

Q3 2022

Hudson County Market Report

COMPASS

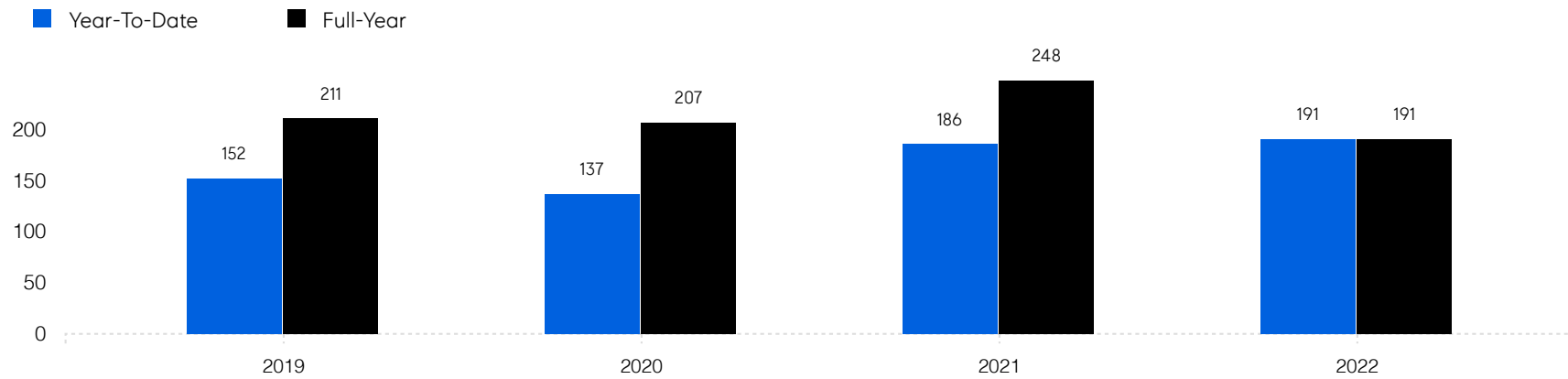


Bayonne

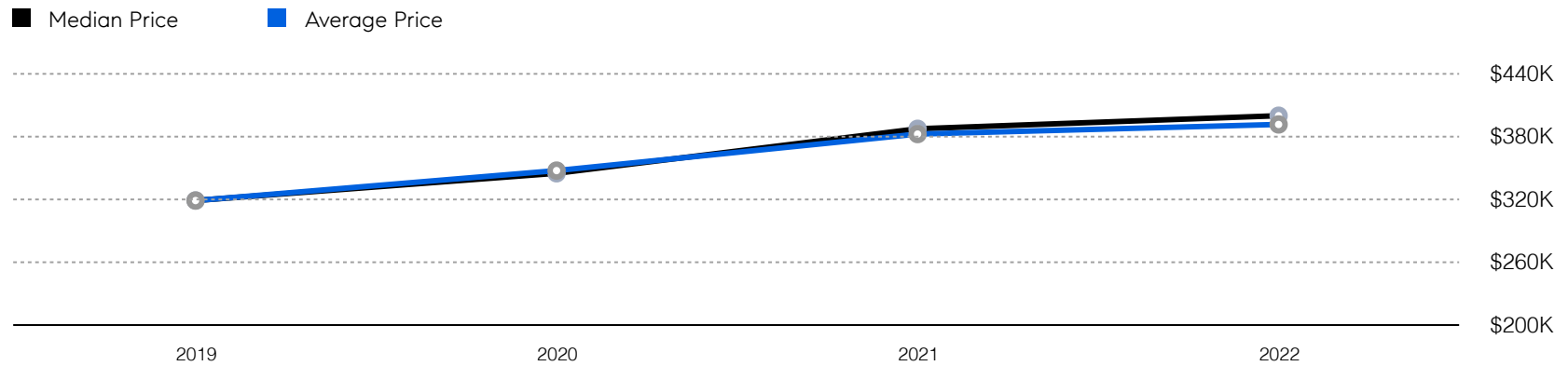
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	117	126	7.7%
	SALES VOLUME	\$50,327,290	\$57,033,122	13.3%
	MEDIAN PRICE	\$425,000	\$448,111	5.4%
	AVERAGE PRICE	\$430,148	\$452,644	5.2%
	AVERAGE DOM	27	36	33.3%
	# OF CONTRACTS	121	134	10.7%
	# NEW LISTINGS	192	189	-1.6%
Condo/Co-op/Townhouse	# OF SALES	69	65	-5.8%
	SALES VOLUME	\$19,552,149	\$17,772,670	-9.1%
	MEDIAN PRICE	\$260,000	\$220,000	-15.4%
	AVERAGE PRICE	\$283,364	\$273,426	-3.5%
	AVERAGE DOM	32	25	-21.9%
	# OF CONTRACTS	70	75	7.1%
	# NEW LISTINGS	111	123	10.8%

Bayonne

Historic Sales



Historic Sales Prices

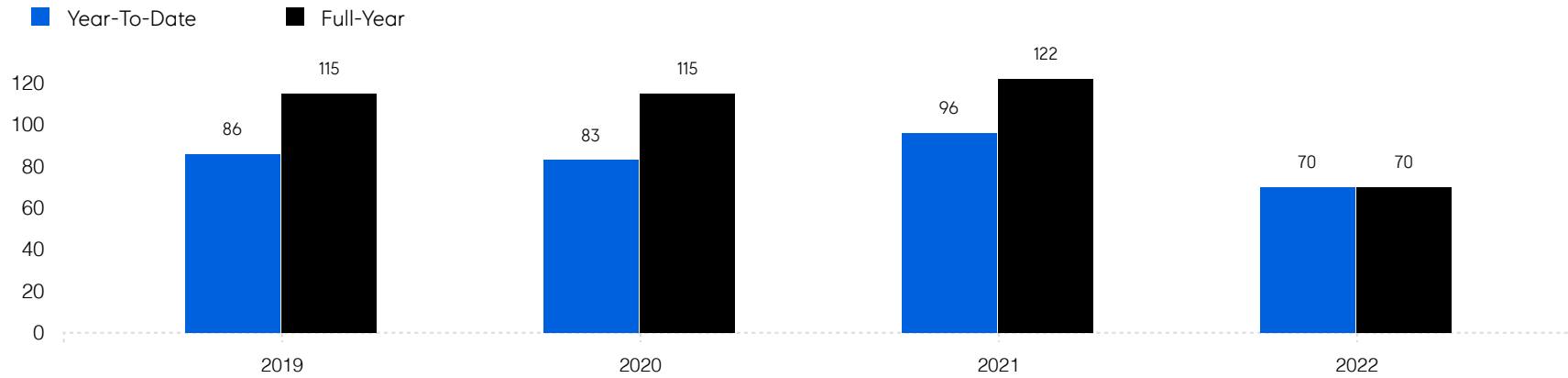


Guttenberg

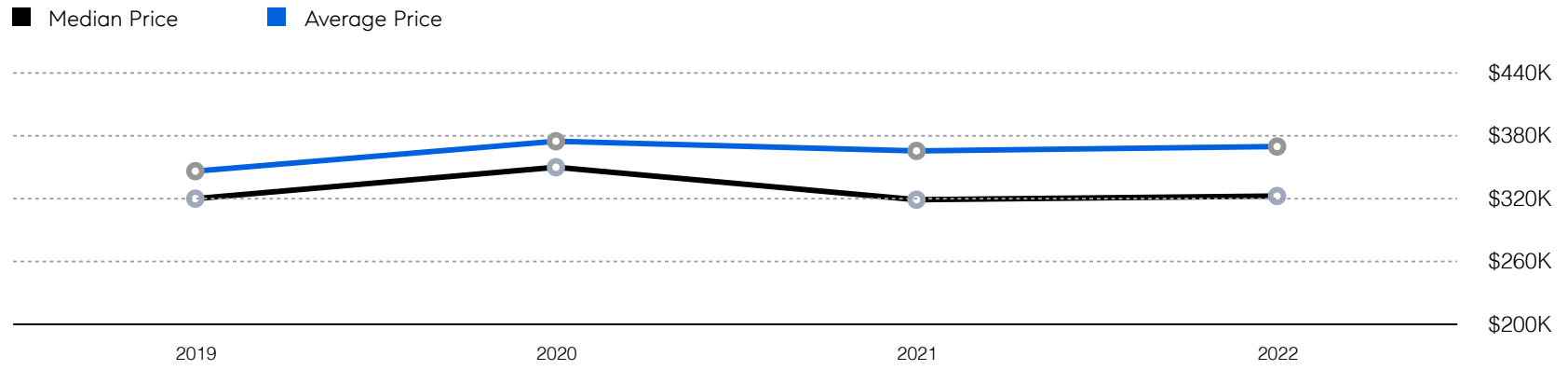
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	7	1	-85.7%
	SALES VOLUME	\$2,983,000	\$435,000	-85.4%
	MEDIAN PRICE	\$450,000	\$435,000	-3.3%
	AVERAGE PRICE	\$426,143	\$435,000	2.1%
	AVERAGE DOM	44	44	0.0%
	# OF CONTRACTS	5	4	-20.0%
	# NEW LISTINGS	6	7	16.7%
Condo/Co-op/Townhouse	# OF SALES	89	69	-22.5%
	SALES VOLUME	\$31,360,274	\$25,449,267	-18.8%
	MEDIAN PRICE	\$310,000	\$320,000	3.2%
	AVERAGE PRICE	\$352,363	\$368,830	4.7%
	AVERAGE DOM	63	55	-12.7%
	# OF CONTRACTS	96	70	-27.1%
	# NEW LISTINGS	158	156	-1.3%

Guttenberg

Historic Sales



Historic Sales Prices

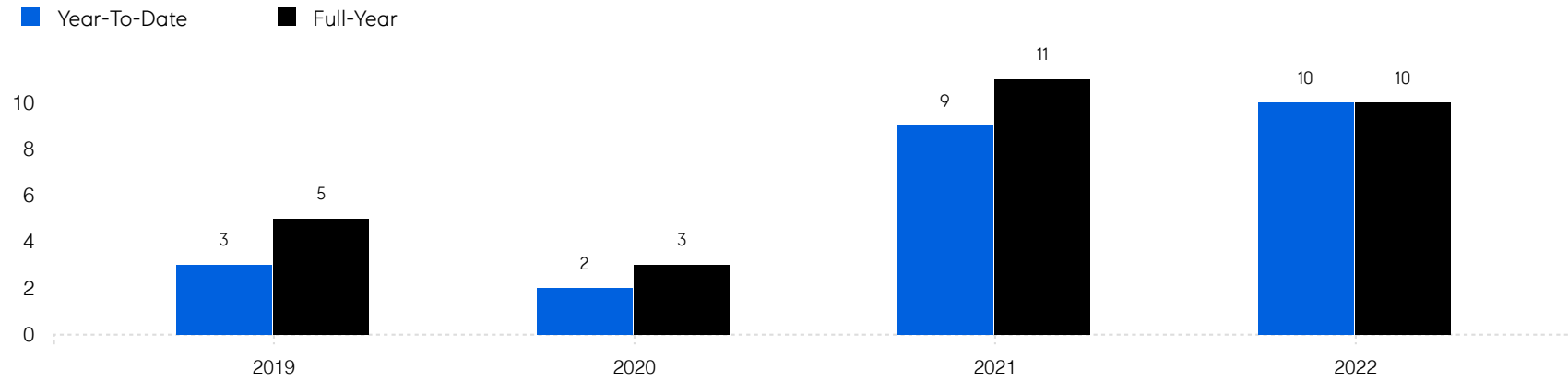


Harrison

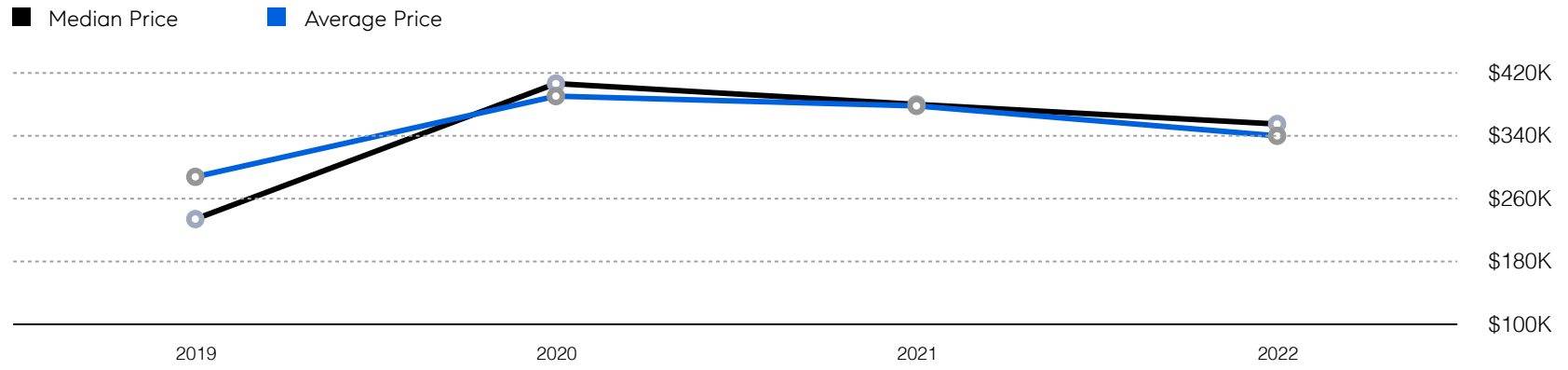
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	2	4	100.0%
	SALES VOLUME	\$917,999	\$1,500,000	63.4%
	MEDIAN PRICE	\$459,000	\$362,500	-21.0%
	AVERAGE PRICE	\$459,000	\$375,000	-18.3%
	AVERAGE DOM	17	30	76.5%
	# OF CONTRACTS	3	1	-66.7%
	# NEW LISTINGS	6	2	-66.7%
Condo/Co-op/Townhouse	# OF SALES	7	6	-14.3%
	SALES VOLUME	\$2,381,000	\$1,899,999	-20.2%
	MEDIAN PRICE	\$365,000	\$320,000	-12.3%
	AVERAGE PRICE	\$340,143	\$316,667	-6.9%
	AVERAGE DOM	48	36	-25.0%
	# OF CONTRACTS	6	5	-16.7%
	# NEW LISTINGS	12	9	-25.0%

Harrison

Historic Sales



Historic Sales Prices

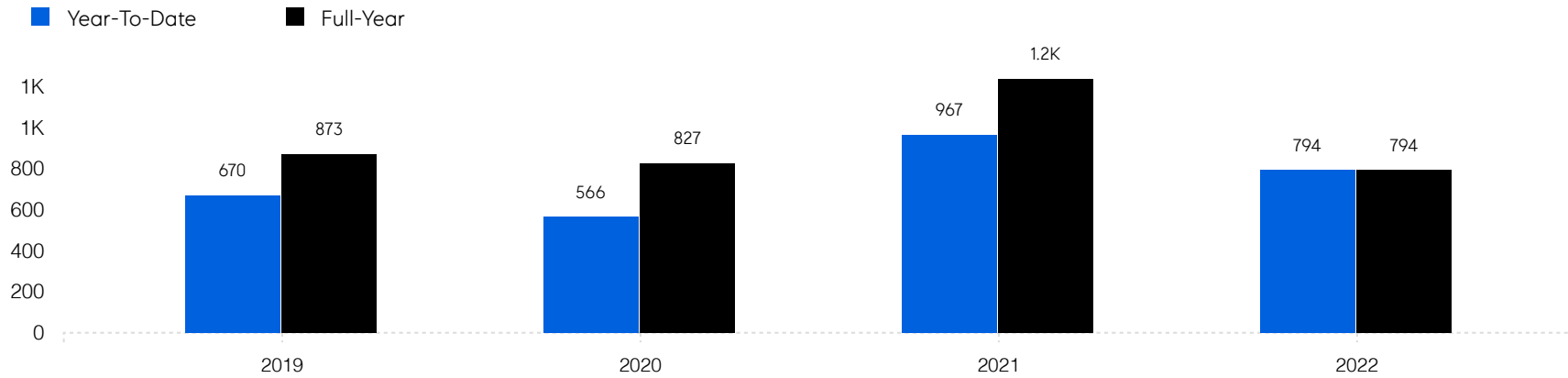


Hoboken

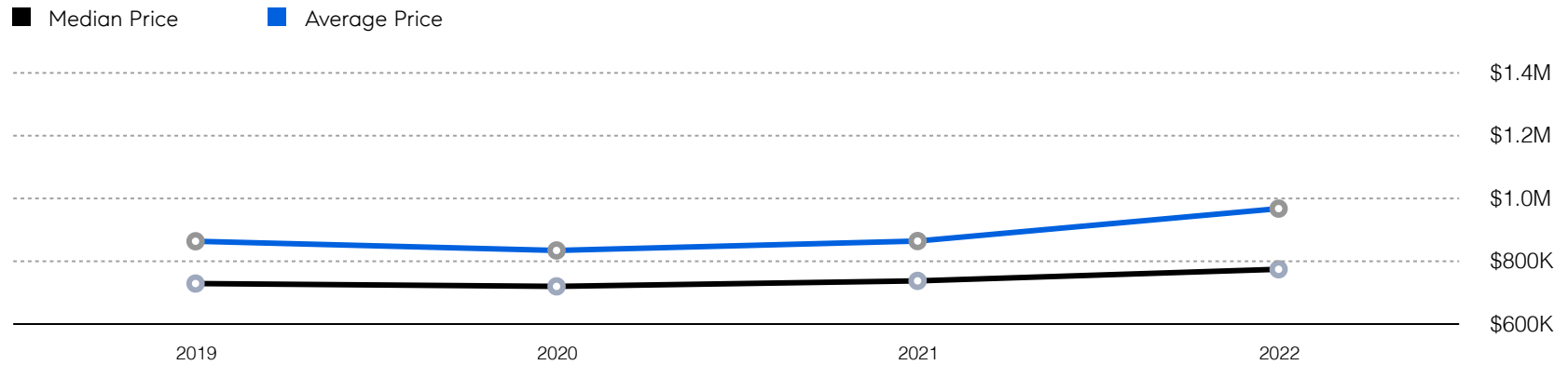
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	47	39	-17.0%
	SALES VOLUME	\$87,415,500	\$93,251,200	6.7%
	MEDIAN PRICE	\$1,825,000	\$2,250,000	23.3%
	AVERAGE PRICE	\$1,859,904	\$2,391,056	28.6%
	AVERAGE DOM	43	32	-25.6%
	# OF CONTRACTS	53	46	-13.2%
	# NEW LISTINGS	85	71	-16.5%
Condo/Co-op/Townhouse	# OF SALES	920	755	-17.9%
	SALES VOLUME	\$747,002,215	\$675,124,324	-9.6%
	MEDIAN PRICE	\$720,000	\$740,000	2.8%
	AVERAGE PRICE	\$811,959	\$894,204	10.1%
	AVERAGE DOM	38	28	-26.3%
	# OF CONTRACTS	1,043	817	-21.7%
	# NEW LISTINGS	1,364	1,108	-18.8%

Hoboken

Historic Sales



Historic Sales Prices

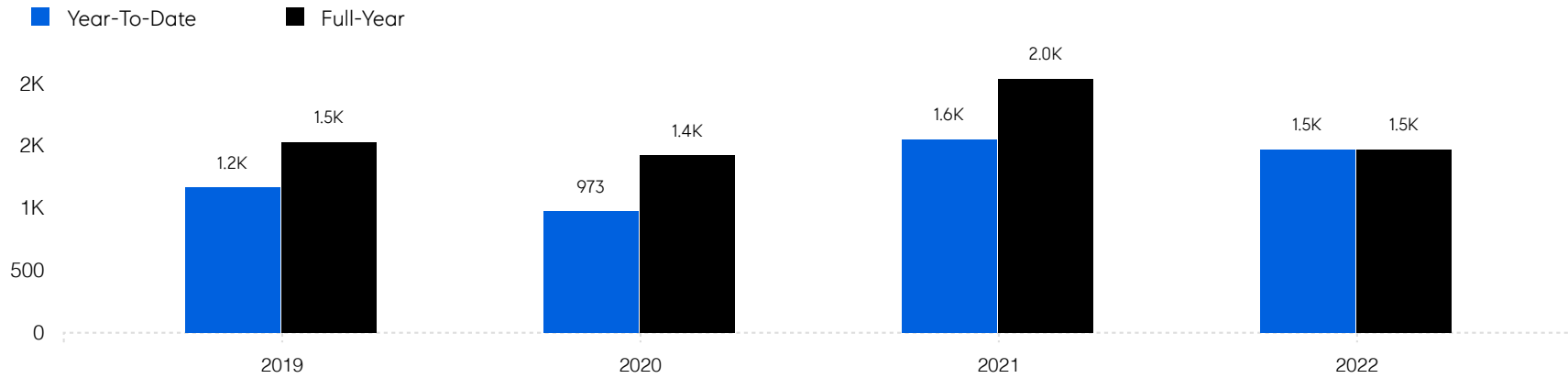


Jersey City

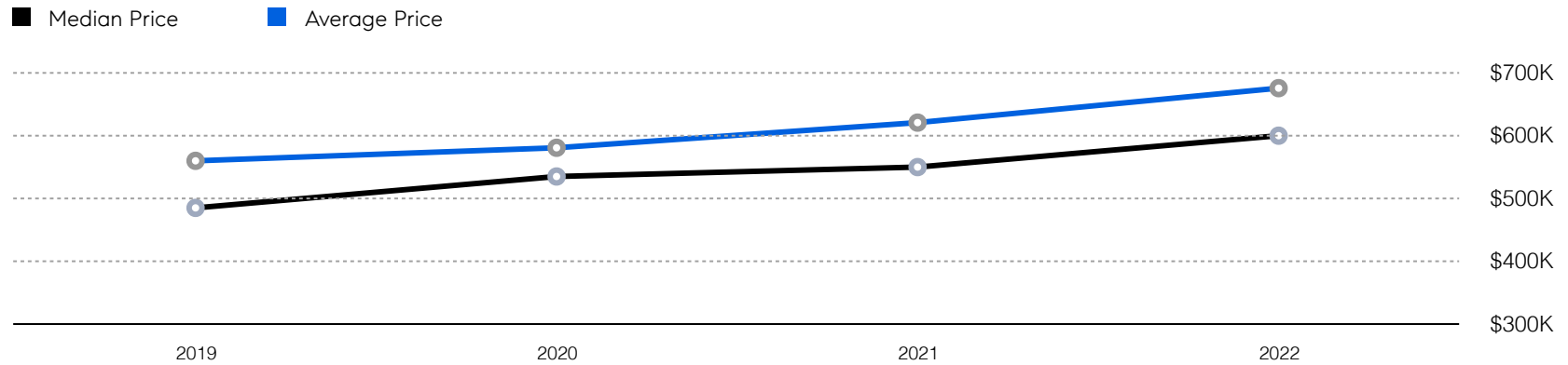
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	217	232	6.9%
	SALES VOLUME	\$147,662,625	\$176,118,395	19.3%
	MEDIAN PRICE	\$535,000	\$625,000	16.8%
	AVERAGE PRICE	\$680,473	\$759,131	11.6%
	AVERAGE DOM	36	34	-5.6%
	# OF CONTRACTS	240	239	-0.4%
	# NEW LISTINGS	442	398	-10.0%
Condo/Co-op/Townhouse	# OF SALES	1,338	1,240	-7.3%
	SALES VOLUME	\$829,382,656	\$818,538,280	-1.3%
	MEDIAN PRICE	\$570,000	\$600,000	5.3%
	AVERAGE PRICE	\$619,867	\$660,112	6.5%
	AVERAGE DOM	48	33	-31.2%
	# OF CONTRACTS	1,442	1,357	-5.9%
	# NEW LISTINGS	2,510	2,433	-3.1%

Jersey City

Historic Sales



Historic Sales Prices

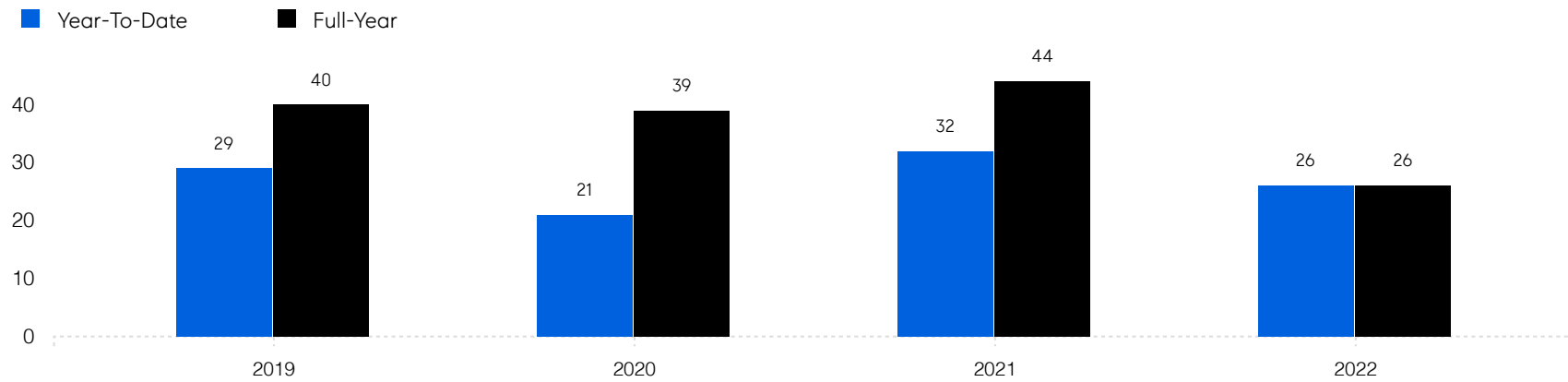


Kearny

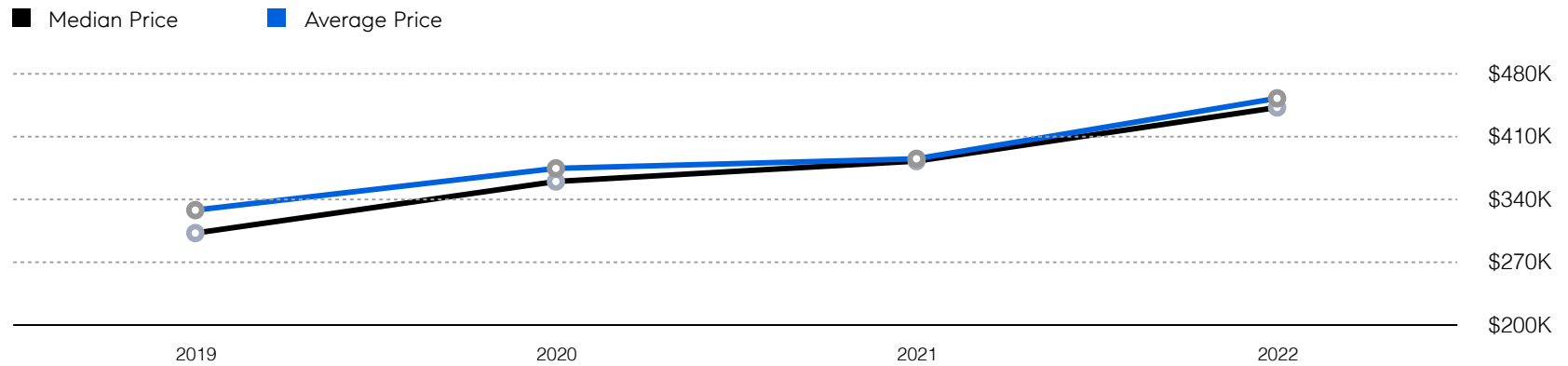
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	29	23	-20.7%
	SALES VOLUME	\$11,598,900	\$11,115,900	-4.2%
	MEDIAN PRICE	\$400,000	\$500,000	25.0%
	AVERAGE PRICE	\$399,962	\$483,300	20.8%
	AVERAGE DOM	41	30	-26.8%
	# OF CONTRACTS	27	30	11.1%
	# NEW LISTINGS	37	47	27.0%
Condo/Co-op/Townhouse	# OF SALES	3	3	0.0%
	SALES VOLUME	\$931,000	\$655,000	-29.6%
	MEDIAN PRICE	\$325,000	\$230,000	-29.2%
	AVERAGE PRICE	\$310,333	\$218,333	-29.6%
	AVERAGE DOM	10	41	310.0%
	# OF CONTRACTS	3	2	-33.3%
	# NEW LISTINGS	4	2	-50.0%

Kearny

Historic Sales



Historic Sales Prices

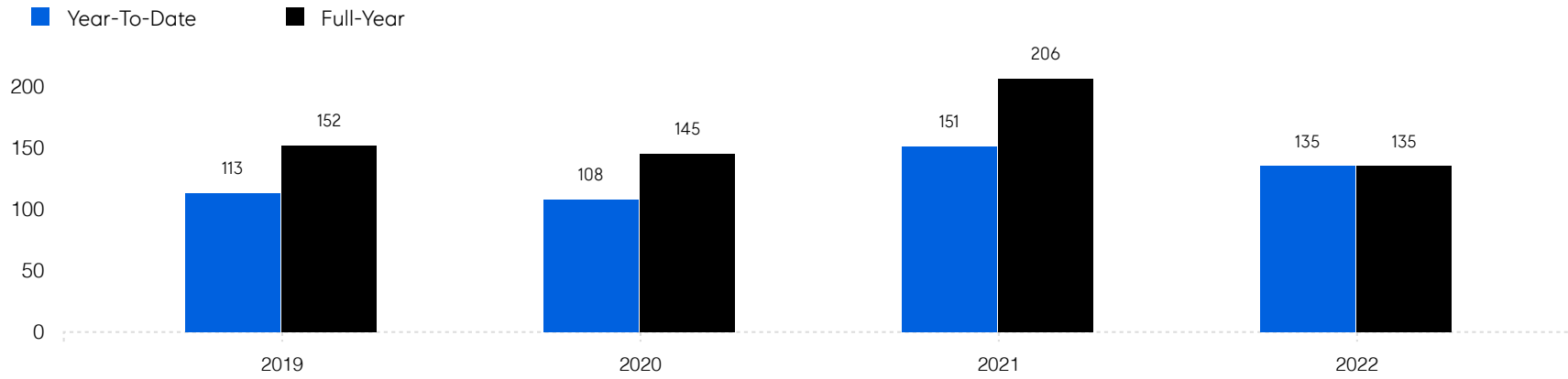


Secaucus

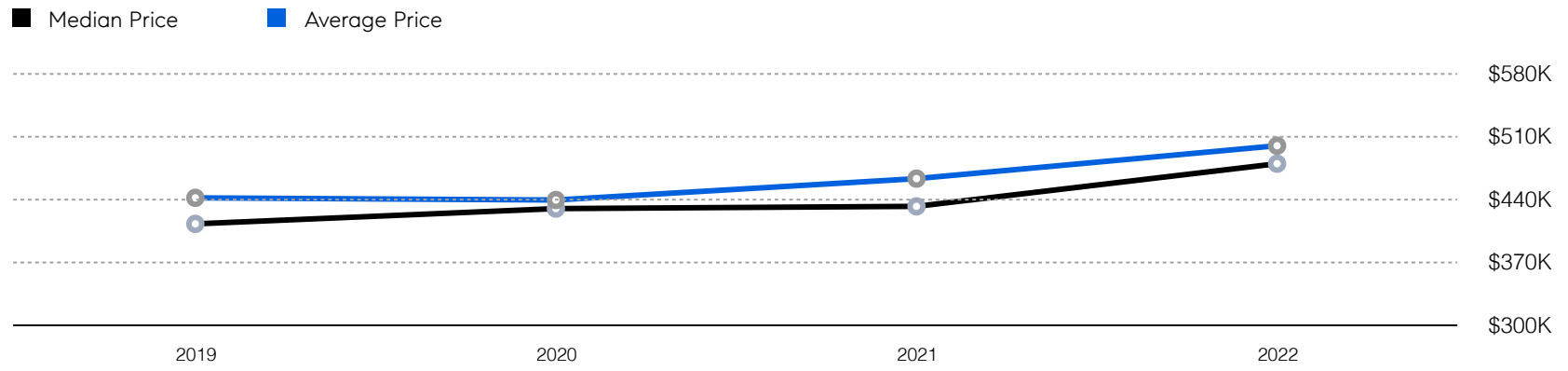
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	44	35	-20.5%
	SALES VOLUME	\$25,988,521	\$23,929,425	-7.9%
	MEDIAN PRICE	\$585,000	\$672,500	15.0%
	AVERAGE PRICE	\$590,648	\$683,698	15.8%
	AVERAGE DOM	48	38	-20.8%
	# OF CONTRACTS	45	37	-17.8%
	# NEW LISTINGS	66	53	-19.7%
Condo/Co-op/Townhouse	# OF SALES	107	100	-6.5%
	SALES VOLUME	\$43,302,918	\$43,575,044	0.6%
	MEDIAN PRICE	\$385,000	\$421,500	9.5%
	AVERAGE PRICE	\$404,700	\$435,750	7.7%
	AVERAGE DOM	42	32	-23.8%
	# OF CONTRACTS	103	109	5.8%
	# NEW LISTINGS	186	178	-4.3%

Secaucus

Historic Sales



Historic Sales Prices

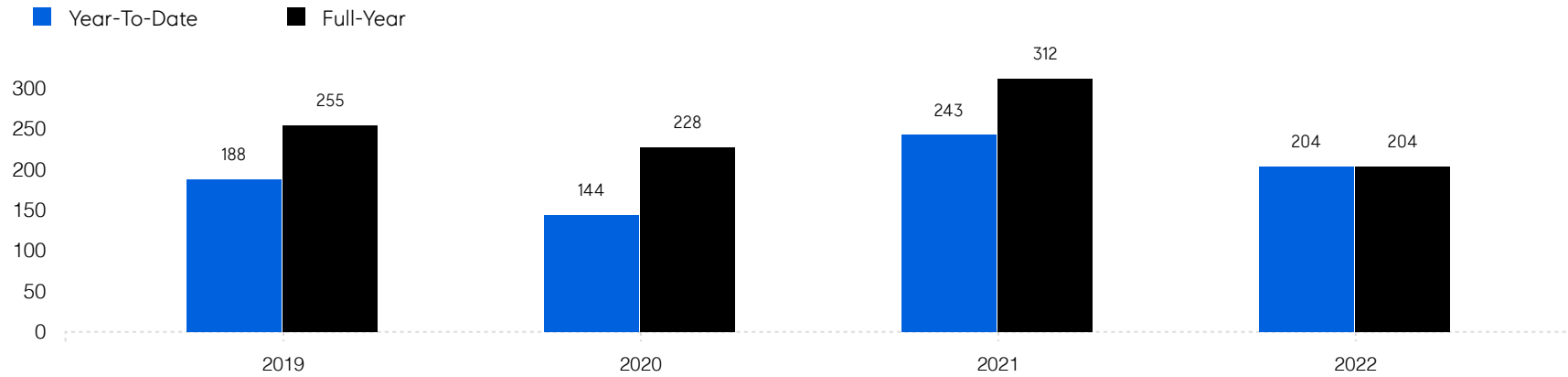


Union City

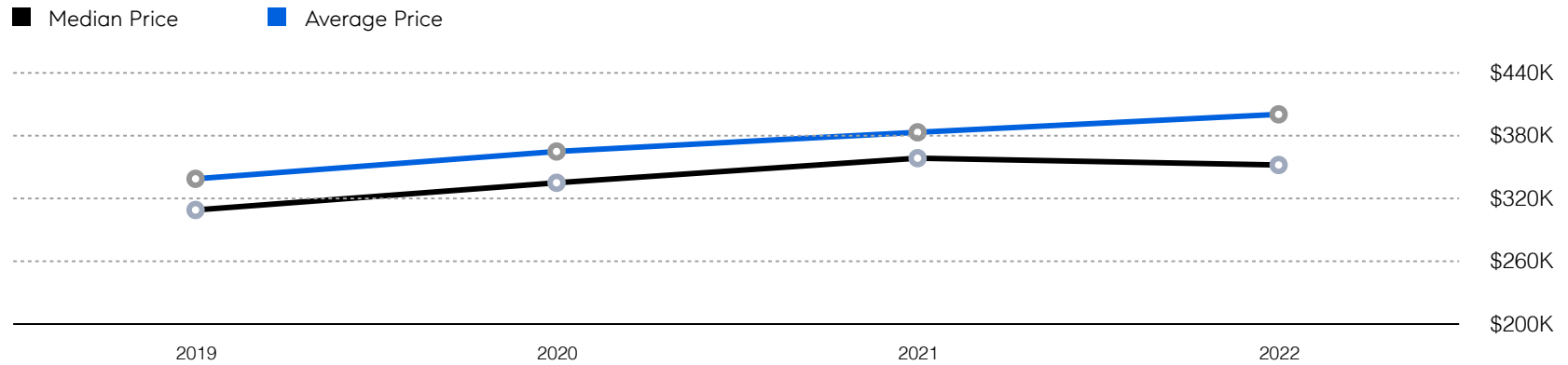
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	23	17	-26.1%
	SALES VOLUME	\$10,904,500	\$10,233,500	-6.2%
	MEDIAN PRICE	\$440,000	\$575,000	30.7%
	AVERAGE PRICE	\$474,109	\$601,971	27.0%
	AVERAGE DOM	39	38	-2.6%
	# OF CONTRACTS	29	25	-13.8%
	# NEW LISTINGS	55	38	-30.9%
Condo/Co-op/Townhouse	# OF SALES	220	187	-15.0%
	SALES VOLUME	\$82,092,226	\$71,444,952	-13.0%
	MEDIAN PRICE	\$352,500	\$330,000	-6.4%
	AVERAGE PRICE	\$373,146	\$382,059	2.4%
	AVERAGE DOM	51	53	3.9%
	# OF CONTRACTS	250	206	-17.6%
	# NEW LISTINGS	389	318	-18.3%

Union City

Historic Sales



Historic Sales Prices

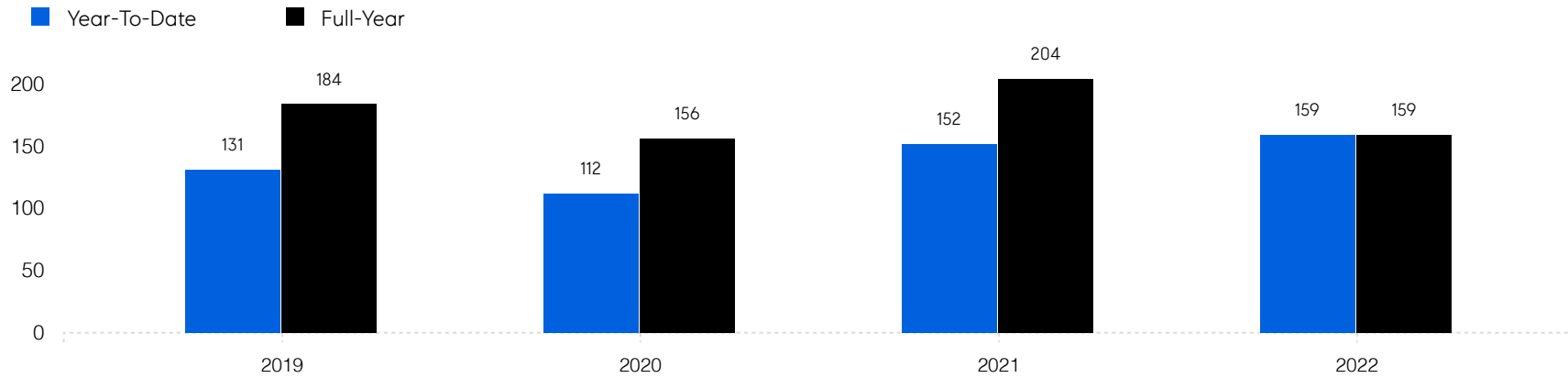


Weehawken

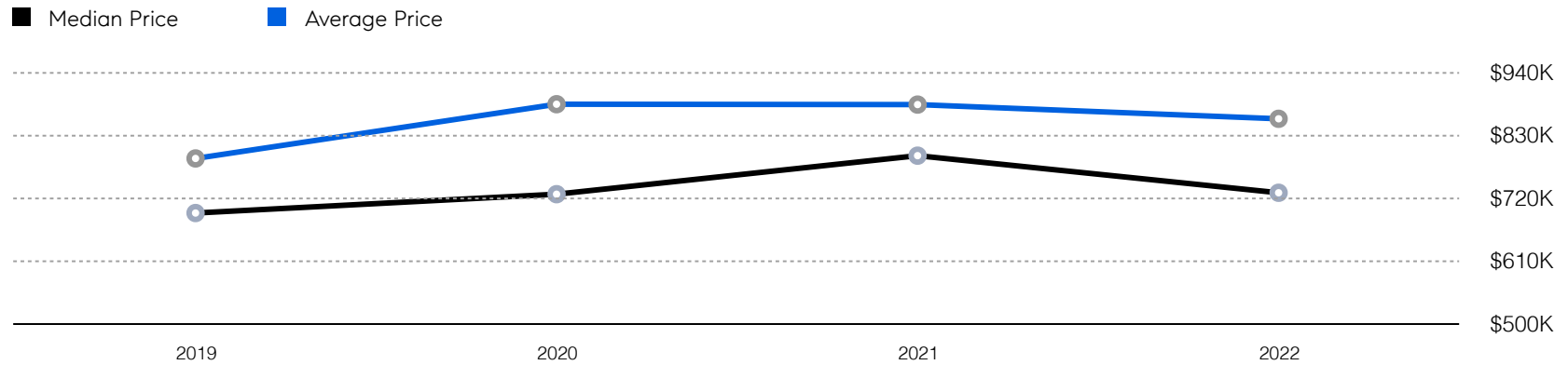
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	26	24	-7.7%
	SALES VOLUME	\$27,922,000	\$28,871,997	3.4%
	MEDIAN PRICE	\$1,132,500	\$1,074,500	-5.1%
	AVERAGE PRICE	\$1,073,923	\$1,203,000	12.0%
	AVERAGE DOM	56	61	8.9%
	# OF CONTRACTS	35	35	0.0%
	# NEW LISTINGS	45	52	15.6%
Condo/Co-op/Townhouse	# OF SALES	126	135	7.1%
	SALES VOLUME	\$102,184,200	\$107,804,569	5.5%
	MEDIAN PRICE	\$627,500	\$642,000	2.3%
	AVERAGE PRICE	\$810,986	\$798,552	-1.5%
	AVERAGE DOM	64	54	-15.6%
	# OF CONTRACTS	167	174	4.2%
	# NEW LISTINGS	301	239	-20.6%

Weehawken

Historic Sales



Historic Sales Prices

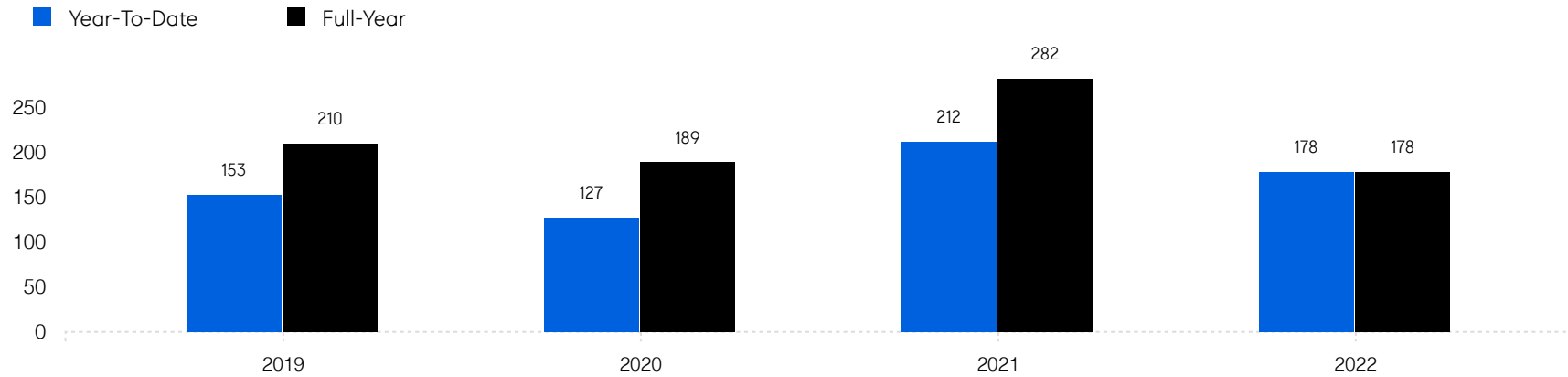


West New York

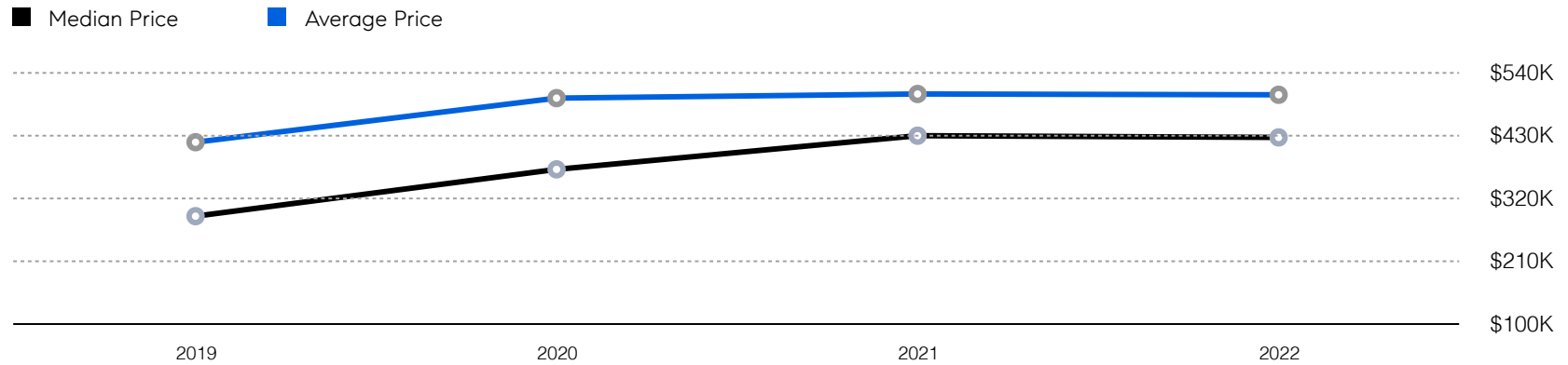
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	10	17	70.0%
	SALES VOLUME	\$6,158,000	\$9,021,000	46.5%
	MEDIAN PRICE	\$514,000	\$495,000	-3.7%
	AVERAGE PRICE	\$615,800	\$530,647	-13.8%
	AVERAGE DOM	32	42	31.3%
	# OF CONTRACTS	7	16	128.6%
	# NEW LISTINGS	15	21	40.0%
Condo/Co-op/Townhouse	# OF SALES	202	161	-20.3%
	SALES VOLUME	\$100,141,829	\$80,273,747	-19.8%
	MEDIAN PRICE	\$430,000	\$390,000	-9.3%
	AVERAGE PRICE	\$495,752	\$498,595	0.6%
	AVERAGE DOM	63	49	-22.2%
	# OF CONTRACTS	216	166	-23.1%
	# NEW LISTINGS	399	258	-35.3%

West New York

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2020 to 09/30/2022
Source: NJMLS, 01/01/2020 to 09/30/2022
Source: Hudson MLS, 01/01/2020 to 09/30/2022

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