

# Paterson 07505

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

**\$1.1M**

MEDIAN SALE PRICE

**1**

SALES (12 MO)

**\$339K**

MEDIAN VALUE (AVM)

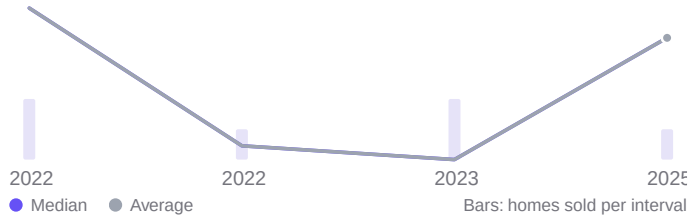
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$1.1M · Average \$1.1M

Growth (year over year)

Price -68.7% · Sales +50.0%

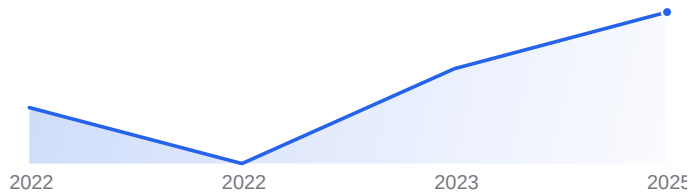


Price per square foot

\$193/ft²

Annual turnover (share of homes sold)

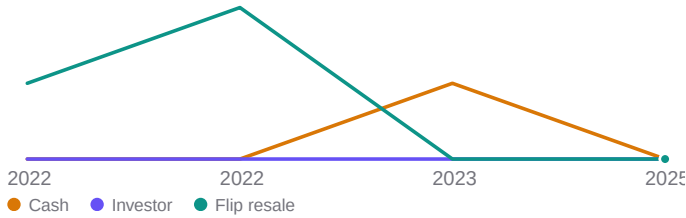
1.3%



## BUYERS & OUTCOMES

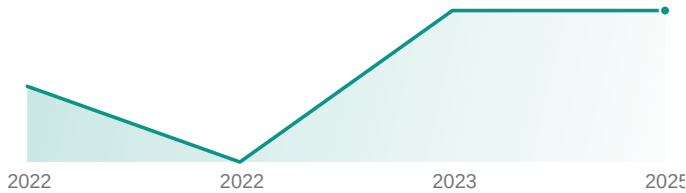
### Buyer mix

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



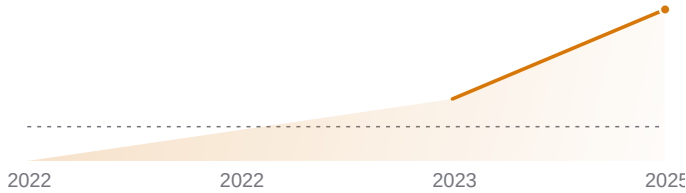
### Sellers who sold at a gain

100%

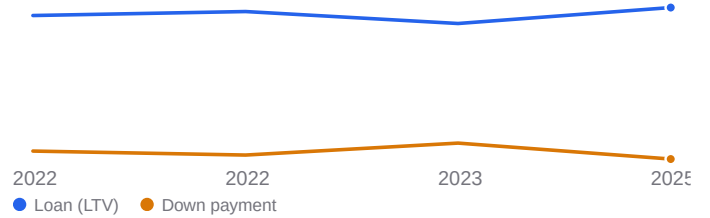


### Median annualized return at resale

+10.5%

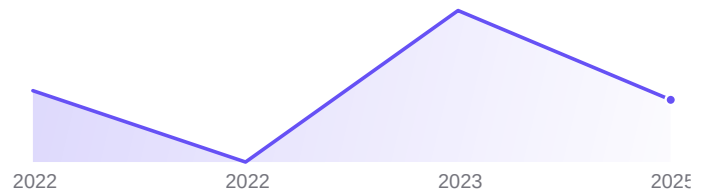


### Financing (share of purchase price) Loan (LTV) 82% · Down payment 18%



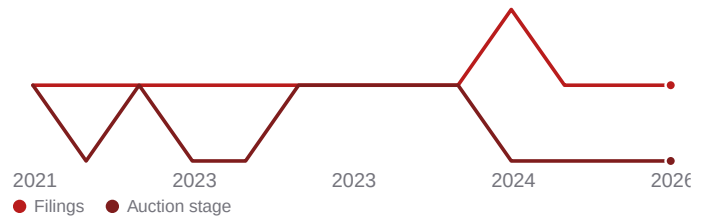
### Typical hold before selling

7.9 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 77        |
| Median value (AVM) | \$339K    |
| Median size        | 1,240 ft² |
| Median year built  | 1700      |
| Single family      | 13%       |
| Condos             | 64%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 49%     |
| Underwater (LTV 125% or more) | 1.9%    |
| Owner occupied                | 3.9%    |
| Company owned                 | 84%     |
| Median loan-to-value          | 51%     |
| Typical ownership tenure      | 9.7 yrs |

## COMMUNITY

|                                  |                     |
|----------------------------------|---------------------|
| Population                       | <b>3,301</b>        |
| Density                          | <b>14,256 / mi²</b> |
| Median household income          | <b>\$23K</b>        |
| Average household income         | <b>\$34K</b>        |
| Crime index (US avg 100)         | <b>179</b>          |
| Air pollution index (US avg 100) | <b>110</b>          |
| Earthquake index (US avg 100)    | <b>118</b>          |
| Homes occupied                   | <b>94%</b>          |
| Bachelor's or higher             | <b>12%</b>          |
| Poverty rate                     | <b>30.8%</b>        |
| Unemployment                     | <b>1.1%</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 October 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.