

Paterson 07503

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

BALANCED MARKET

\$674K

MEDIAN SALE PRICE

+38.0%

1-YR CHANGE

69

SALES (12 MO)

\$557K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



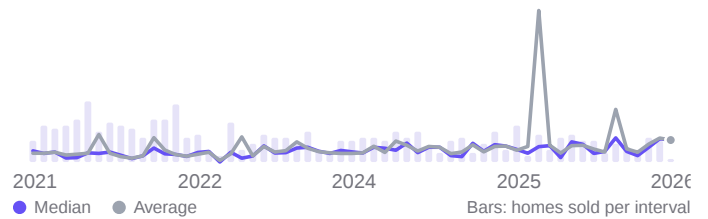
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$721K · Average \$721K

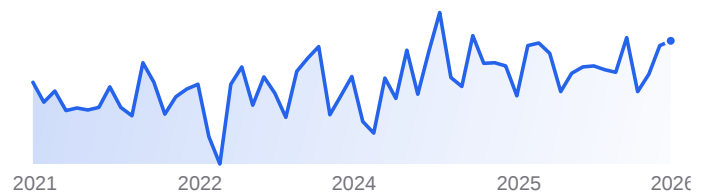
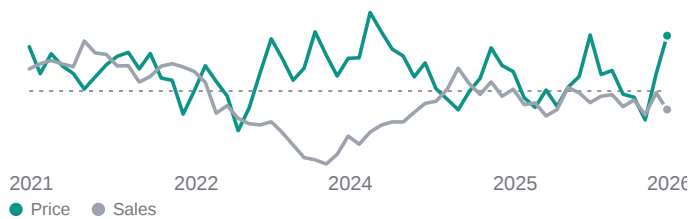


Growth (year over year)

Price +38.0% · Sales -12.7%

Price per square foot

\$337/ft²



Sale premium vs estimated value

+21.0%

Annual turnover (share of homes sold)

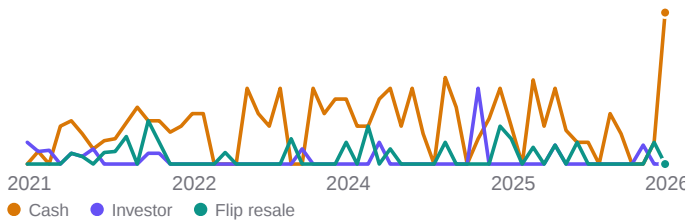
2.7%



BUYERS & OUTCOMES

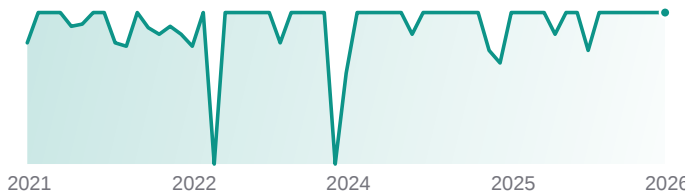
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



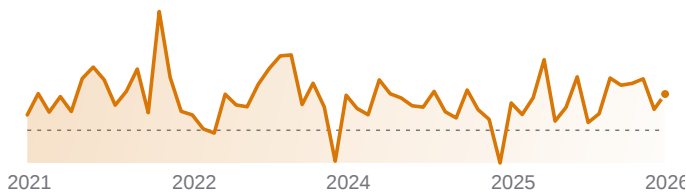
Sellers who sold at a gain

100%

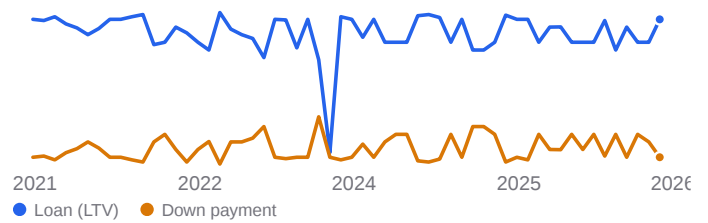


Median annualized return at resale

+8.3%

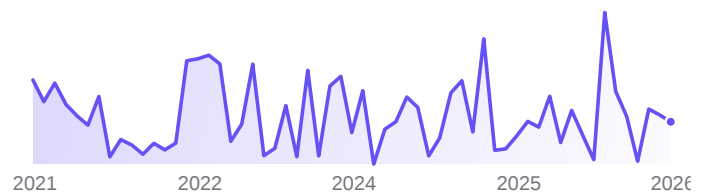


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



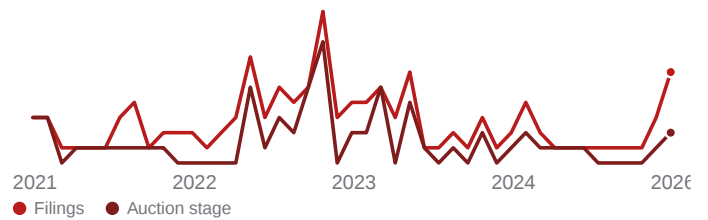
Typical hold before selling

8.0 yrs



Preforeclosure filings

Filings 6 · Auction stage 2



HOUSING STOCK

Homes	2,559
Median value (AVM)	\$557K
Median size	1,850 ft²
Median bedrooms	2
Median year built	1700
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.0%
Owner occupied	36%
Company owned	21%
Median loan-to-value	40%
Typical ownership tenure	15.5 yrs

COMMUNITY

Population	20,964
Density	14,748 / mi²
Median household income	\$59K
Average household income	\$82K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	113
Homes occupied	95%
Bachelor's or higher	10%
Poverty rate	16.8%
Unemployment	1.7%
Average temp	52°F
Annual precip	50 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.