

Paterson 07502

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

BALANCED MARKET

\$588K

MEDIAN SALE PRICE

+2.9%

1-YR CHANGE

71

SALES (12 MO)

\$539K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



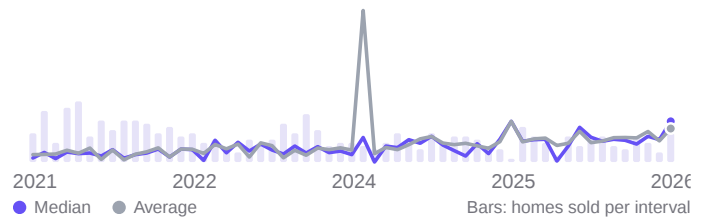
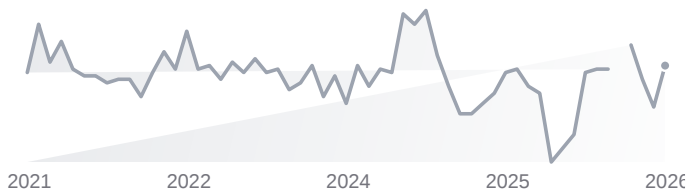
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$700K · Average \$628K

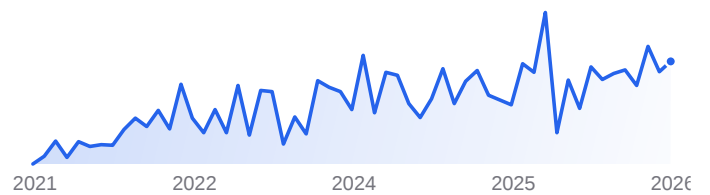
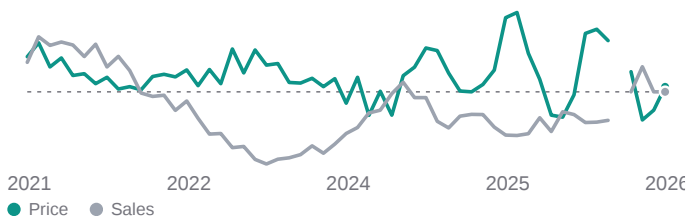


Growth (year over year)

Price +2.9% · Sales +0.0%

Price per square foot

\$351/ft²

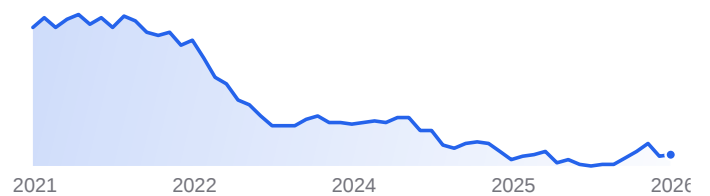


Sale premium vs estimated value

+3.6%

Annual turnover (share of homes sold)

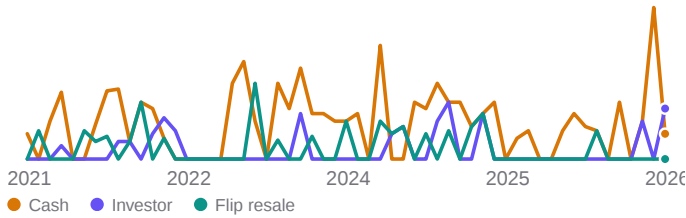
2.6%



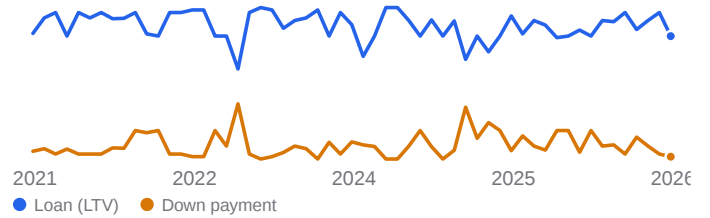
BUYERS & OUTCOMES

Buyer mix

Cash 11% · Investor 22% · Flip resale 0%

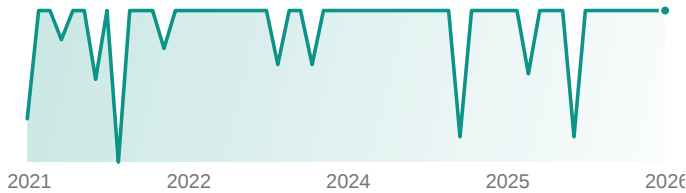


Financing (share of purchase price) Loan (LTV) 80% · Down payment 3.3%



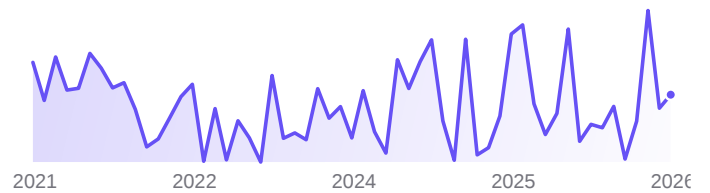
Sellers who sold at a gain

100%



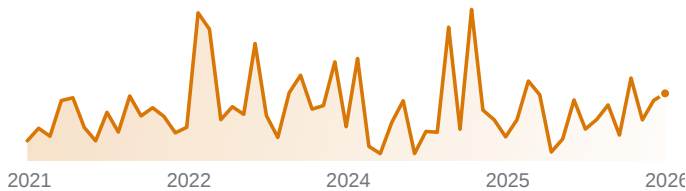
Typical hold before selling

10.8 yrs



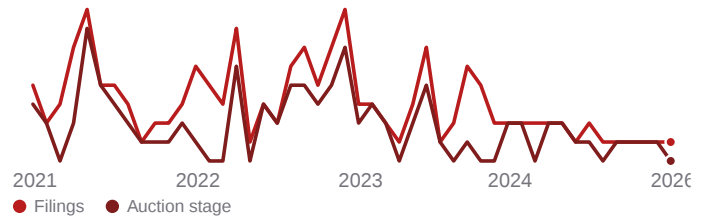
Median annualized return at resale

+8.1%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,702
Median value (AVM)	\$539K
Median size	1,552 ft²
Median year built	1950
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	0.6%
Owner occupied	49%
Company owned	9.3%
Median loan-to-value	46%
Typical ownership tenure	13.6 yrs

COMMUNITY

Population	16,377
Density	18,825 / mi²
Median household income	\$66K
Average household income	\$92K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	115
Homes occupied	97%
Bachelor's or higher	16%
Poverty rate	16.2%
Unemployment	1.8%
Average temp	52°F
Annual precip	51 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.