

Q2 2022

Hudson County Market Report

COMPASS

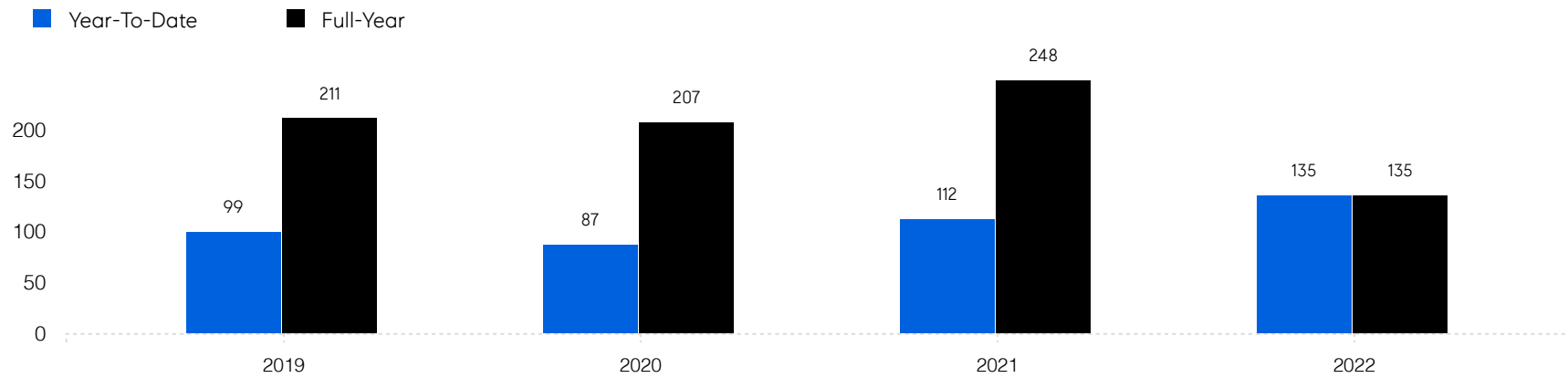


Bayonne

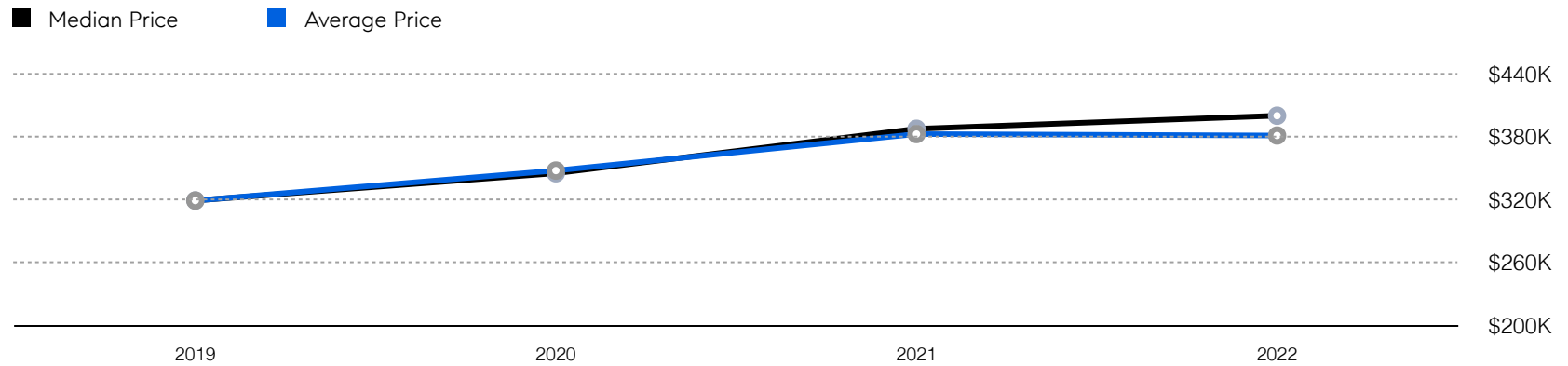
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	67	94	40.3%
	SALES VOLUME	\$27,398,500	\$37,796,722	38.0%
	MEDIAN PRICE	\$415,000	\$425,000	2.4%
	AVERAGE PRICE	\$408,933	\$434,445	6.2%
	AVERAGE DOM	31	39	25.8%
	# OF CONTRACTS	86	93	8.1%
	# NEW LISTINGS	126	131	4.0%
Condo/Co-op/Townhouse	# OF SALES	45	41	-8.9%
	SALES VOLUME	\$12,566,899	\$9,837,770	-21.7%
	MEDIAN PRICE	\$260,000	\$205,950	-20.8%
	AVERAGE PRICE	\$279,264	\$258,889	-7.3%
	AVERAGE DOM	34	28	-17.6%
	# OF CONTRACTS	47	57	21.3%
	# NEW LISTINGS	74	79	6.8%

Bayonne

Historic Sales



Historic Sales Prices

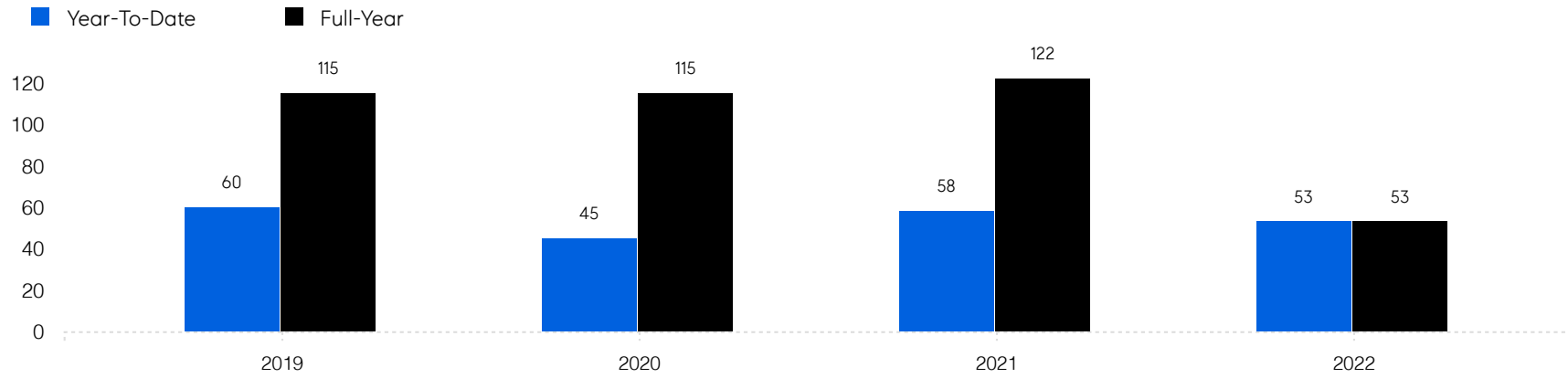


Guttenberg

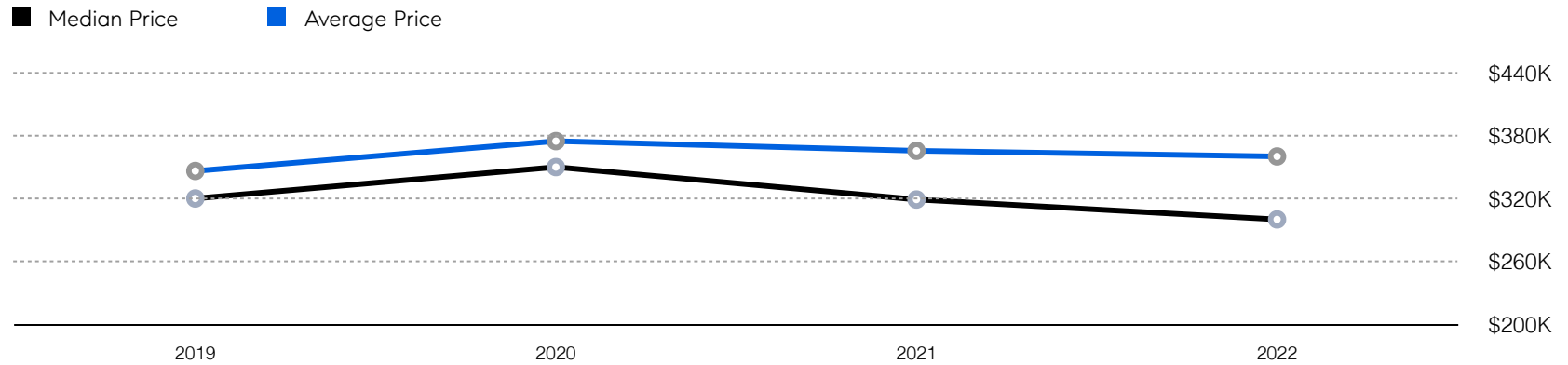
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	5	1	-80.0%
	SALES VOLUME	\$2,164,000	\$435,000	-79.9%
	MEDIAN PRICE	\$455,000	\$435,000	-4.4%
	AVERAGE PRICE	\$432,800	\$435,000	0.5%
	AVERAGE DOM	34	44	29.4%
	# OF CONTRACTS	5	2	-60.0%
	# NEW LISTINGS	5	2	-60.0%
Condo/Co-op/Townhouse	# OF SALES	53	52	-1.9%
	SALES VOLUME	\$16,908,274	\$17,572,817	3.9%
	MEDIAN PRICE	\$300,000	\$300,000	-
	AVERAGE PRICE	\$319,024	\$358,629	12.4%
	AVERAGE DOM	70	53	-24.3%
	# OF CONTRACTS	68	50	-26.5%
	# NEW LISTINGS	106	110	3.8%

Guttenberg

Historic Sales



Historic Sales Prices

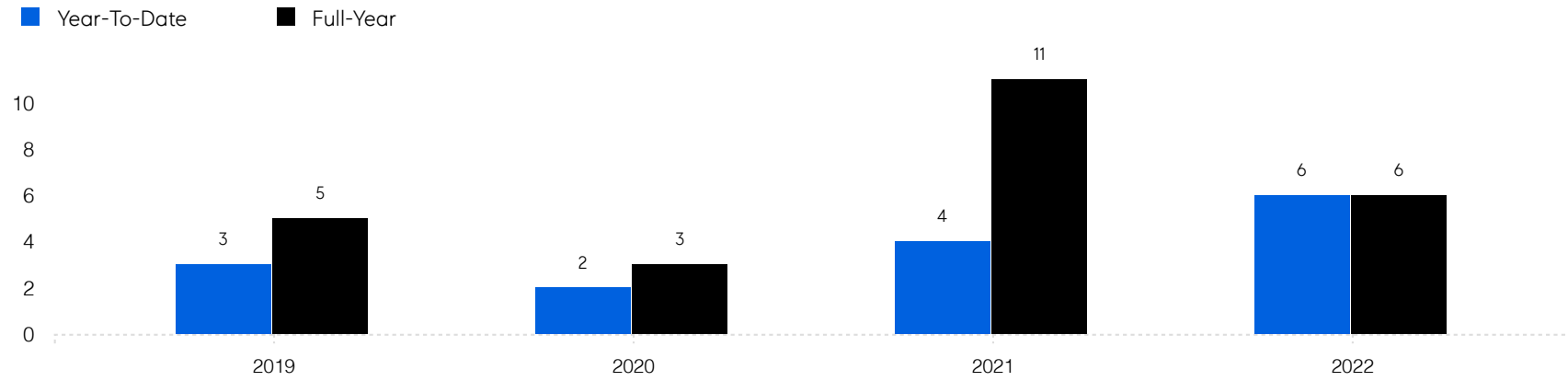


Harrison

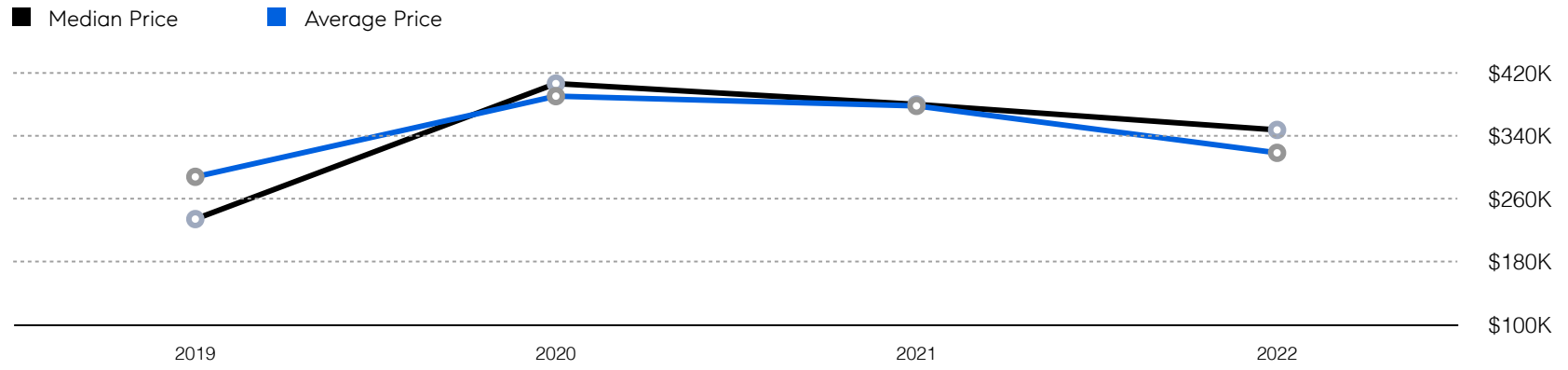
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	1	4	300.0%
	SALES VOLUME	\$518,000	\$1,500,000	189.6%
	MEDIAN PRICE	\$518,000	\$362,500	-30.0%
	AVERAGE PRICE	\$518,000	\$375,000	-27.6%
	AVERAGE DOM	26	30	15.4%
	# OF CONTRACTS	2	1	-50.0%
	# NEW LISTINGS	4	1	-75.0%
Condo/Co-op/Townhouse	# OF SALES	3	2	-33.3%
	SALES VOLUME	\$767,000	\$409,999	-46.5%
	MEDIAN PRICE	\$212,000	\$205,000	-3.3%
	AVERAGE PRICE	\$255,667	\$205,000	-19.8%
	AVERAGE DOM	51	9	-82.4%
	# OF CONTRACTS	5	5	0.0%
	# NEW LISTINGS	10	8	-20.0%

Harrison

Historic Sales



Historic Sales Prices

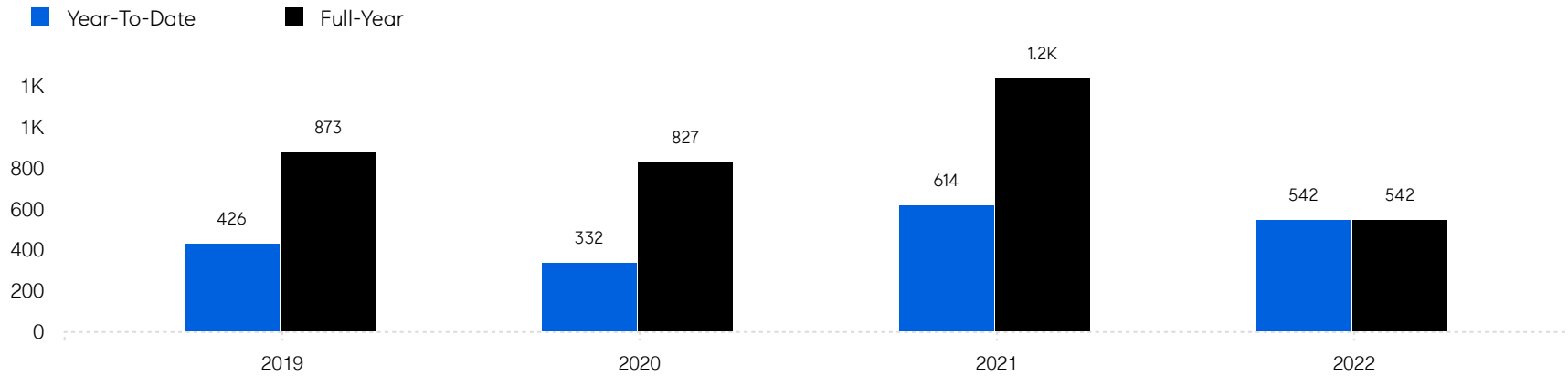


Hoboken

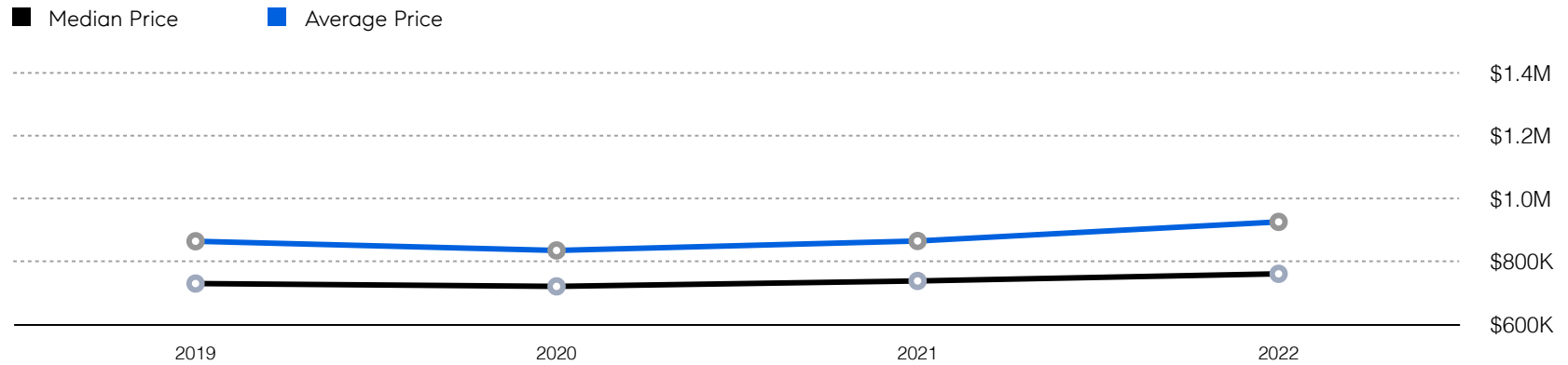
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	33	21	-36.4%
	SALES VOLUME	\$62,671,000	\$44,724,000	-28.6%
	MEDIAN PRICE	\$1,950,000	\$2,175,000	11.5%
	AVERAGE PRICE	\$1,899,121	\$2,236,200	17.7%
	AVERAGE DOM	48	27	-43.7%
	# OF CONTRACTS	40	35	-12.5%
	# NEW LISTINGS	64	49	-23.4%
Condo/Co-op/Townhouse	# OF SALES	581	521	-10.3%
	SALES VOLUME	\$462,944,984	\$441,115,454	-4.7%
	MEDIAN PRICE	\$690,000	\$740,000	7.2%
	AVERAGE PRICE	\$796,807	\$873,496	9.6%
	AVERAGE DOM	43	29	-32.6%
	# OF CONTRACTS	783	598	-23.6%
	# NEW LISTINGS	993	857	-13.7%

Hoboken

Historic Sales



Historic Sales Prices

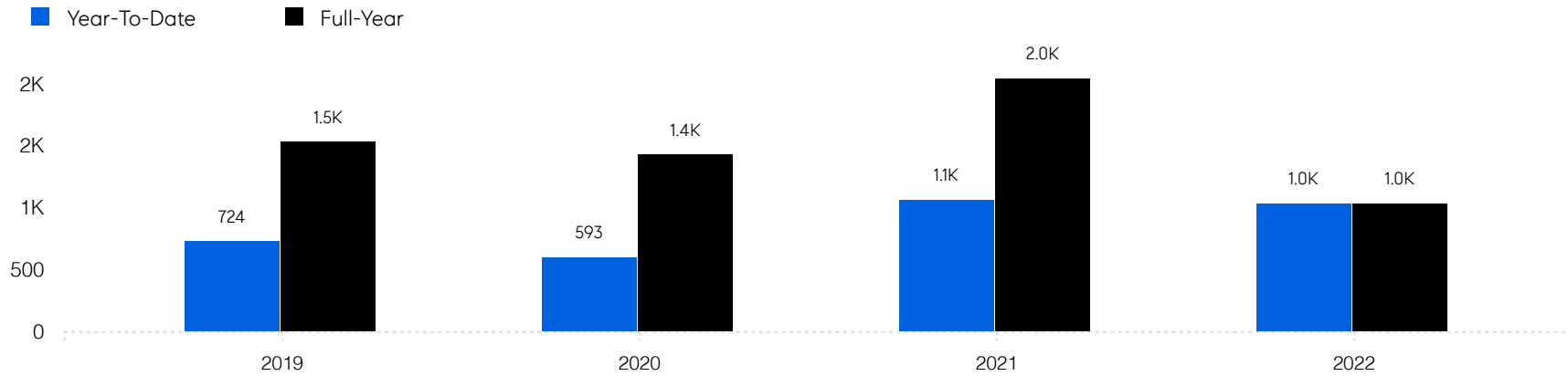


Jersey City

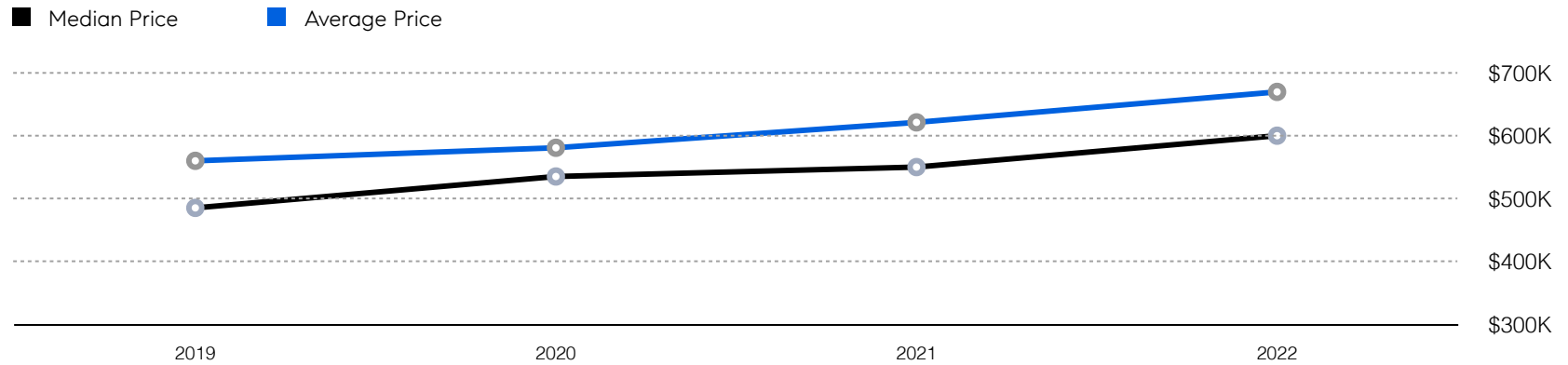
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	157	156	-0.6%
	SALES VOLUME	\$105,015,126	\$108,079,495	2.9%
	MEDIAN PRICE	\$530,000	\$615,000	16.0%
	AVERAGE PRICE	\$686,373	\$735,235	7.1%
	AVERAGE DOM	35	38	8.6%
	# OF CONTRACTS	175	178	1.7%
	# NEW LISTINGS	295	268	-9.2%
Condo/Co-op/Townhouse	# OF SALES	901	875	-2.9%
	SALES VOLUME	\$559,210,080	\$550,274,978	-1.6%
	MEDIAN PRICE	\$578,000	\$600,000	3.8%
	AVERAGE PRICE	\$620,655	\$658,224	6.1%
	AVERAGE DOM	50	34	-32.0%
	# OF CONTRACTS	1,026	996	-2.9%
	# NEW LISTINGS	1,719	1,723	0.2%

Jersey City

Historic Sales



Historic Sales Prices

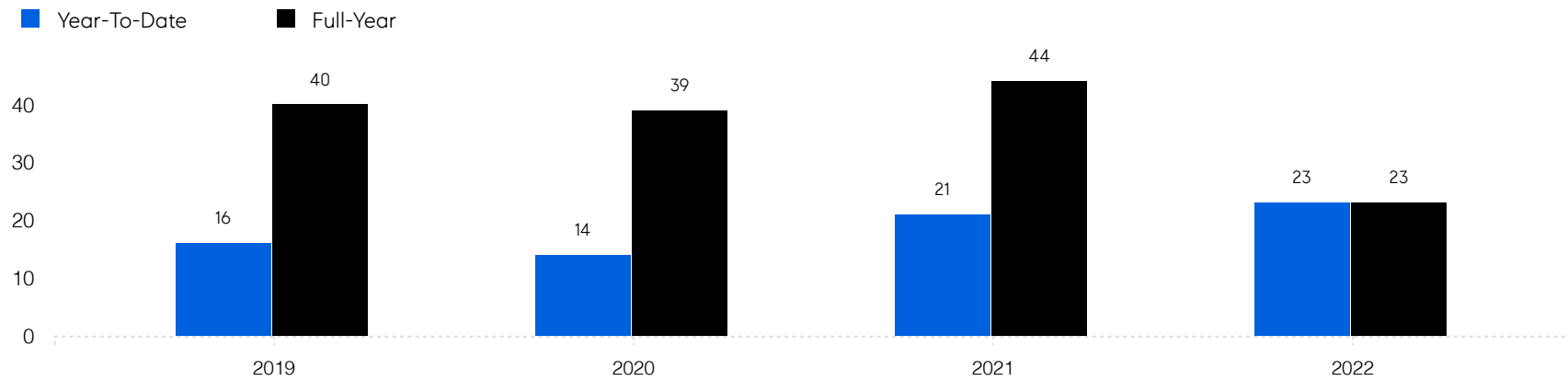


Kearny

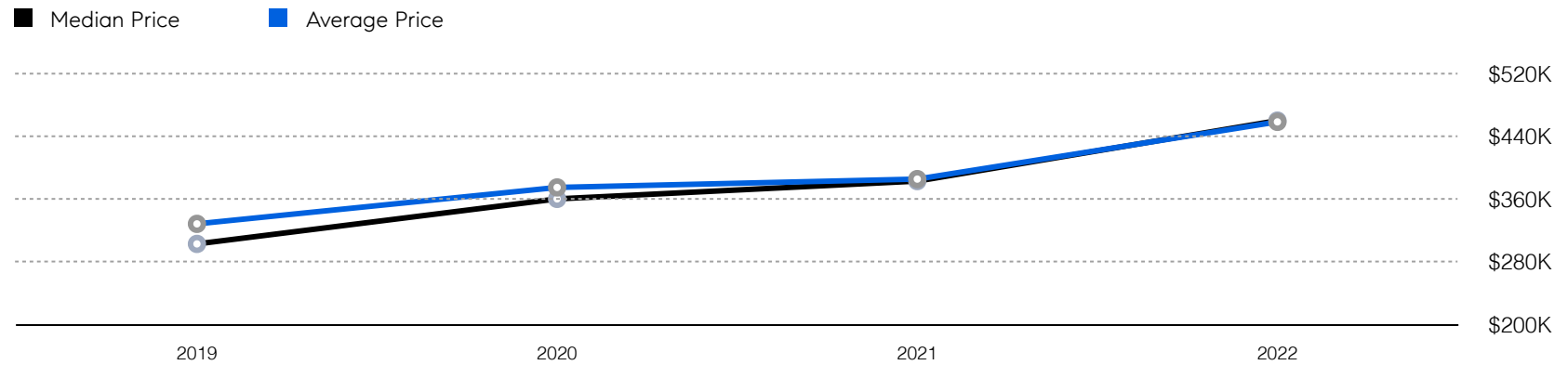
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	19	20	5.3%
	SALES VOLUME	\$7,523,900	\$9,887,900	31.4%
	MEDIAN PRICE	\$400,000	\$507,500	26.9%
	AVERAGE PRICE	\$395,995	\$494,395	24.8%
	AVERAGE DOM	48	32	-33.3%
	# OF CONTRACTS	18	15	-16.7%
	# NEW LISTINGS	23	27	17.4%
Condo/Co-op/Townhouse	# OF SALES	2	3	50.0%
	SALES VOLUME	\$606,000	\$655,000	8.1%
	MEDIAN PRICE	\$303,000	\$230,000	-24.1%
	AVERAGE PRICE	\$303,000	\$218,333	-27.9%
	AVERAGE DOM	9	41	355.6%
	# OF CONTRACTS	2	2	0.0%
	# NEW LISTINGS	3	1	-66.7%

Kearny

Historic Sales



Historic Sales Prices

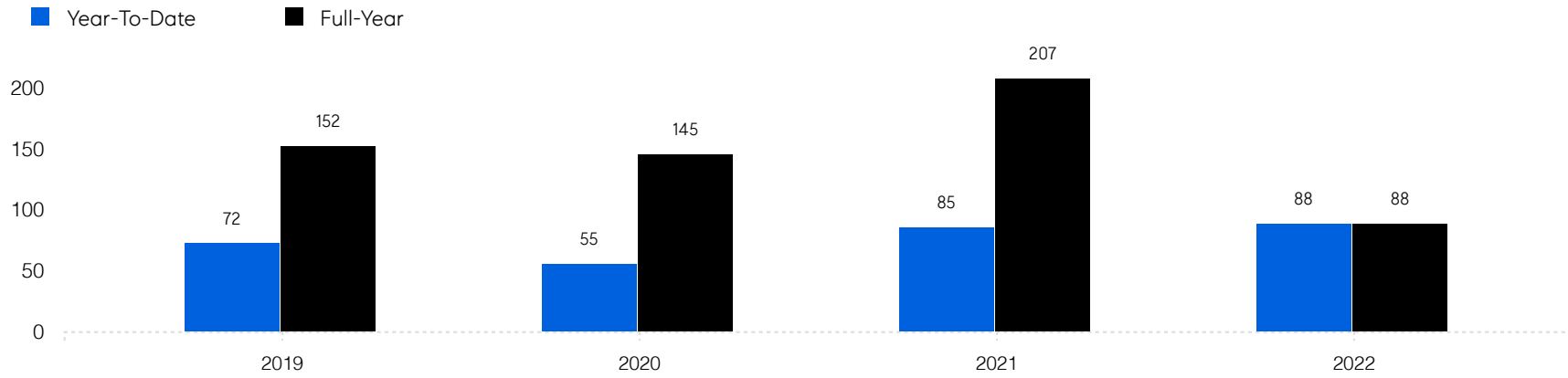


Secaucus

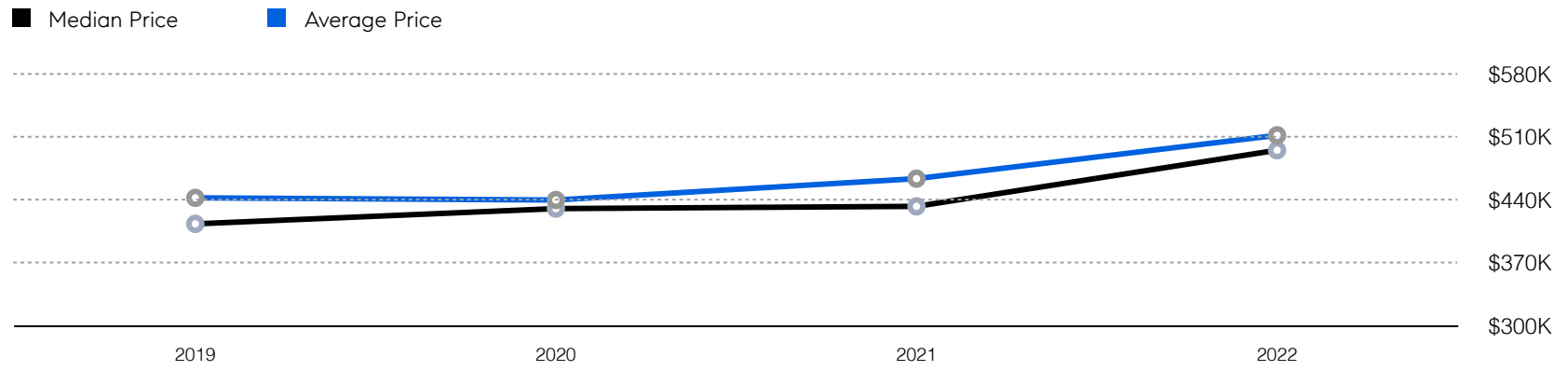
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	24	21	-12.5%
	SALES VOLUME	\$13,887,521	\$14,317,500	3.1%
	MEDIAN PRICE	\$585,000	\$672,500	15.0%
	AVERAGE PRICE	\$578,647	\$681,786	17.8%
	AVERAGE DOM	70	46	-34.3%
	# OF CONTRACTS	32	23	-28.1%
	# NEW LISTINGS	42	31	-26.2%
Condo/Co-op/Townhouse	# OF SALES	61	67	9.8%
	SALES VOLUME	\$24,159,899	\$28,147,594	16.5%
	MEDIAN PRICE	\$355,000	\$445,750	25.6%
	AVERAGE PRICE	\$396,064	\$453,993	14.6%
	AVERAGE DOM	45	32	-28.9%
	# OF CONTRACTS	58	80	37.9%
	# NEW LISTINGS	120	140	16.7%

Secaucus

Historic Sales



Historic Sales Prices

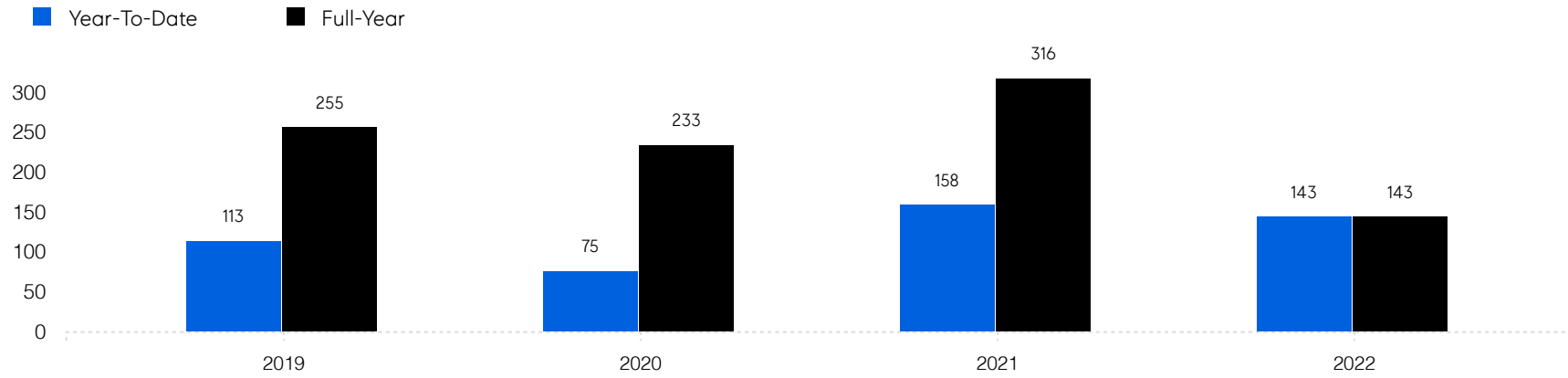


Union City

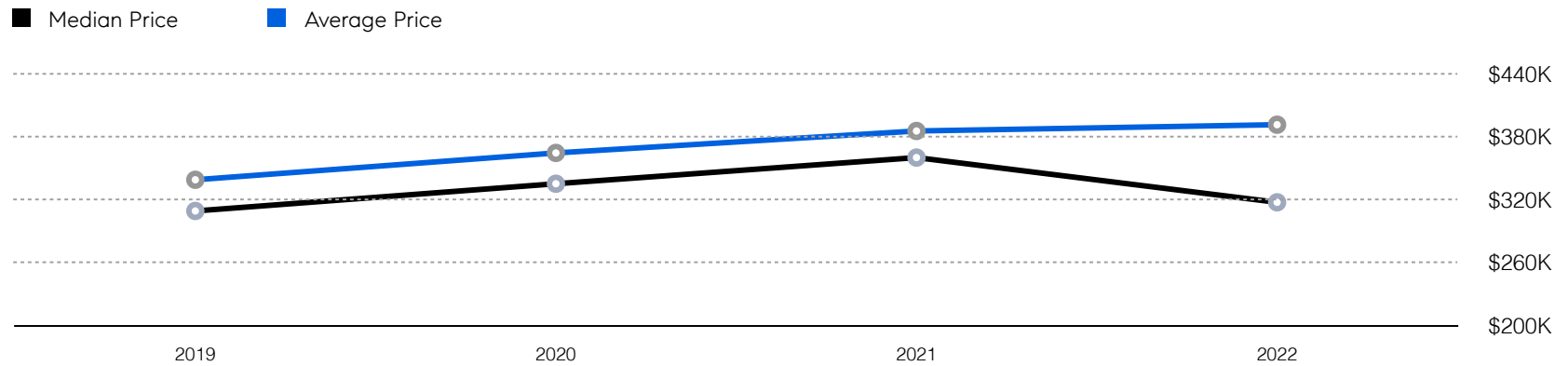
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	19	16	-15.8%
	SALES VOLUME	\$7,597,500	\$8,405,500	10.6%
	MEDIAN PRICE	\$419,750	\$575,000	37.0%
	AVERAGE PRICE	\$422,083	\$600,393	42.2%
	AVERAGE DOM	52	47	-9.6%
	# OF CONTRACTS	22	23	4.5%
	# NEW LISTINGS	35	30	-14.3%
Condo/Co-op/Townhouse	# OF SALES	139	127	-8.6%
	SALES VOLUME	\$50,482,100	\$43,260,103	-14.3%
	MEDIAN PRICE	\$359,000	\$305,000	-15.0%
	AVERAGE PRICE	\$363,181	\$366,611	0.9%
	AVERAGE DOM	48	48	0.0%
	# OF CONTRACTS	193	147	-23.8%
	# NEW LISTINGS	280	234	-16.4%

Union City

Historic Sales



Historic Sales Prices

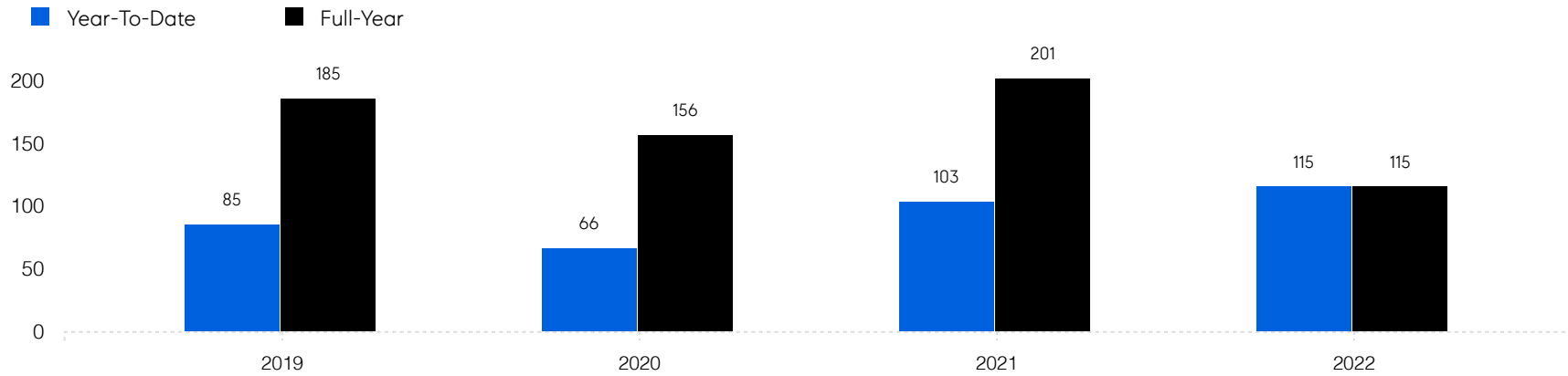


Weehawken

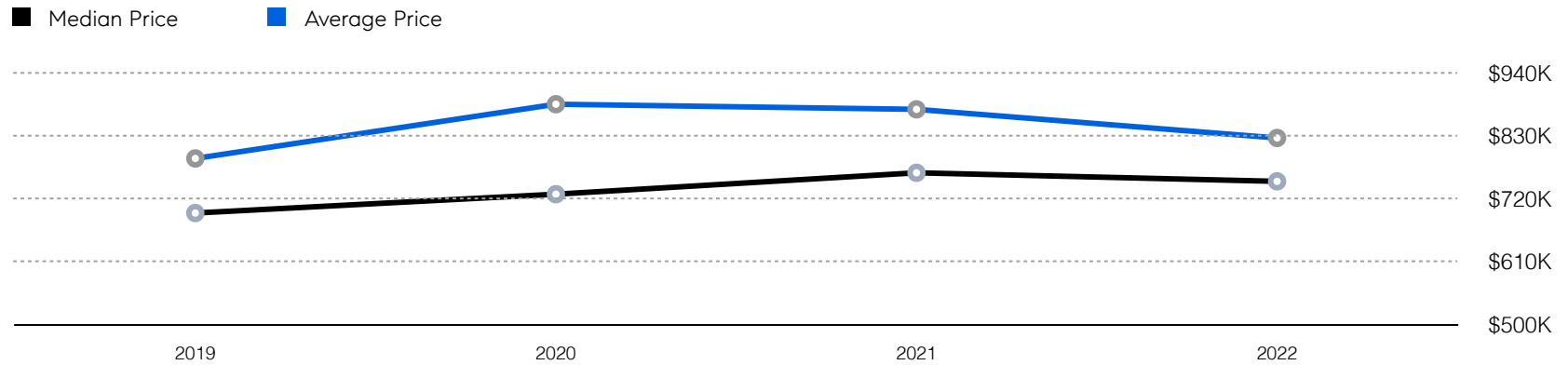
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	19	21	10.5%
	SALES VOLUME	\$20,284,000	\$20,912,998	3.1%
	MEDIAN PRICE	\$1,150,000	\$999,999	-13.0%
	AVERAGE PRICE	\$1,067,579	\$1,100,684	3.1%
	AVERAGE DOM	57	65	14.0%
	# OF CONTRACTS	23	30	30.4%
	# NEW LISTINGS	33	36	9.1%
Condo/Co-op/Townhouse	# OF SALES	84	94	11.9%
	SALES VOLUME	\$70,783,800	\$64,991,488	-8.2%
	MEDIAN PRICE	\$635,250	\$607,500	-4.4%
	AVERAGE PRICE	\$842,664	\$764,606	-9.3%
	AVERAGE DOM	61	61	0.0%
	# OF CONTRACTS	119	129	8.4%
	# NEW LISTINGS	195	177	-9.2%

Weehawken

Historic Sales



Historic Sales Prices

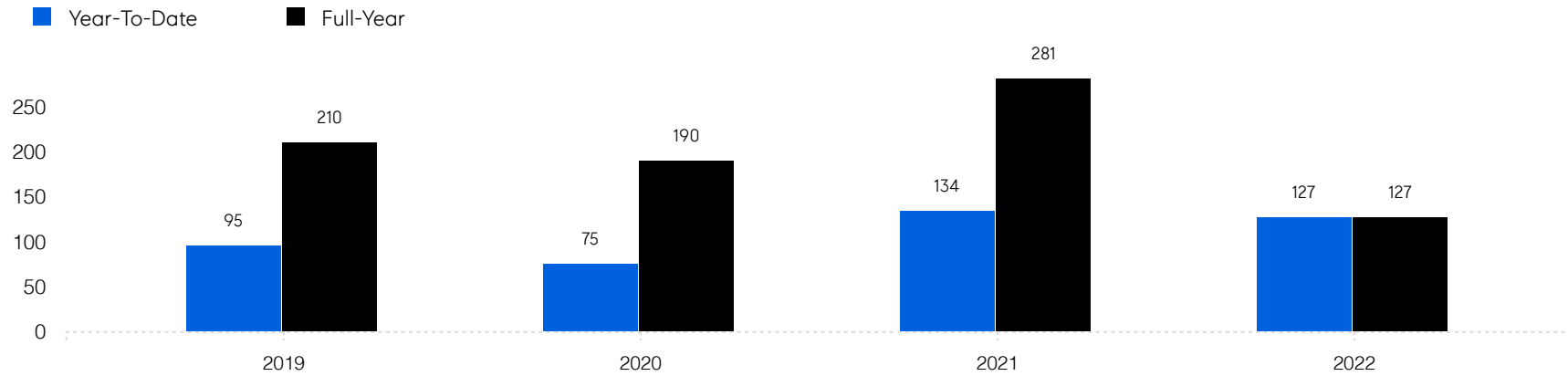


West New York

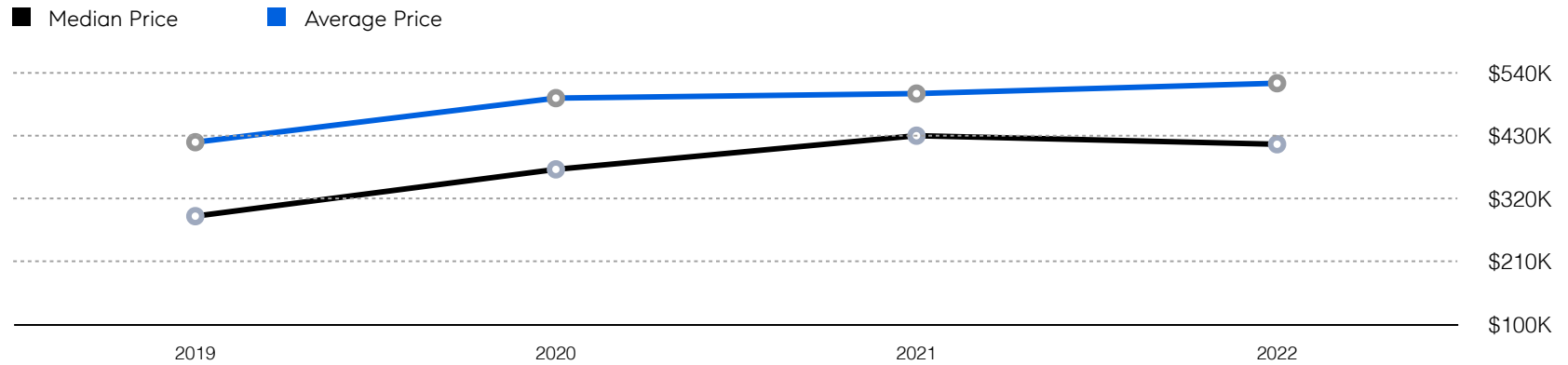
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	6	14	133.3%
	SALES VOLUME	\$3,326,000	\$6,045,000	81.7%
	MEDIAN PRICE	\$458,000	\$540,000	17.9%
	AVERAGE PRICE	\$554,333	\$549,545	-0.9%
	AVERAGE DOM	39	41	5.1%
	# OF CONTRACTS	6	13	116.7%
	# NEW LISTINGS	12	17	41.7%
Condo/Co-op/Townhouse	# OF SALES	128	113	-11.7%
	SALES VOLUME	\$63,576,529	\$53,975,998	-15.1%
	MEDIAN PRICE	\$429,500	\$395,000	-8.0%
	AVERAGE PRICE	\$496,692	\$519,000	4.5%
	AVERAGE DOM	71	54	-23.9%
	# OF CONTRACTS	152	117	-23.0%
	# NEW LISTINGS	290	189	-34.8%

West New York

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2020 to 06/30/2022
Source: NJMLS, 01/01/2020 to 06/30/2022
Source: Hudson MLS, 01/01/2020 to 06/30/2022

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