

Westwood 07675

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

BALANCED MARKET

\$894K

MEDIAN SALE PRICE

+0.7%

1-YR CHANGE

260

SALES (12 MO)

\$861K

MEDIAN VALUE (AVM)

Market temperature

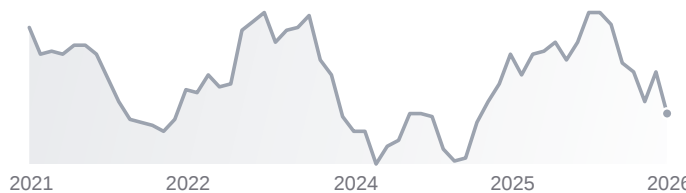
Balanced market · 42 / 100



MARKET TRENDS (5 YEARS)

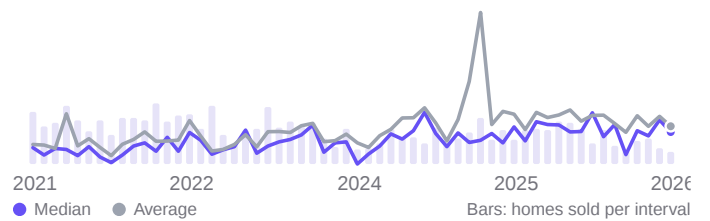
Market temperature (0–100)

42 / 100



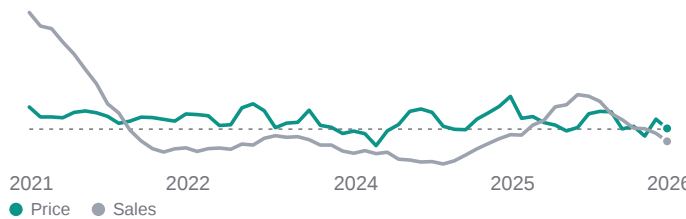
Sale prices

Median \$865K · Average \$927K



Growth (year over year)

Price +0.7% · Sales -13.0%



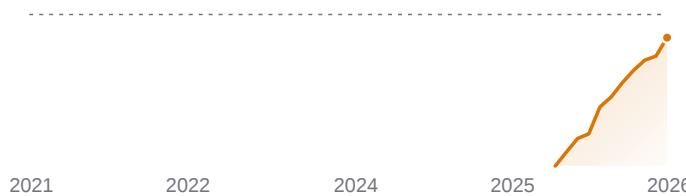
Price per square foot

\$488/ft²



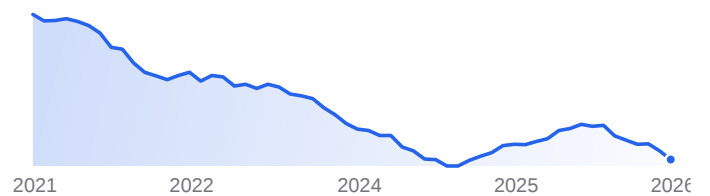
Sale premium vs estimated value

-0.8%



Annual turnover (share of homes sold)

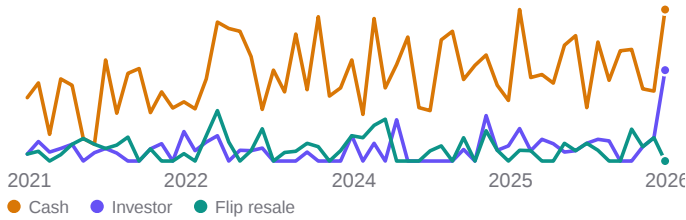
3.0%



BUYERS & OUTCOMES

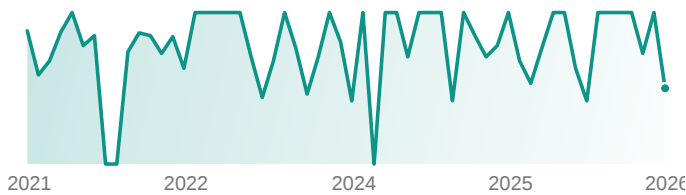
Buyer mix

Cash 50% · Investor 30% · Flip resale 0%



Sellers who sold at a gain

86%

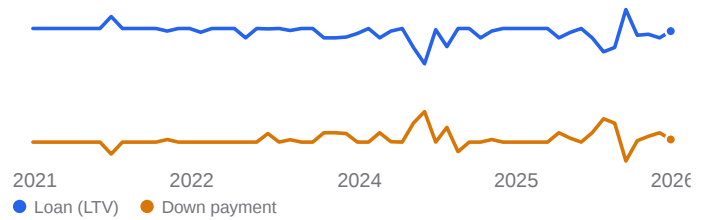


Median annualized return at resale

+5.2%

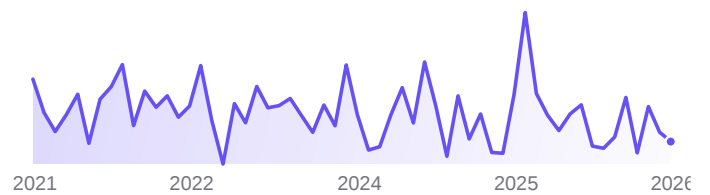


Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



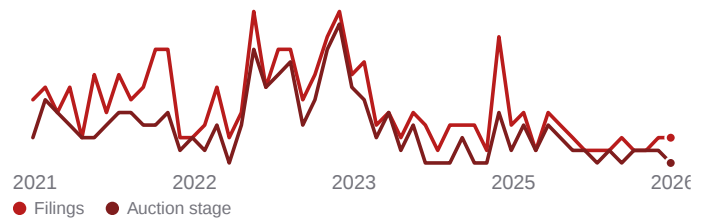
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	8,808
Median value (AVM)	\$861K
Median size	2,100 ft²
Median bedrooms	2
Median year built	1962
Single family	96%
Condos	3.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.2%
Owner occupied	83%
Company owned	10%
Median loan-to-value	45%

Typical ownership tenure

17.6 yrs

COMMUNITY

Population	27,744
Density	2,580 / mi²
Median household income	\$163K
Average household income	\$183K
Crime index (US avg 100)	44
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	117
Homes occupied	97%
Bachelor's or higher	34%
Poverty rate	3.4%
Unemployment	1.2%
Average temp	52°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.