

Paterson 07514

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

BUYER'S MARKET

\$452K

MEDIAN SALE PRICE

-21.2%

1-YR CHANGE

77

SALES (12 MO)

\$493K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



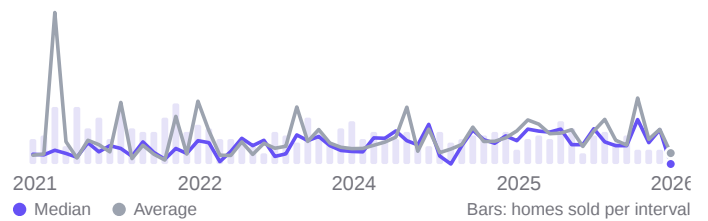
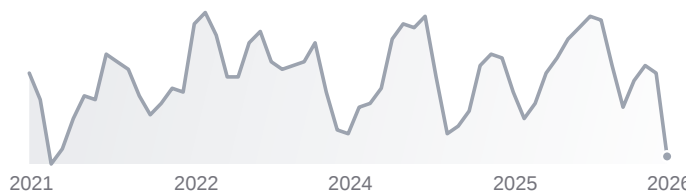
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$260K · Average \$373K

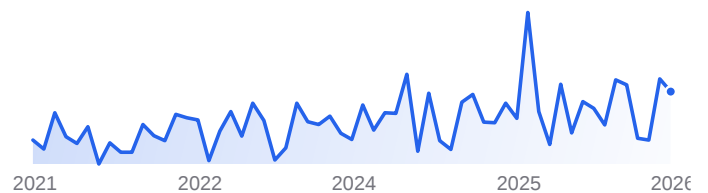
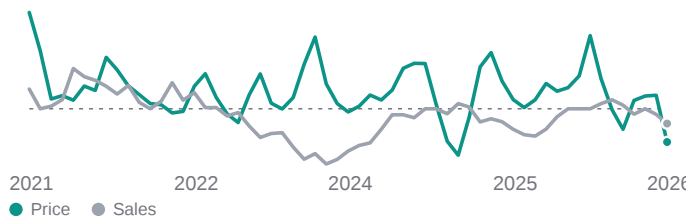


Growth (year over year)

Price -21.2% · Sales -9.4%

Price per square foot

\$278/ft²

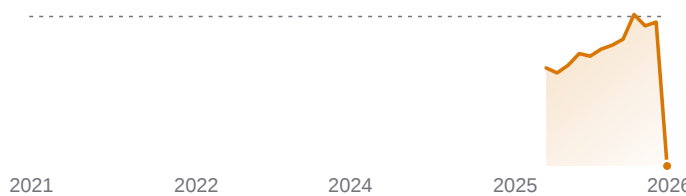


Sale premium vs estimated value

-13.3%

Annual turnover (share of homes sold)

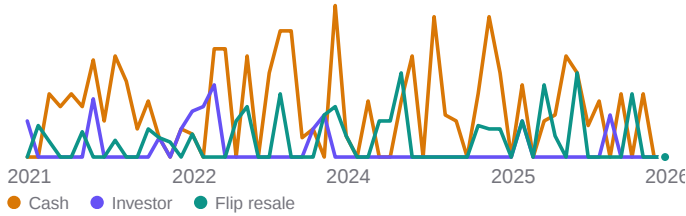
3.4%



BUYERS & OUTCOMES

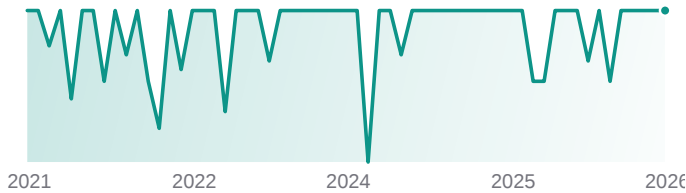
Buyer mix

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



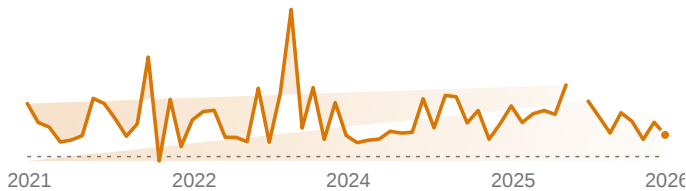
Sellers who sold at a gain

100%

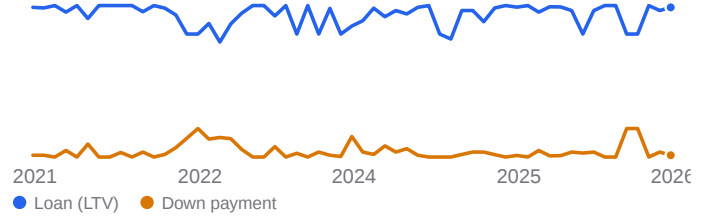


Median annualized return at resale

+4.8%

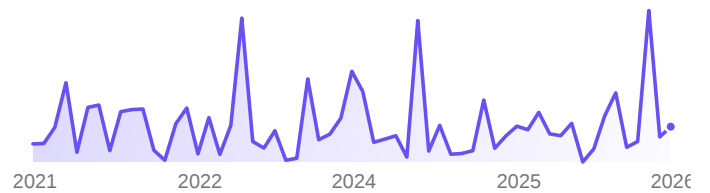


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



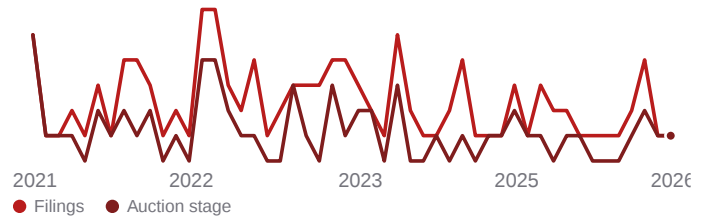
Typical hold before selling

8.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,279
Median value (AVM)	\$493K
Median size	1,935 ft²
Median bedrooms	2
Median year built	1700
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.7%
Owner occupied	33%
Company owned	21%
Median loan-to-value	43%
Typical ownership tenure	13.9 yrs

COMMUNITY

Population	19,126
Density	19,232 / mi²
Median household income	\$57K
Average household income	\$72K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	114
Homes occupied	96%
Bachelor's or higher	11%
Poverty rate	15.8%
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.