

# Paterson 07501

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

**SELLER'S MARKET**

**\$555K**

MEDIAN SALE PRICE

**+1.6%**

1-YR CHANGE

**184**

SALES (12 MO)

**\$426K**

MEDIAN VALUE (AVM)

Market temperature

**Seller's market · 60 / 100**



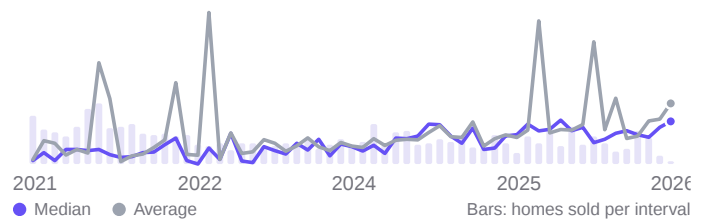
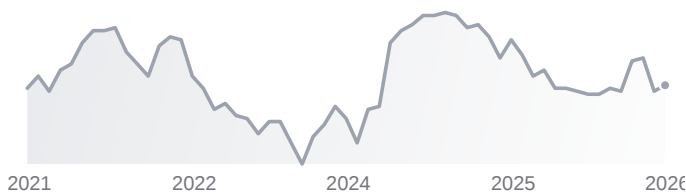
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

**60 / 100**

Sale prices

**Median \$610K · Average \$745K**

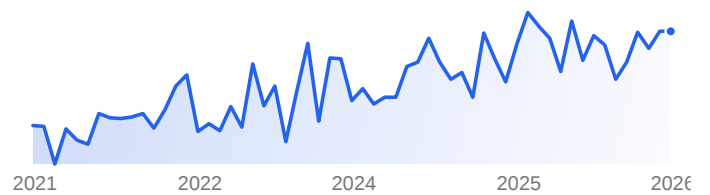
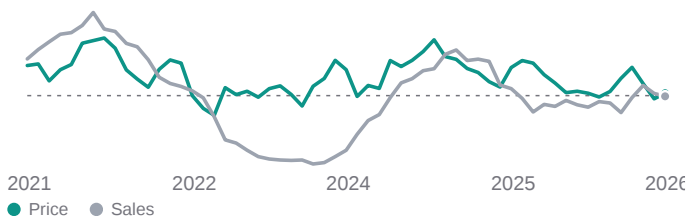


Growth (year over year)

**Price +1.6% · Sales -0.5%**

Price per square foot

**\$283/ft²**

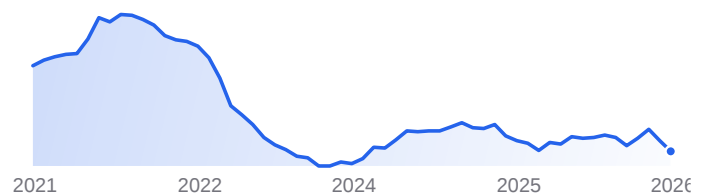


Sale premium vs estimated value

**-4.0%**

Annual turnover (share of homes sold)

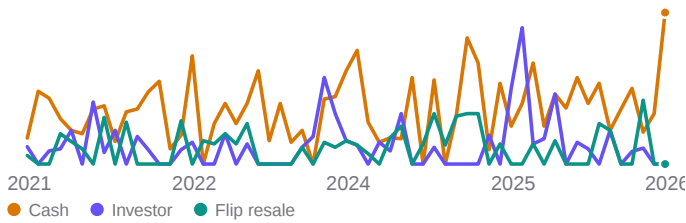
**4.9%**



## BUYERS & OUTCOMES

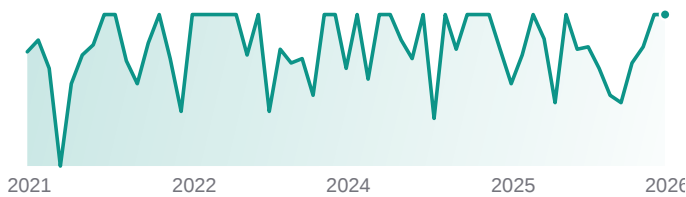
### Buyer mix

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



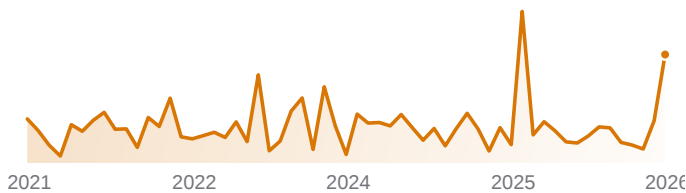
### Sellers who sold at a gain

100%

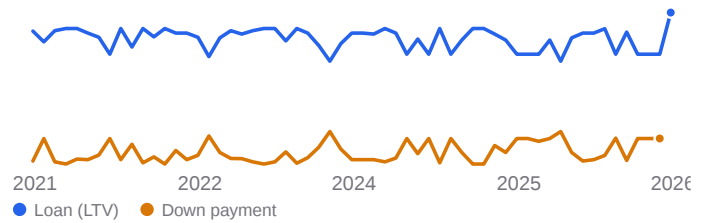


### Median annualized return at resale

+36.6%

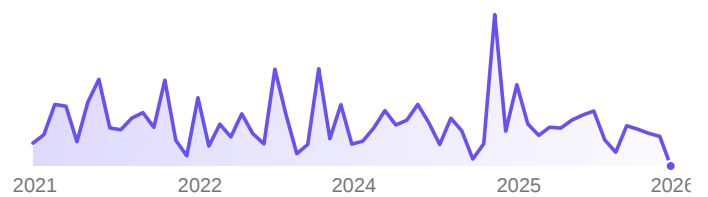


### Financing (share of purchase price) Loan (LTV) 110% · Down payment 20%



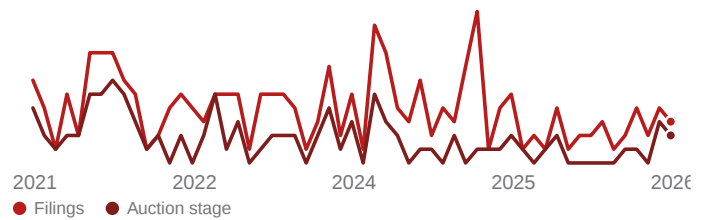
### Typical hold before selling

1.0 yrs



### Preforeclosure filings

Filings 3 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 3,758     |
| Median value (AVM) | \$426K    |
| Median size        | 2,049 ft² |
| Median bedrooms    | 2         |
| Median year built  | 1700      |
| Single family      | 87%       |
| Condos             | 1.8%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 55%  |
| Underwater (LTV 125% or more) | 1.8% |
| Owner occupied                | 34%  |
| Company owned                 | 31%  |
| Median loan-to-value          | 47%  |

Typical ownership tenure

**9.9 yrs**

## COMMUNITY

|                                  |                     |
|----------------------------------|---------------------|
| Population                       | <b>36,820</b>       |
| Density                          | <b>20,589 / mi²</b> |
| Median household income          | <b>\$43K</b>        |
| Average household income         | <b>\$57K</b>        |
| Crime index (US avg 100)         | <b>145</b>          |
| Air pollution index (US avg 100) | <b>109</b>          |
| Earthquake index (US avg 100)    | <b>111</b>          |
| Homes occupied                   | <b>95%</b>          |
| Bachelor's or higher             | <b>8%</b>           |
| Poverty rate                     | <b>25.1%</b>        |
| Unemployment                     | <b>1.4%</b>         |
| Average temp                     | <b>52°F</b>         |
| Annual precip                    | <b>51 in</b>        |
| Sunshine                         | <b>56%</b>          |

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.