

Paterson 07504

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

SELLER'S MARKET

\$596K

MEDIAN SALE PRICE

+14.4%

1-YR CHANGE

66

SALES (12 MO)

\$520K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

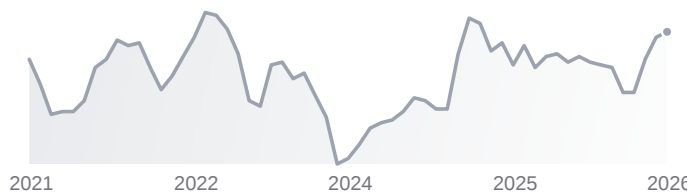
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

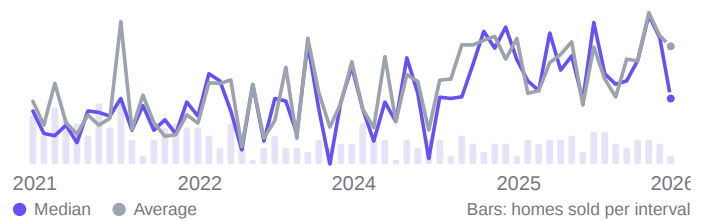
Market temperature (0-100)

67 / 100



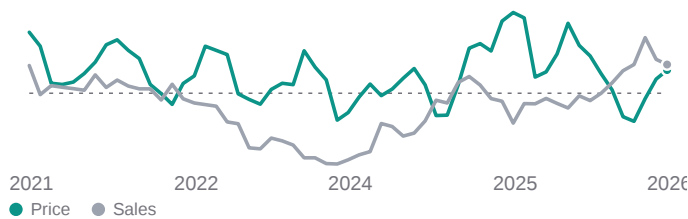
Sale prices

Median \$460K · Average \$608K



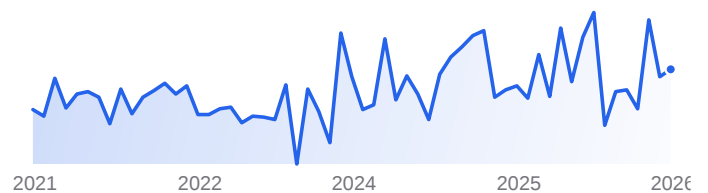
Growth (year over year)

Price +14.4% · Sales +17.9%



Price per square foot

\$221/ft²



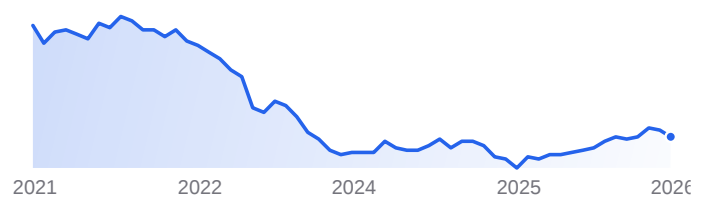
Sale premium vs estimated value

+15.3%



Annual turnover (share of homes sold)

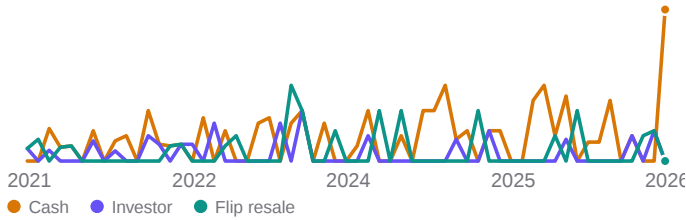
3.4%



BUYERS & OUTCOMES

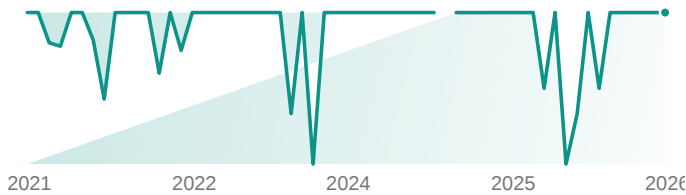
Buyer mix

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



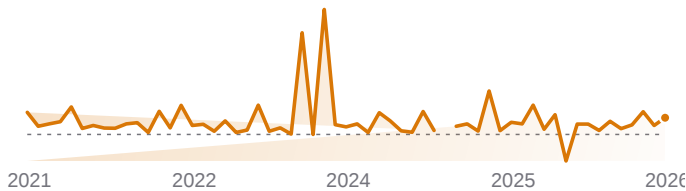
Sellers who sold at a gain

100%

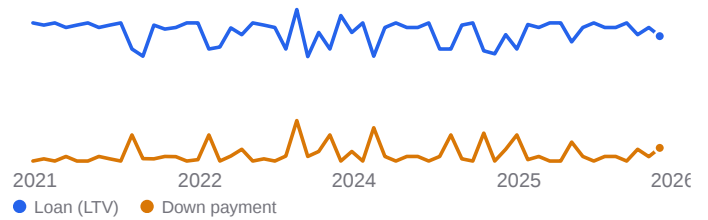


Median annualized return at resale

+11.0%

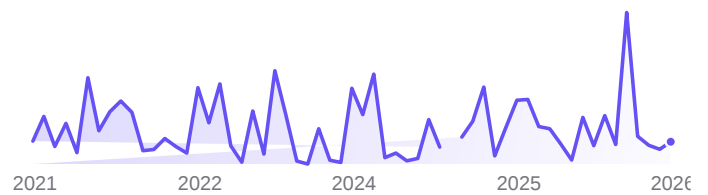


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



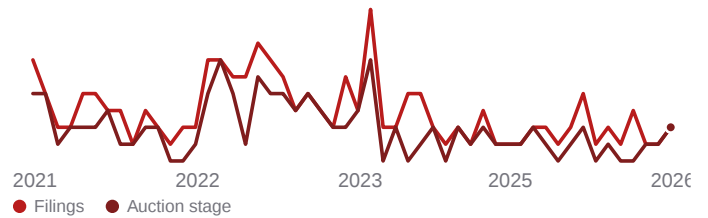
Typical hold before selling

5.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,934
Median value (AVM)	\$520K
Median size	2,458 ft²
Median bedrooms	4
Median year built	1915
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.2%
Owner occupied	42%
Company owned	13%
Median loan-to-value	49%
Typical ownership tenure	15.1 yrs

COMMUNITY

Population	13,996
Density	12,498 / mi²
Median household income	\$64K
Average household income	\$87K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	116
Homes occupied	97%
Bachelor's or higher	14%
Poverty rate	19.7%
Unemployment	1.5%
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.