$559K

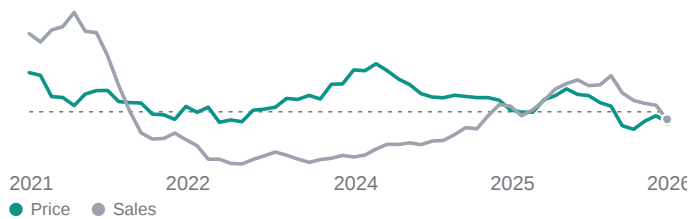


Growth (year over year)

Price -6.2% · Sales -4.6%

Price per square foot

\$287/ft²

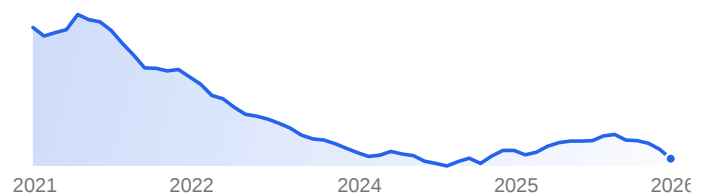
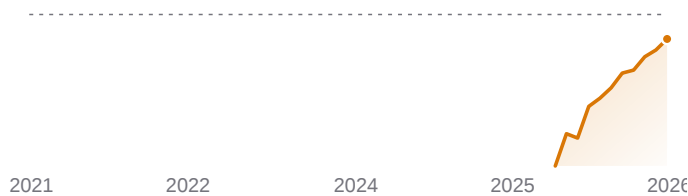


Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

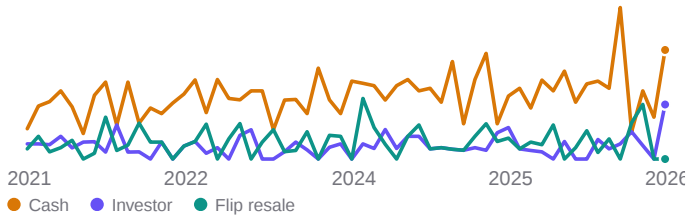
2.8%



BUYERS & OUTCOMES

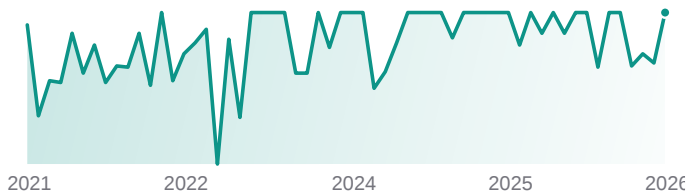
Buyer mix

Cash 40% · Investor 20% · Flip resale 0%



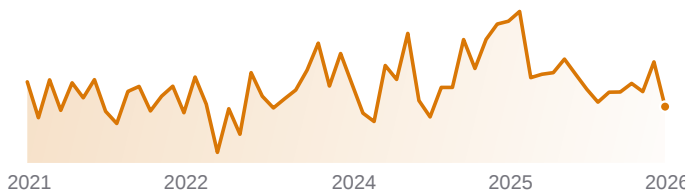
Sellers who sold at a gain

100%

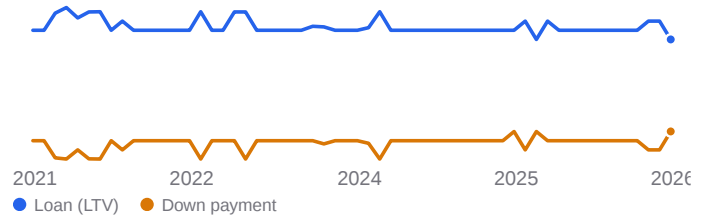


Median annualized return at resale

+4.2%

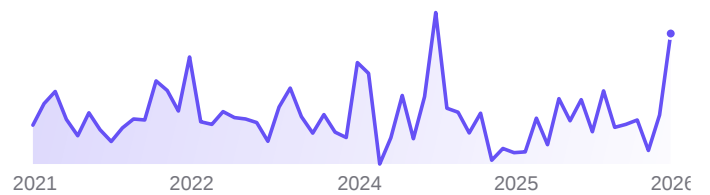


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



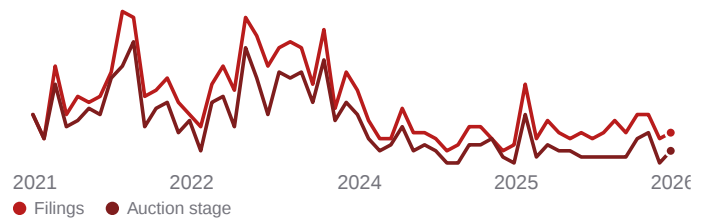
Typical hold before selling

17.5 yrs



Preforeclosure filings

Filings 5 · Auction stage 2



HOUSING STOCK

Homes	11,248
Median value (AVM)	\$690K
Median size	1,749 ft²
Median bedrooms	2
Median year built	1940
Single family	95%
Condos	4.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.2%
Owner occupied	87%
Company owned	7.9%
Median loan-to-value	46%

Typical ownership tenure

19.5 yrs

COMMUNITY

Population	42,149
Density	6,801 / mi²
Median household income	\$136K
Average household income	\$178K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	124
Earthquake index (US avg 100)	114
Homes occupied	96%
Bachelor's or higher	26%
Poverty rate	5.4%
Unemployment	1.1%
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.