

Passaic 07055

ZIP code · NJ · New Jersey > Passaic County > Passaic

BALANCED MARKET

\$593K

MEDIAN SALE PRICE

+6.7%

1-YR CHANGE

190

SALES (12 MO)

\$494K

MEDIAN VALUE (AVM)

Market temperature

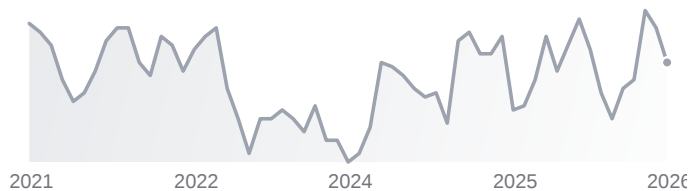
Balanced market · 51 / 100



MARKET TRENDS (5 YEARS)

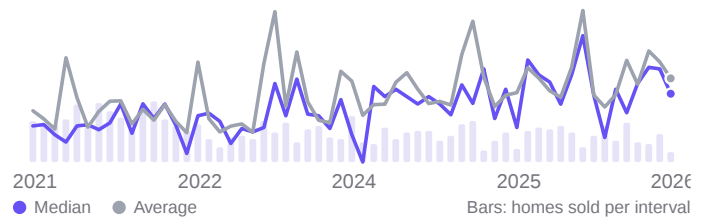
Market temperature (0-100)

51 / 100



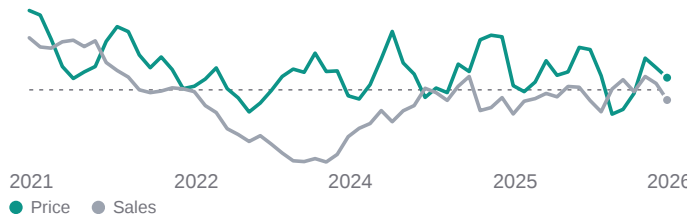
Sale prices

Median \$535K · Average \$588K



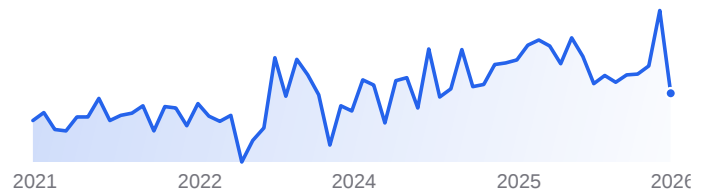
Growth (year over year)

Price +6.7% · Sales -5.5%



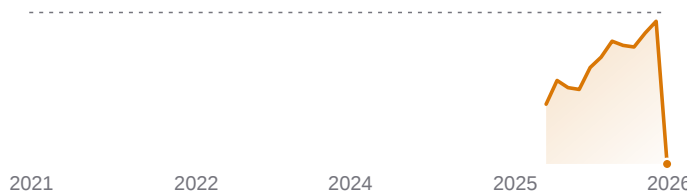
Price per square foot

\$249/ft²



Sale premium vs estimated value

-6.8%



Annual turnover (share of homes sold)

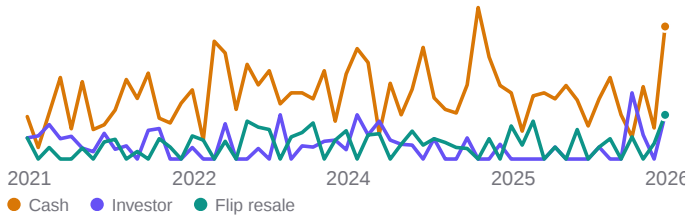
2.7%



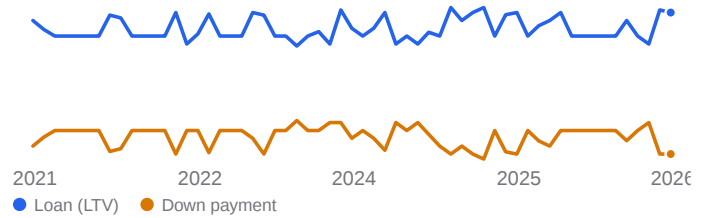
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 17% · Flip resale 17%

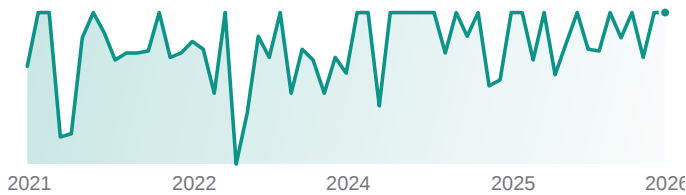


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



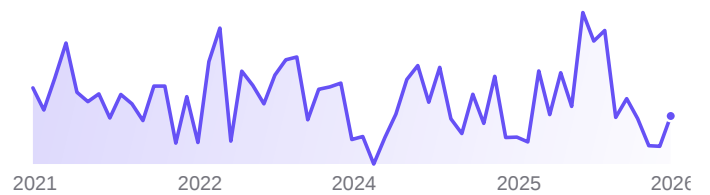
Sellers who sold at a gain

100%



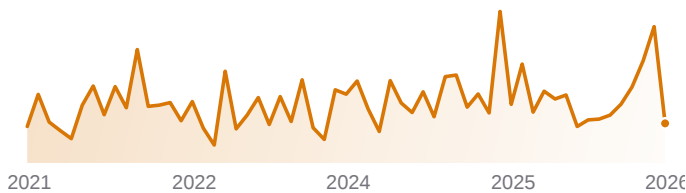
Typical hold before selling

7.5 yrs



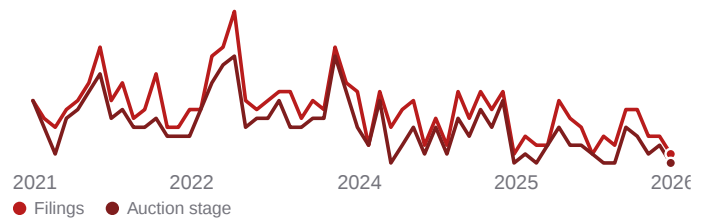
Median annualized return at resale

+4.1%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	6,996
Median value (AVM)	\$494K
Median size	2,074 ft²
Median bedrooms	1
Median year built	1930
Single family	35%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.6%
Owner occupied	46%
Company owned	20%
Median loan-to-value	44%

Typical ownership tenure

16.8 yrs

COMMUNITY

Population	70,680
Density	21,818 / mi²
Median household income	\$61K
Average household income	\$79K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	119
Homes occupied	96%
Bachelor's or higher	11%
Poverty rate	15.7%
Unemployment	1.6%
Average temp	53°F
Annual precip	49 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.