

Woodcliff Lake 07677

ZIP code · NJ · New Jersey > Bergen County > Woodcliff Lake

BALANCED MARKET

\$1M

MEDIAN SALE PRICE

+6.4%

1-YR CHANGE

58

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



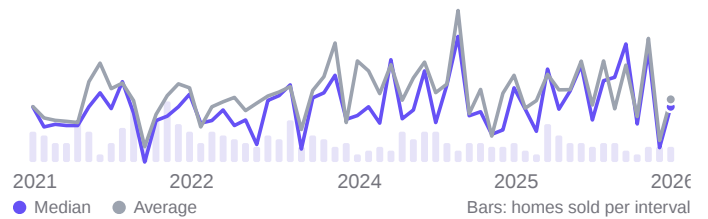
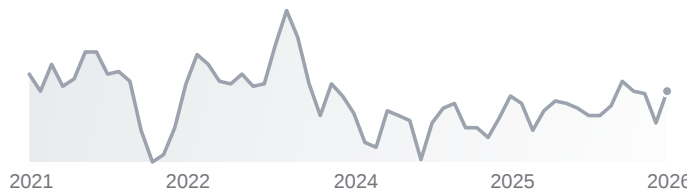
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$1000K · Average \$1.1M

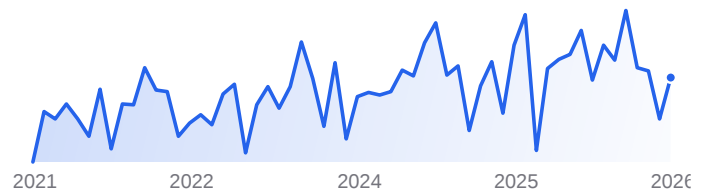
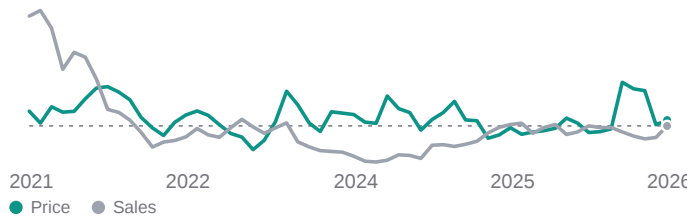


Growth (year over year)

Price +6.4% · Sales +0.0%

Price per square foot

\$379/ft²

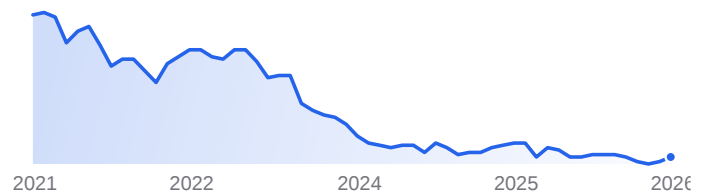
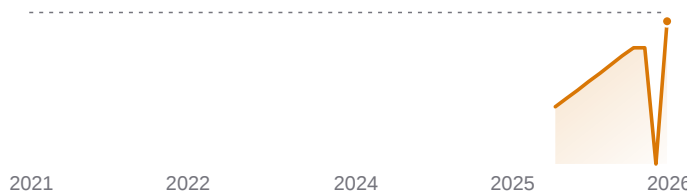


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

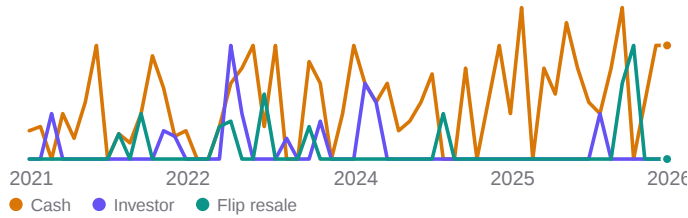
3.0%



BUYERS & OUTCOMES

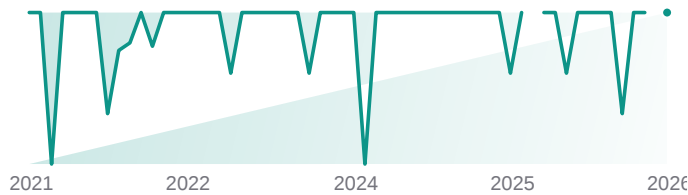
Buyer mix

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



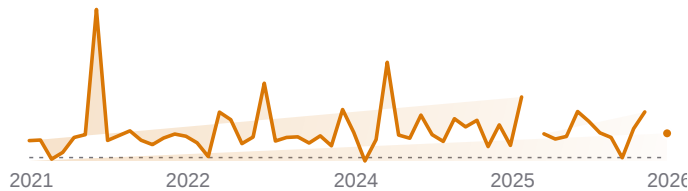
Sellers who sold at a gain

100%

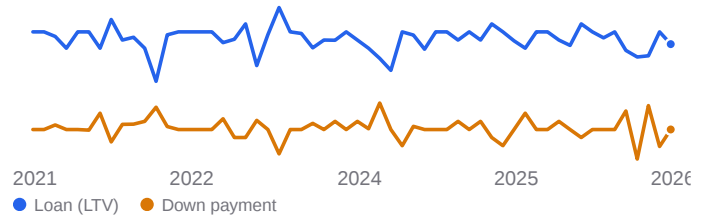


Median annualized return at resale

+3.6%

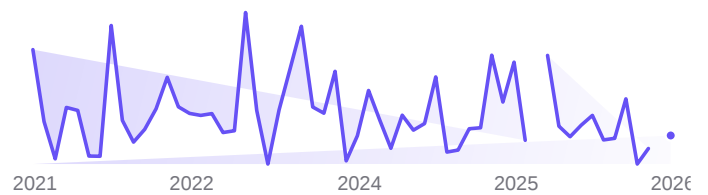


Financing (share of purchase price) Loan (LTV) 73% · Down payment 20%



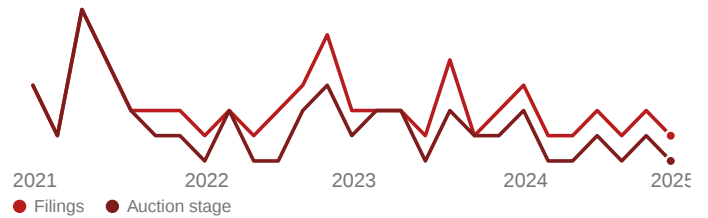
Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,950
Median value (AVM)	\$1.2M
Median size	2,872 ft²
Median year built	1966
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	0.9%
Owner occupied	89%
Company owned	7.1%
Median loan-to-value	42%
Typical ownership tenure	16.0 yrs

COMMUNITY

Population	6,331
Density	1,769 / mi²
Median household income	\$189K
Average household income	\$210K
Crime index (US avg 100)	47
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	115
Homes occupied	95%
Bachelor's or higher	39%
Poverty rate	2.7%
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.