

Passaic County, NJ

County · NJ · New Jersey

SELLER'S MARKET

\$613K

MEDIAN SALE PRICE

+5.7%

1-YR CHANGE

3,745

SALES (12 MO)

\$585K

MEDIAN VALUE (AVM)

Market temperature

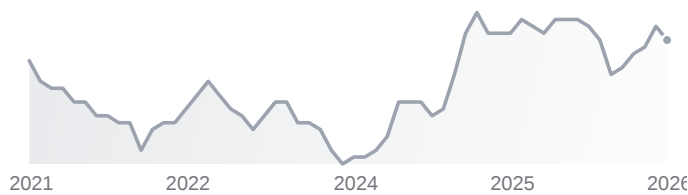
Seller's market · 64 / 100



MARKET TRENDS (5 YEARS)

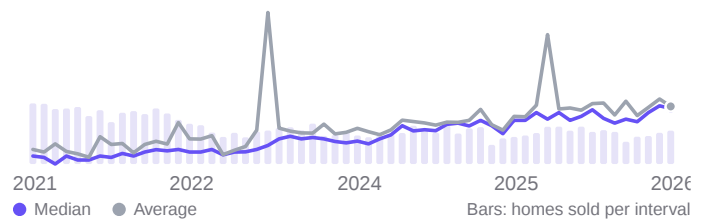
Market temperature (0–100)

64 / 100



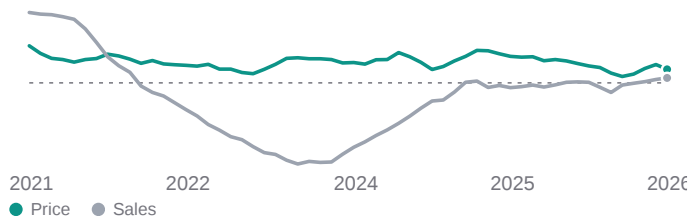
Sale prices

Median \$615K · Average \$623K



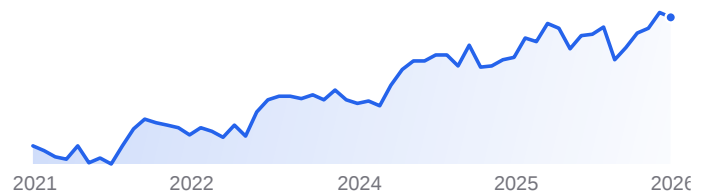
Growth (year over year)

Price +5.7% · Sales +2.1%



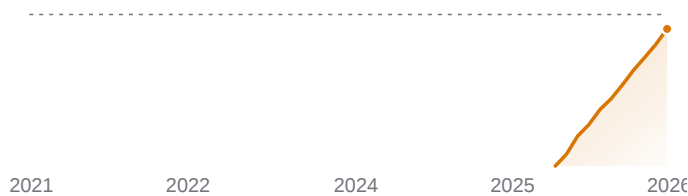
Price per square foot

\$359/ft²



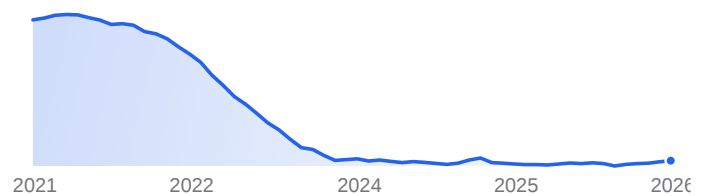
Sale premium vs estimated value

-0.5%



Annual turnover (share of homes sold)

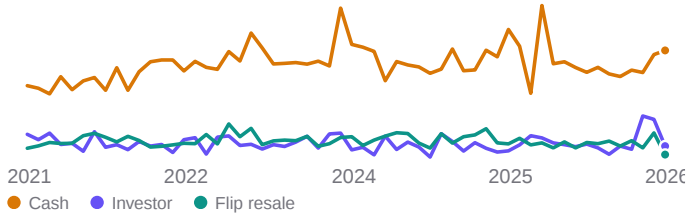
3.4%



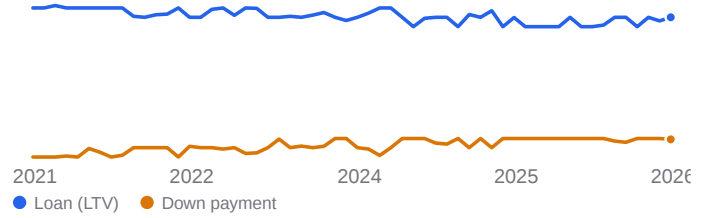
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 3.7% · Flip resale 1.9%

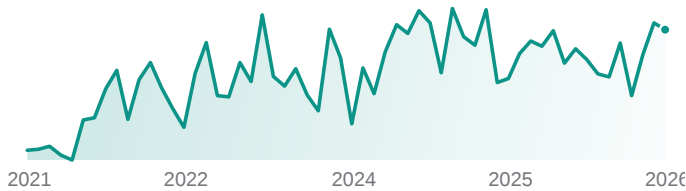


Financing (share of purchase price) Loan (LTV) 85% · Down payment 19%



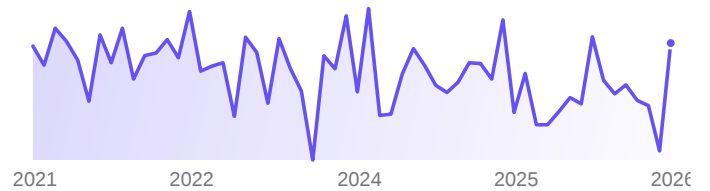
Sellers who sold at a gain

97%



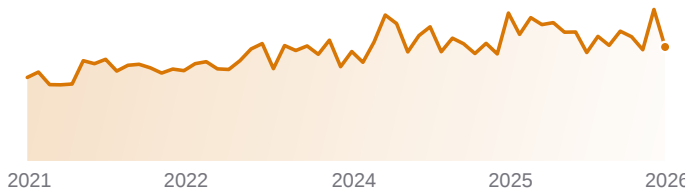
Typical hold before selling

11.0 yrs



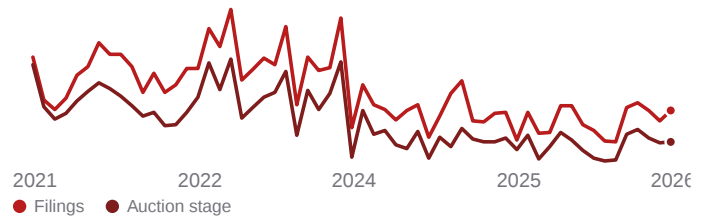
Median annualized return at resale

+5.5%



Preforeclosure filings

Filings 53 · Auction stage 20



HOUSING STOCK

Homes	110,162
Median value (AVM)	\$585K
Median size	1,760 ft²
Median bedrooms	2
Median year built	1953
Single family	91%
Condos	2.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.2%
Owner occupied	70%
Company owned	12%
Median loan-to-value	45%

Typical ownership tenure

15.2 yrs

COMMUNITY

Population	524,263
Density	2,818 / mi²
Median household income	\$82K
Average household income	\$114K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	114
Homes occupied	96%
Bachelor's or higher	20%
Poverty rate	11.2%
Unemployment	1.6%
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.