

Paterson 07522

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

SELLER'S MARKET

\$620K

MEDIAN SALE PRICE

+23.9%

1-YR CHANGE

119

SALES (12 MO)

\$442K

MEDIAN VALUE (AVM)

Market temperature

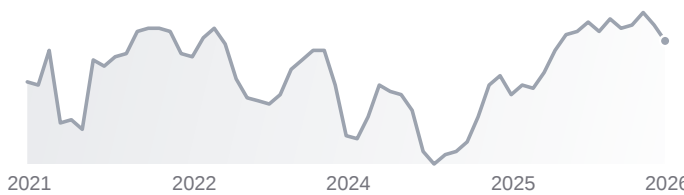
Seller's market · 72 / 100



MARKET TRENDS (5 YEARS)

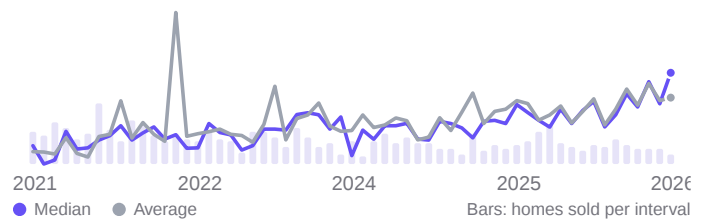
Market temperature (0–100)

72 / 100



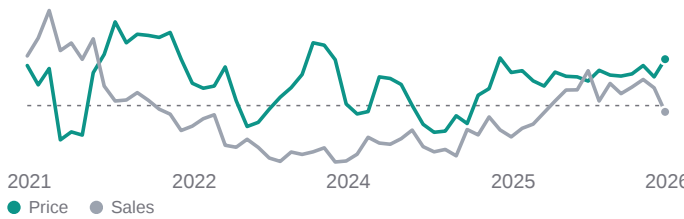
Sale prices

Median \$680K · Average \$568K



Growth (year over year)

Price +23.9% · Sales -3.3%



Price per square foot

\$158/ft²



Sale premium vs estimated value

-0.4%



Annual turnover (share of homes sold)

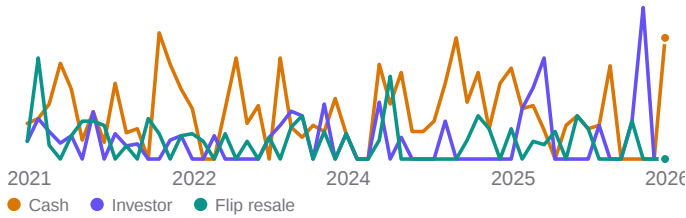
4.4%



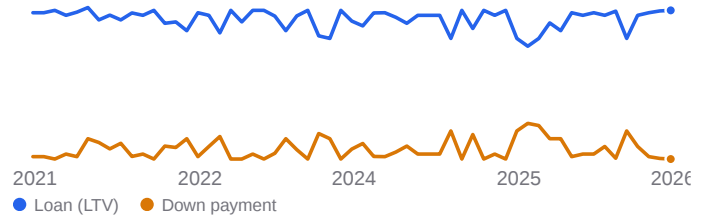
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 0% · Flip resale 0%

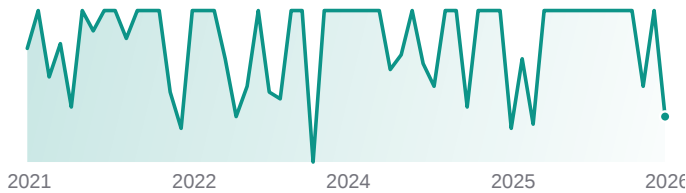


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



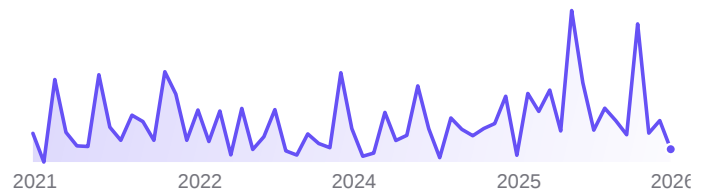
Sellers who sold at a gain

80%



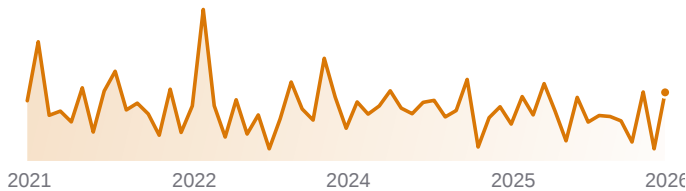
Typical hold before selling

3.3 yrs



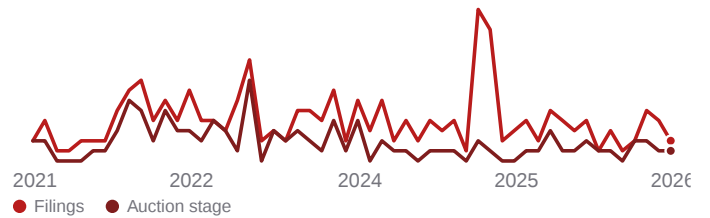
Median annualized return at resale

+15.2%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	2,714
Median value (AVM)	\$442K
Median size	1,937 ft²
Median bedrooms	2
Median year built	1907
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.6%
Owner occupied	42%
Company owned	27%
Median loan-to-value	44%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	23,723
Density	25,202 / mi²
Median household income	\$47K
Average household income	\$64K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	117
Homes occupied	95%
Bachelor's or higher	8%
Poverty rate	25.5%
Unemployment	1.4%
Average temp	52°F
Annual precip	51 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.