

Paterson 07524

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

SELLER'S MARKET

\$707K

MEDIAN SALE PRICE

+30.8%

1-YR CHANGE

53

SALES (12 MO)

\$500K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

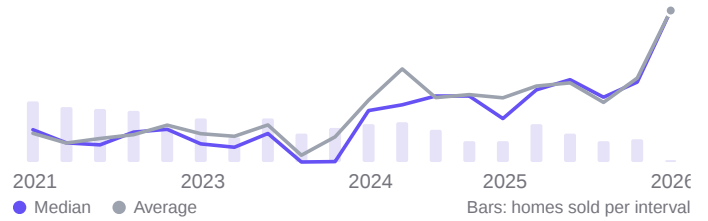
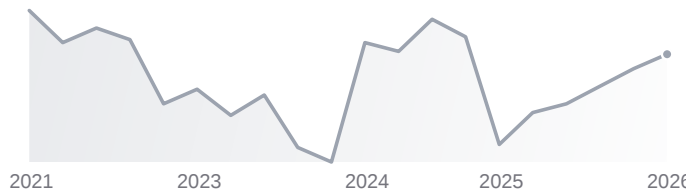
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$850K · Average \$850K

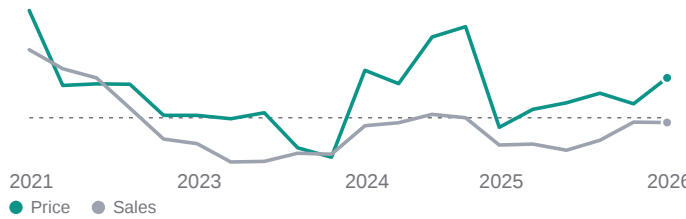


Growth (year over year)

Price +30.8% · Sales -3.6%

Price per square foot

\$267/ft²

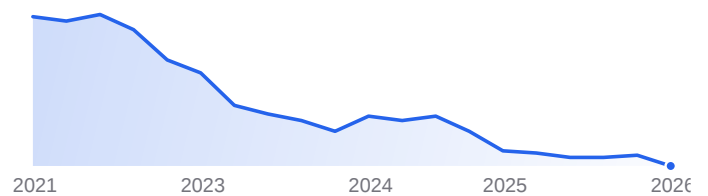


Sale premium vs estimated value

+46.5%

Annual turnover (share of homes sold)

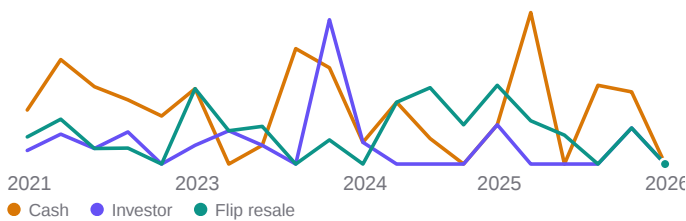
3.3%



BUYERS & OUTCOMES

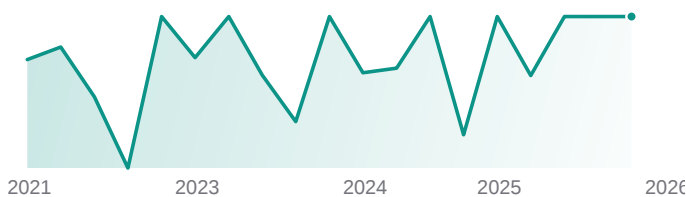
Buyer mix

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



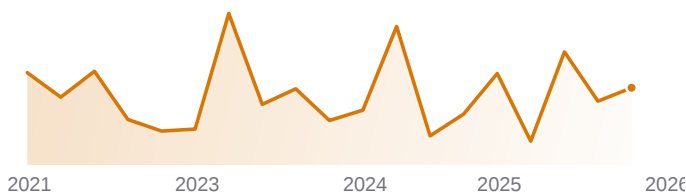
Sellers who sold at a gain

100%

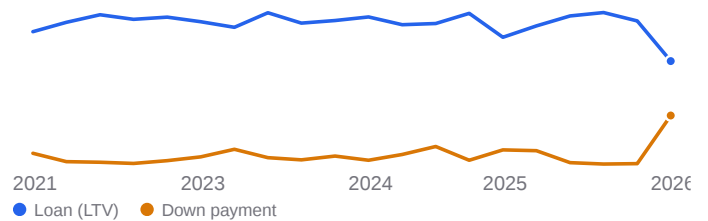


Median annualized return at resale

+10.4%

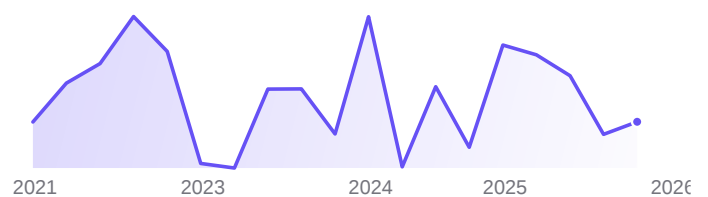


Financing (share of purchase price) Loan (LTV) 67% · Down payment 33%



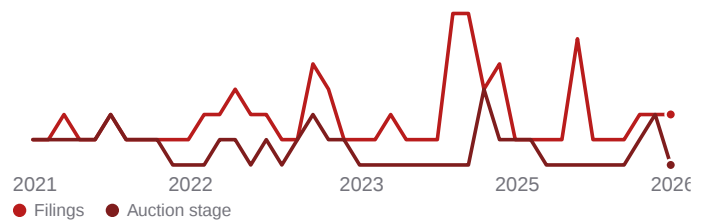
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	1,601
Median value (AVM)	\$500K
Median size	2,072 ft²
Median bedrooms	2
Median year built	1900
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.0%
Owner occupied	35%
Company owned	27%
Median loan-to-value	45%
Typical ownership tenure	12.1 yrs

COMMUNITY

Population	13,876
Density	17,597 / mi²
Median household income	\$56K
Average household income	\$74K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	112
Homes occupied	96%
Bachelor's or higher	10%
Poverty rate	20.9%
Unemployment	1.6%
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.