

# Paterson 07513

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

BALANCED MARKET

**\$667K**

MEDIAN SALE PRICE

**+29.9%**

1-YR CHANGE

**30**

SALES (12 MO)

**\$561K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



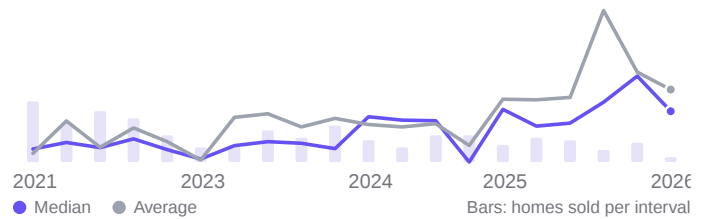
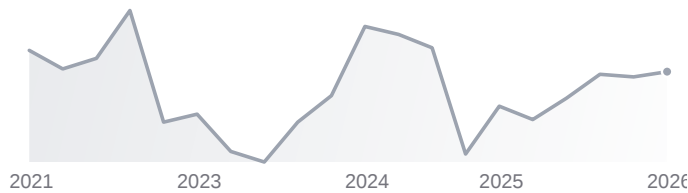
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$570K · Average \$650K

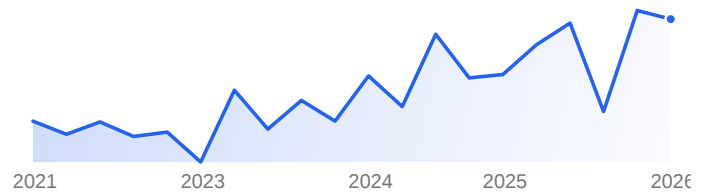
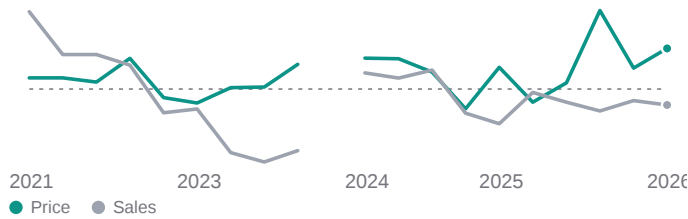


Growth (year over year)

Price +29.9% · Sales -11.8%

Price per square foot

\$308/ft²

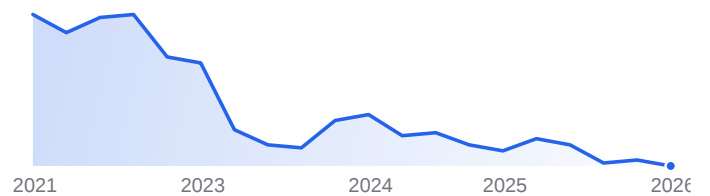


Sale premium vs estimated value

+40.4%

Annual turnover (share of homes sold)

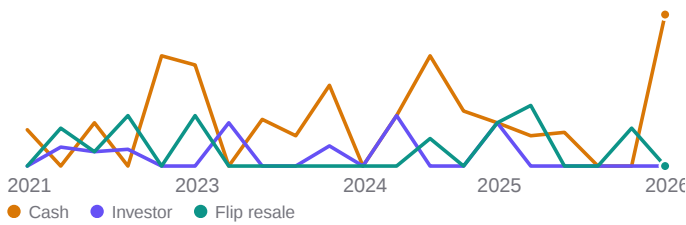
2.2%



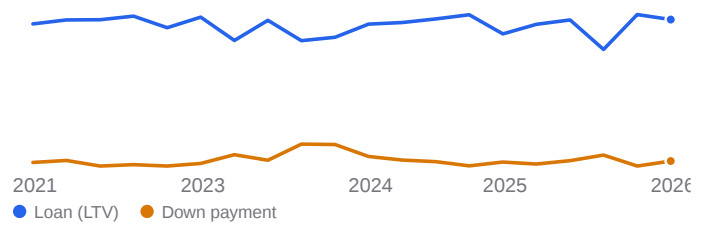
## BUYERS & OUTCOMES

### Buyer mix

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

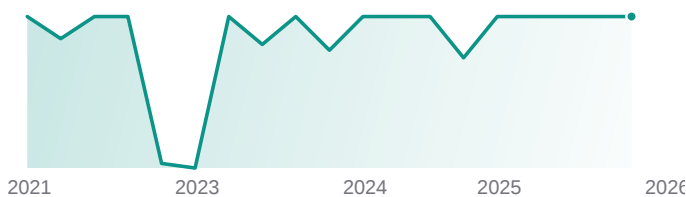


### Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



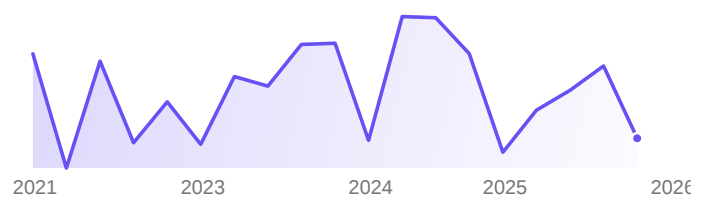
### Sellers who sold at a gain

100%



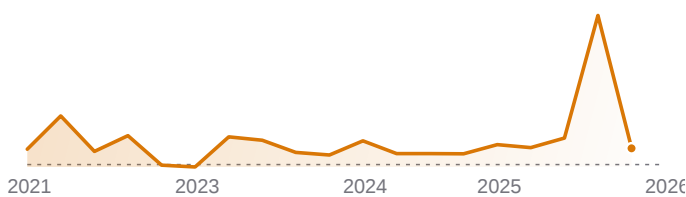
### Typical hold before selling

5.4 yrs



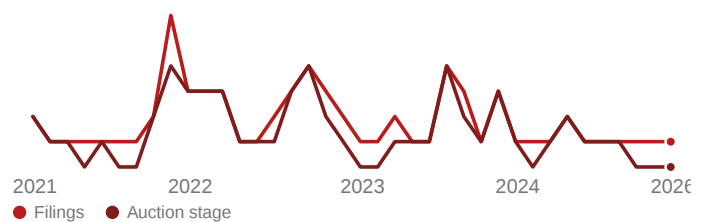
### Median annualized return at resale

+5.8%



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,342     |
| Median value (AVM) | \$561K    |
| Median size        | 2,312 ft² |
| Median year built  | 1700      |
| Single family      | 98%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 57%      |
| Underwater (LTV 125% or more) | 1.2%     |
| Owner occupied                | 43%      |
| Company owned                 | 12%      |
| Median loan-to-value          | 44%      |
| Typical ownership tenure      | 17.7 yrs |

## COMMUNITY

|                                  |              |
|----------------------------------|--------------|
| Population                       | 12,009       |
| Density                          | 21,679 / mi² |
| Median household income          | \$68K        |
| Average household income         | \$88K        |
| Crime index (US avg 100)         | 71           |
| Air pollution index (US avg 100) | 107          |
| Earthquake index (US avg 100)    | 114          |
| Homes occupied                   | 96%          |
| Bachelor's or higher             | 8%           |
| Poverty rate                     | 12.8%        |
| 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, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.