



COMPASS

January 2023

Hudson Market Insights

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JANUARY 2023

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Bayonne

JANUARY 2023

UNDER CONTRACT

15
Total
Properties

\$370K
Average
Price

\$384K
Median
Price

-25%
Decrease From
Jan 2022

9%
Increase From
Jan 2022

4%
Increase From
Jan 2022

UNITS SOLD

13
Total
Properties

\$404K
Average
Price

\$420K
Median
Price

-32%
Decrease From
Jan 2022

0%
Change From
Jan 2022

-
Change From
Jan 2022

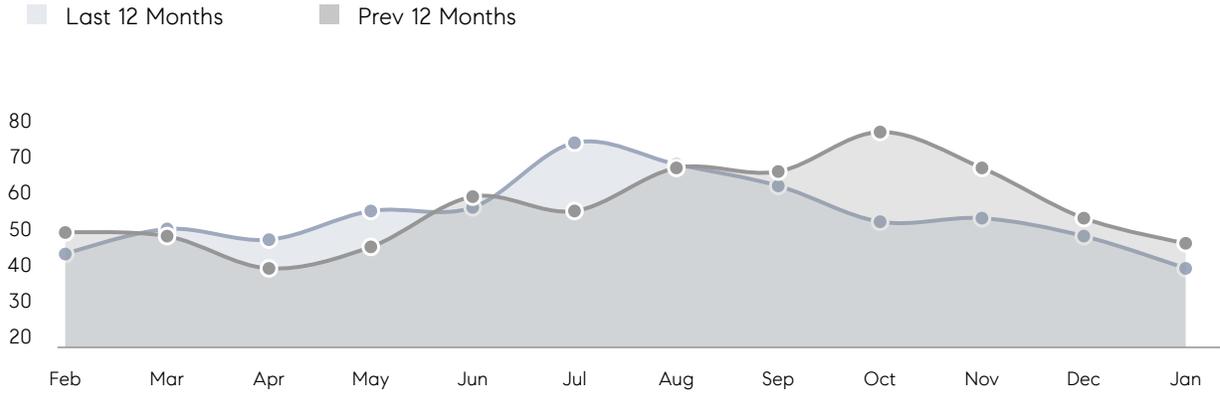
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	47	40	18%
	% OF ASKING PRICE	97%	101%	
	AVERAGE SOLD PRICE	\$404,769	\$402,842	0.5%
	# OF CONTRACTS	15	20	-25.0%
	NEW LISTINGS	24	24	0%
Houses	AVERAGE DOM	48	37	30%
	% OF ASKING PRICE	98%	101%	
	AVERAGE SOLD PRICE	\$489,000	\$436,875	12%
	# OF CONTRACTS	7	14	-50%
	NEW LISTINGS	13	16	-19%
Condo/Co-op/TH	AVERAGE DOM	46	59	-22%
	% OF ASKING PRICE	96%	99%	
	AVERAGE SOLD PRICE	\$270,000	\$221,333	22%
	# OF CONTRACTS	8	6	33%
	NEW LISTINGS	11	8	38%

Bayonne

JANUARY 2023

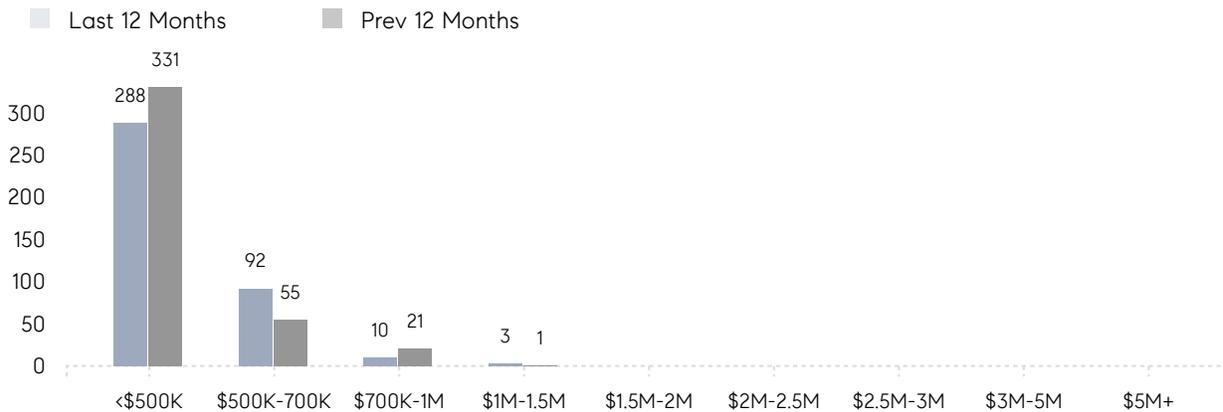
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Guttenberg

JANUARY 2023

UNDER CONTRACT

8	\$306K	\$273K
Total Properties	Average Price	Median Price
33%	-32%	-32%
Increase From Jan 2022	Decrease From Jan 2022	Decrease From Jan 2022

UNITS SOLD

3	\$347K	\$339K
Total Properties	Average Price	Median Price
-70%	6%	23%
Decrease From Jan 2022	Increase From Jan 2022	Increase From Jan 2022

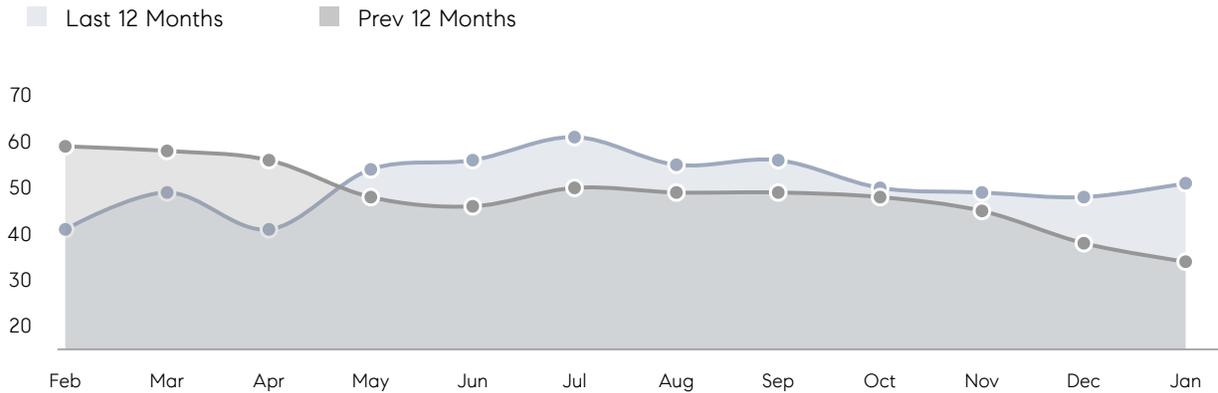
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	94	52	81%
	% OF ASKING PRICE	95%	96%	
	AVERAGE SOLD PRICE	\$347,333	\$327,472	6.1%
	# OF CONTRACTS	8	6	33.3%
	NEW LISTINGS	17	13	31%
Houses	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	2	0	0%
Condo/Co-op/TH	AVERAGE DOM	94	52	81%
	% OF ASKING PRICE	95%	96%	
	AVERAGE SOLD PRICE	\$347,333	\$327,472	6%
	# OF CONTRACTS	7	5	40%
	NEW LISTINGS	15	13	15%

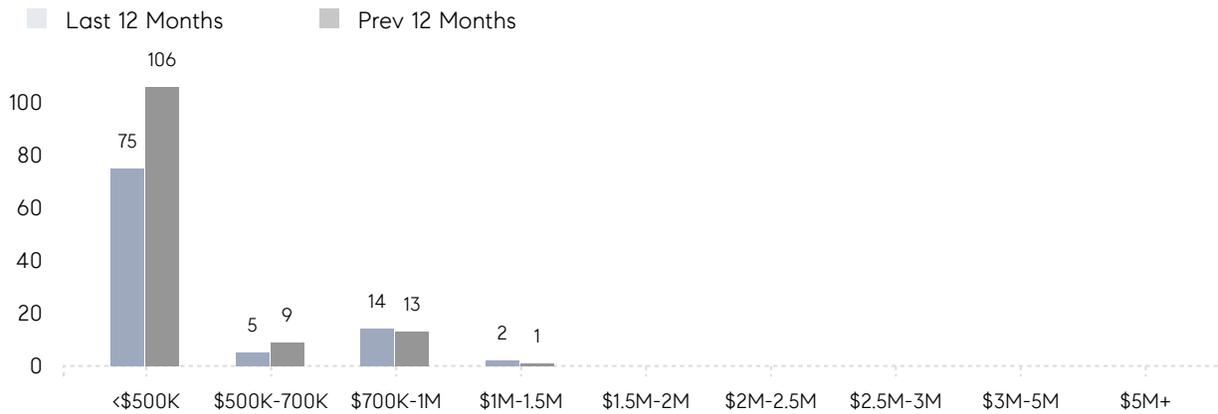
Guttenberg

JANUARY 2023

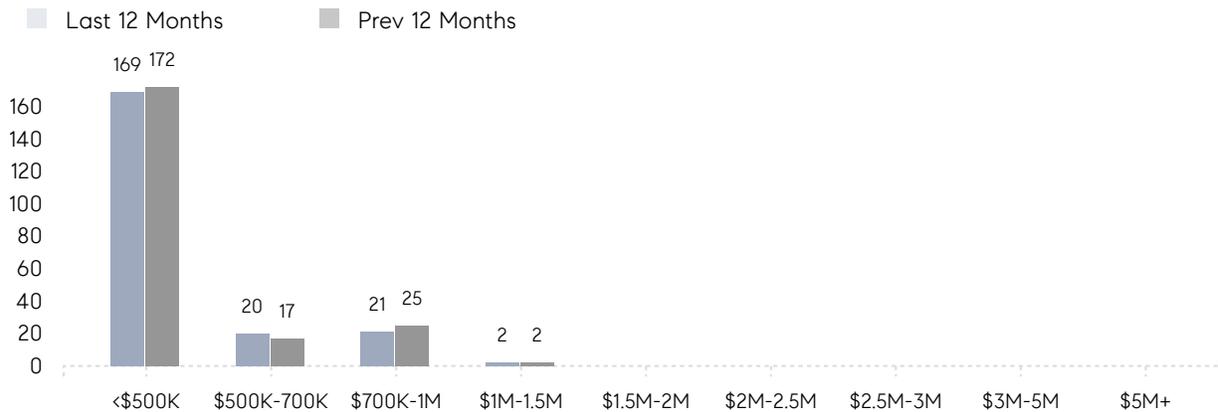
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Harrison

JANUARY 2023

UNDER CONTRACT

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From Jan 2022	Change From Jan 2022	Change From Jan 2022

UNITS SOLD

1	\$277K	\$277K
Total Properties	Average Price	Median Price
-75%	-18%	-23%
Decrease From Jan 2022	Decrease From Jan 2022	Decrease From Jan 2022

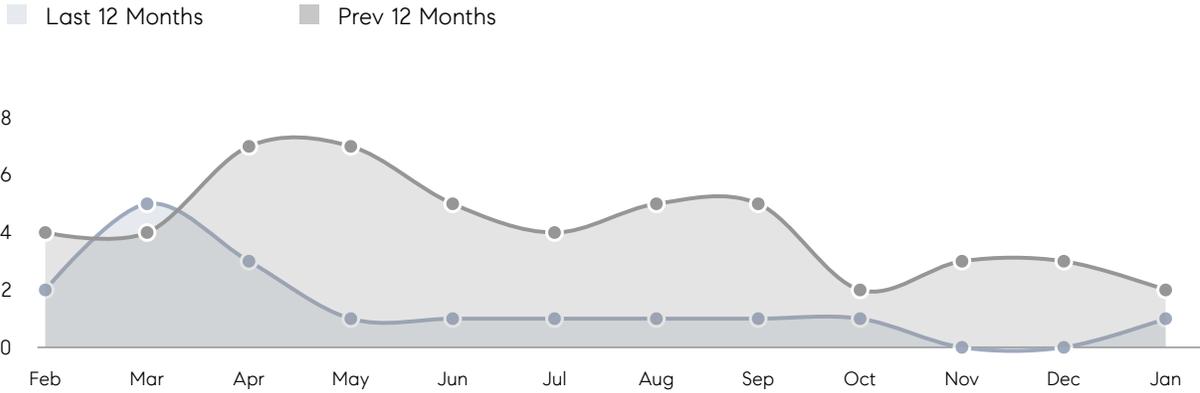
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	6	20	-70%
	% OF ASKING PRICE	99%	102%	
	AVERAGE SOLD PRICE	\$277,000	\$337,500	-17.9%
	# OF CONTRACTS	0	1	0.0%
	NEW LISTINGS	1	1	0%
Houses	AVERAGE DOM	-	26	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$383,333	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	1	0	0%
Condo/Co-op/TH	AVERAGE DOM	6	3	100%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$277,000	\$199,999	39%
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

Harrison

JANUARY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Hoboken

JANUARY 2023

UNDER CONTRACT

36
Total
Properties

\$1.0M
Average
Price

\$849K
Median
Price

-54%
Decrease From
Jan 2022

15%
Increase From
Jan 2022

21%
Increase From
Jan 2022

UNITS SOLD

33
Total
Properties

\$1.0M
Average
Price

\$815K
Median
Price

-56%
Decrease From
Jan 2022

3%
Increase From
Jan 2022

9%
Increase From
Jan 2022

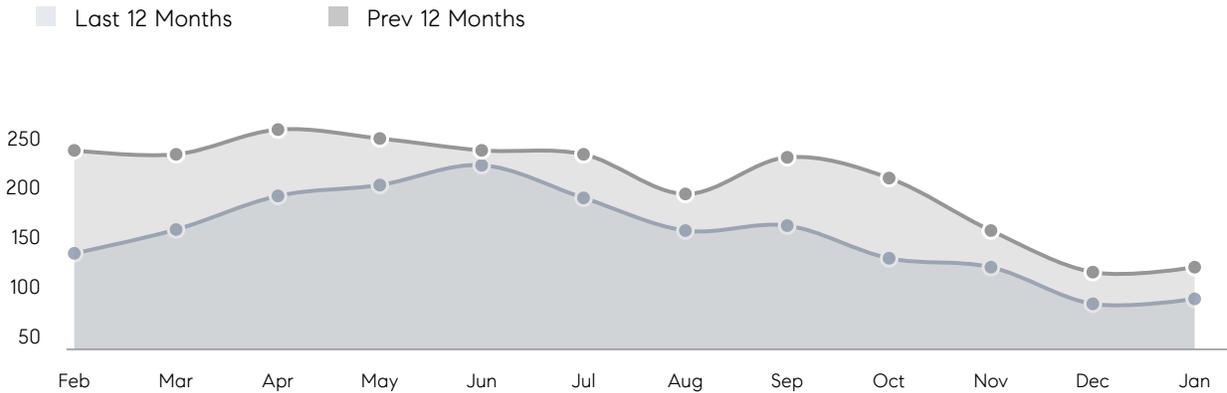
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	41	40	3%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$1,016,267	\$989,107	2.7%
	# OF CONTRACTS	36	79	-54.4%
	NEW LISTINGS	55	111	-50%
Houses	AVERAGE DOM	17	32	-47%
	% OF ASKING PRICE	97%	99%	
	AVERAGE SOLD PRICE	\$1,699,167	\$2,472,500	-31%
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	3	3	0%
Condo/Co-op/TH	AVERAGE DOM	47	40	18%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$864,511	\$948,466	-9%
	# OF CONTRACTS	34	76	-55%
	NEW LISTINGS	52	108	-52%

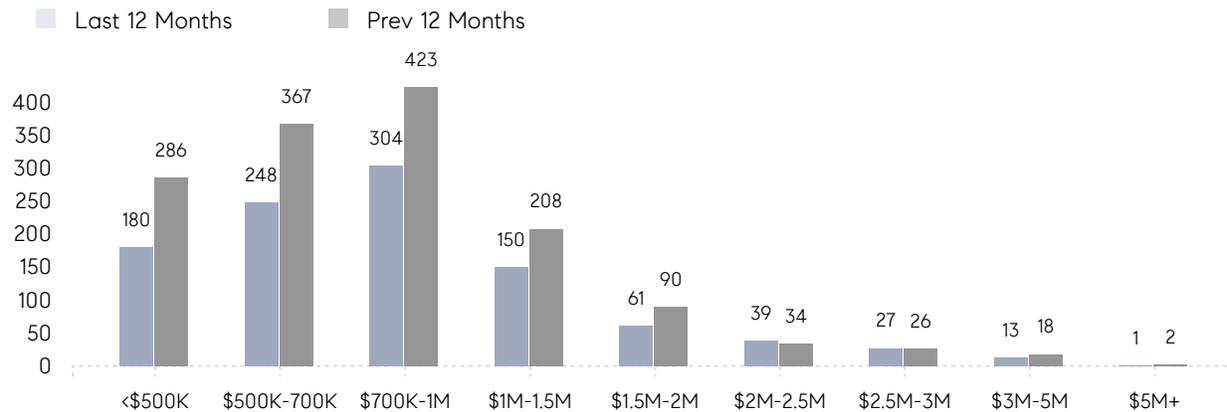
Hoboken

JANUARY 2023

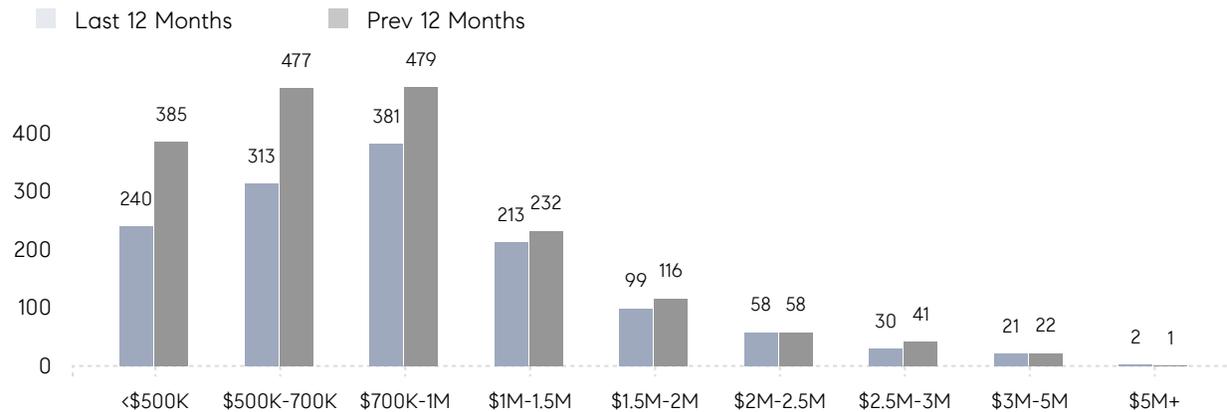
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Jersey City

JANUARY 2023

UNDER CONTRACT

132
Total
Properties

\$621K
Average
Price

\$541K
Median
Price

-24%
Decrease From
Jan 2022

-7%
Decrease From
Jan 2022

-7%
Decrease From
Jan 2022

UNITS SOLD

95
Total
Properties

\$637K
Average
Price

\$539K
Median
Price

-31%
Decrease From
Jan 2022

-3%
Decrease From
Jan 2022

-4%
Decrease From
Jan 2022

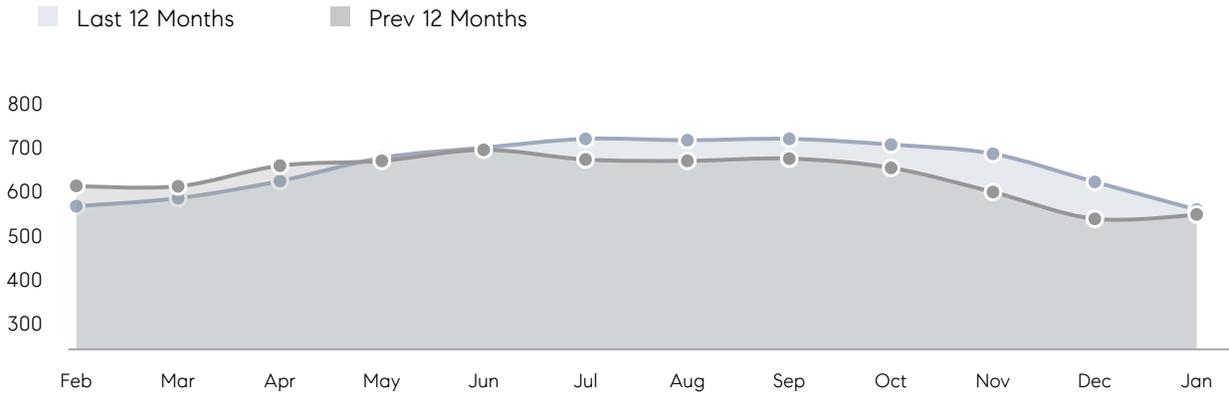
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	39	38	3%
	% OF ASKING PRICE	96%	99%	
	AVERAGE SOLD PRICE	\$637,191	\$654,654	-2.7%
	# OF CONTRACTS	132	173	-23.7%
	NEW LISTINGS	241	322	-25%
Houses	AVERAGE DOM	36	38	-5%
	% OF ASKING PRICE	101%	98%	
	AVERAGE SOLD PRICE	\$687,964	\$674,280	2%
	# OF CONTRACTS	16	26	-38%
	NEW LISTINGS	33	34	-3%
Condo/Co-op/TH	AVERAGE DOM	40	38	5%
	% OF ASKING PRICE	95%	99%	
	AVERAGE SOLD PRICE	\$628,415	\$650,273	-3%
	# OF CONTRACTS	116	147	-21%
	NEW LISTINGS	208	288	-28%

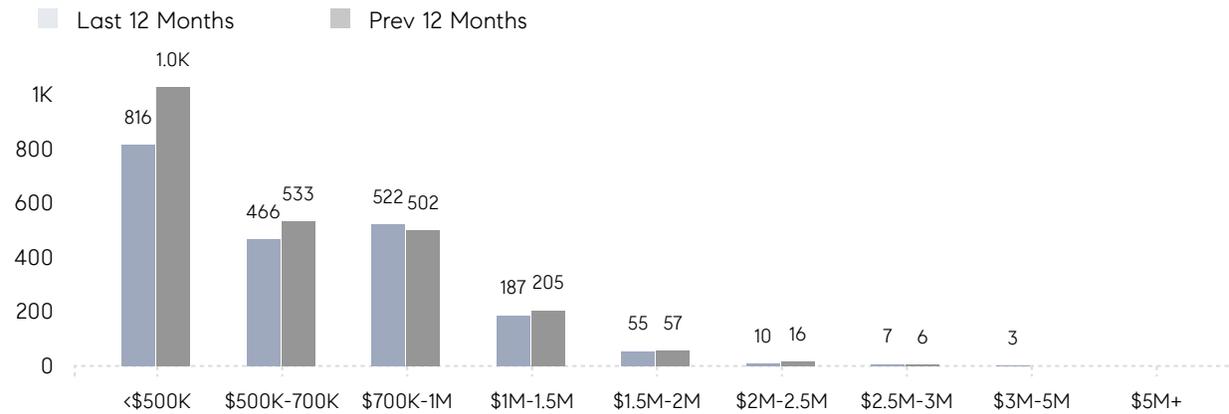
Jersey City

JANUARY 2023

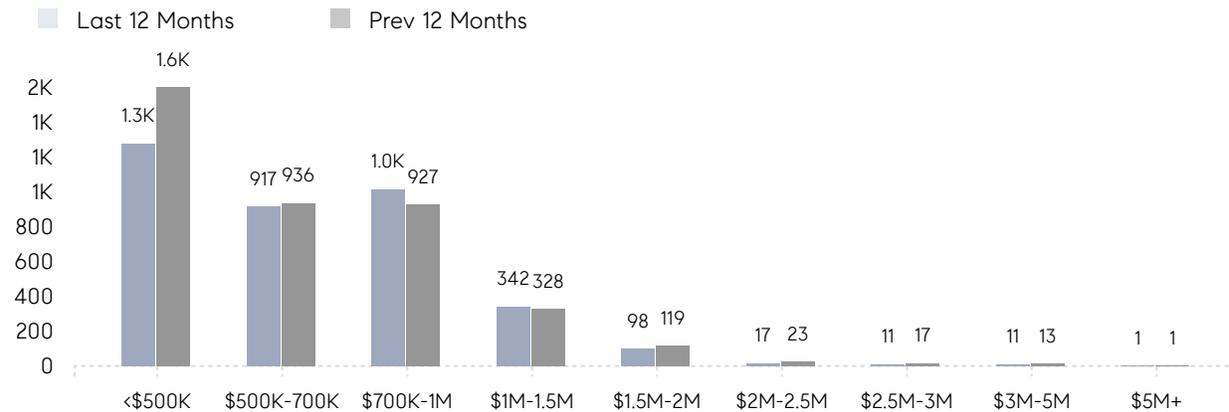
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Kearny

JANUARY 2023

UNDER CONTRACT

1	\$385K	\$385K
Total Properties	Average Price	Median Price
-50%	10%	10%
Decrease From Jan 2022	Increase From Jan 2022	Increase From Jan 2022

UNITS SOLD

1	\$425K	\$425K
Total Properties	Average Price	Median Price
-67%	-4%	-
Decrease From Jan 2022	Decrease From Jan 2022	Change From Jan 2022

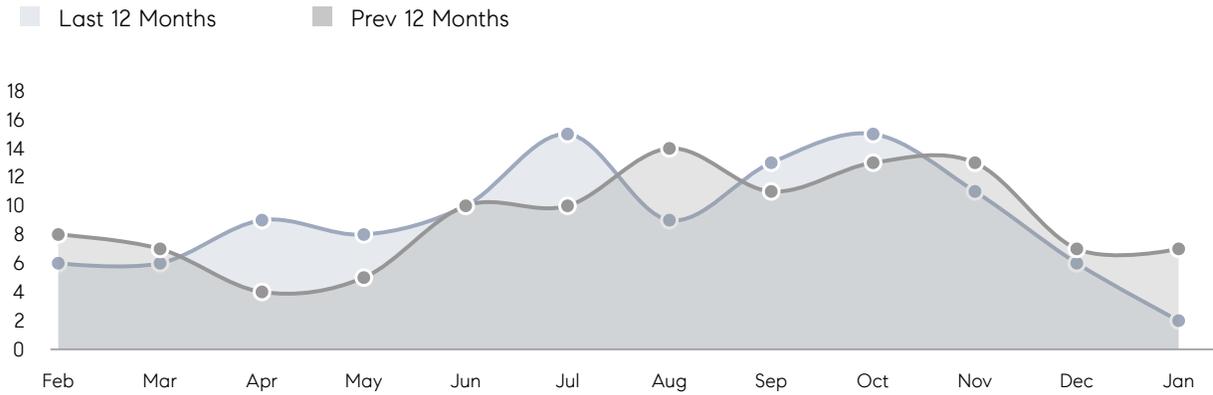
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	4	24	-83%
	% OF ASKING PRICE	107%	103%	
	AVERAGE SOLD PRICE	\$425,000	\$441,667	-3.8%
	# OF CONTRACTS	1	2	-50.0%
	NEW LISTINGS	1	5	-80%
Houses	AVERAGE DOM	4	24	-83%
	% OF ASKING PRICE	107%	103%	
	AVERAGE SOLD PRICE	\$425,000	\$441,667	-4%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	1	5	-80%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

Kearny

JANUARY 2023

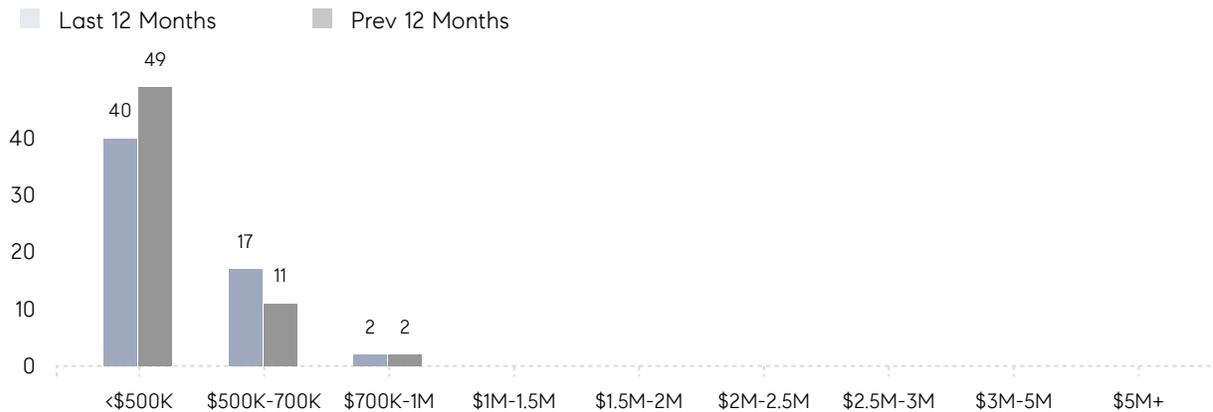
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Secaucus

JANUARY 2023

UNDER CONTRACT

9	\$402K	\$375K
Total Properties	Average Price	Median Price
-47%	-27%	-25%
Decrease From Jan 2022	Decrease From Jan 2022	Decrease From Jan 2022

UNITS SOLD

5	\$387K	\$360K
Total Properties	Average Price	Median Price
-50%	-17%	-21%
Decrease From Jan 2022	Decrease From Jan 2022	Decrease From Jan 2022

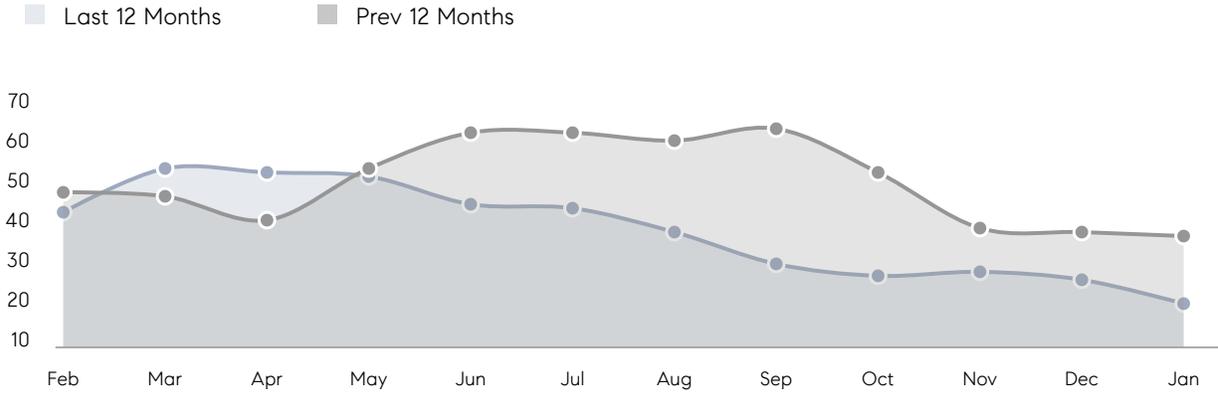
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	37	30	23%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$387,800	\$468,140	-17.2%
	# OF CONTRACTS	9	17	-47.1%
	NEW LISTINGS	11	28	-61%
Houses	AVERAGE DOM	-	25	-
	% OF ASKING PRICE	-	98%	
	AVERAGE SOLD PRICE	-	\$687,500	-
	# OF CONTRACTS	1	6	-83%
	NEW LISTINGS	3	4	-25%
Condo/Co-op/TH	AVERAGE DOM	37	32	16%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$387,800	\$413,299	-6%
	# OF CONTRACTS	8	11	-27%
	NEW LISTINGS	8	24	-67%

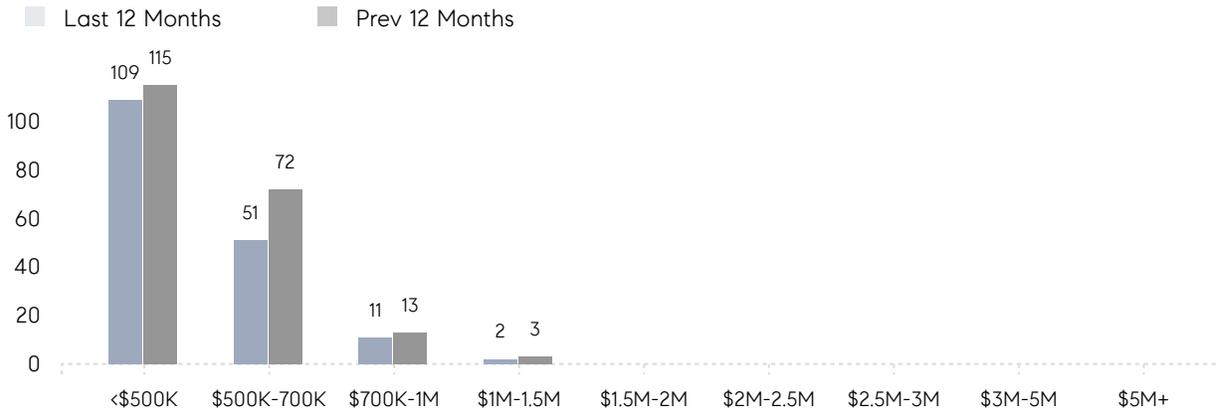
Secaucus

JANUARY 2023

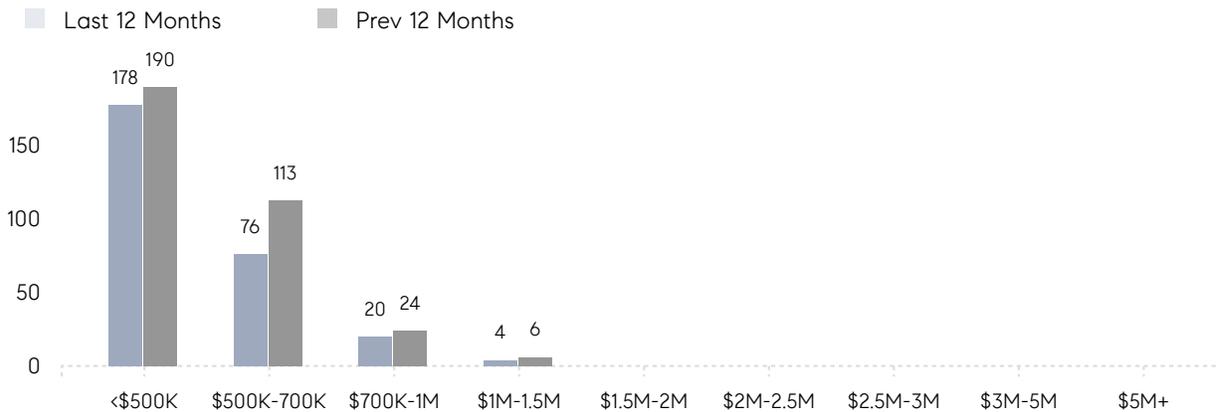
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Union City

JANUARY 2023

UNDER CONTRACT

22
Total
Properties

\$443K
Average
Price

\$369K
Median
Price

-21%
Decrease From
Jan 2022

6%
Increase From
Jan 2022

9%
Increase From
Jan 2022

UNITS SOLD

12
Total
Properties

\$437K
Average
Price

\$365K
Median
Price

-25%
Decrease From
Jan 2022

17%
Increase From
Jan 2022

26%
Increase From
Jan 2022

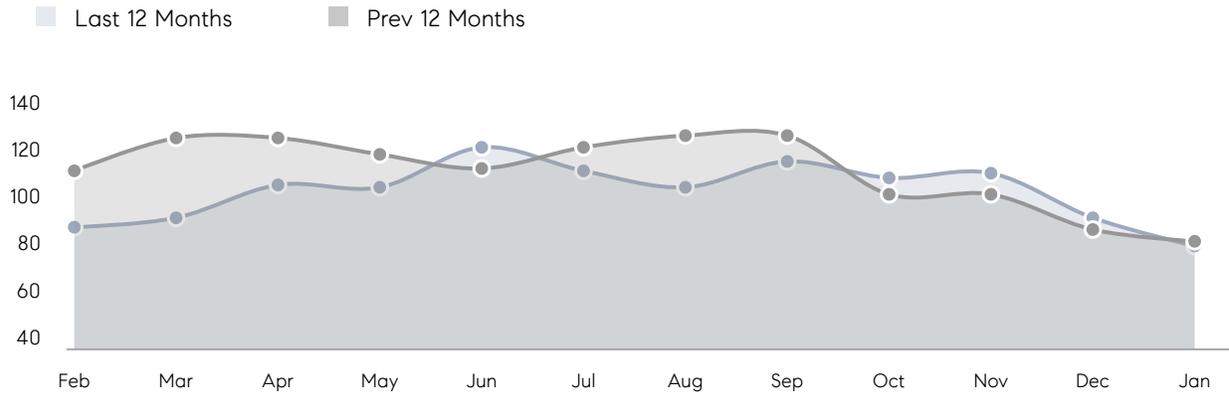
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	42	64	-34%
	% OF ASKING PRICE	97%	98%	
	AVERAGE SOLD PRICE	\$437,671	\$374,041	17.0%
	# OF CONTRACTS	22	28	-21.4%
	NEW LISTINGS	30	37	-19%
Houses	AVERAGE DOM	182	186	-2%
	% OF ASKING PRICE	91%	96%	
	AVERAGE SOLD PRICE	\$625,000	\$805,000	-22%
	# OF CONTRACTS	2	5	-60%
	NEW LISTINGS	2	3	-33%
Condo/Co-op/TH	AVERAGE DOM	29	56	-48%
	% OF ASKING PRICE	98%	98%	
	AVERAGE SOLD PRICE	\$420,641	\$345,310	22%
	# OF CONTRACTS	20	23	-13%
	NEW LISTINGS	28	34	-18%

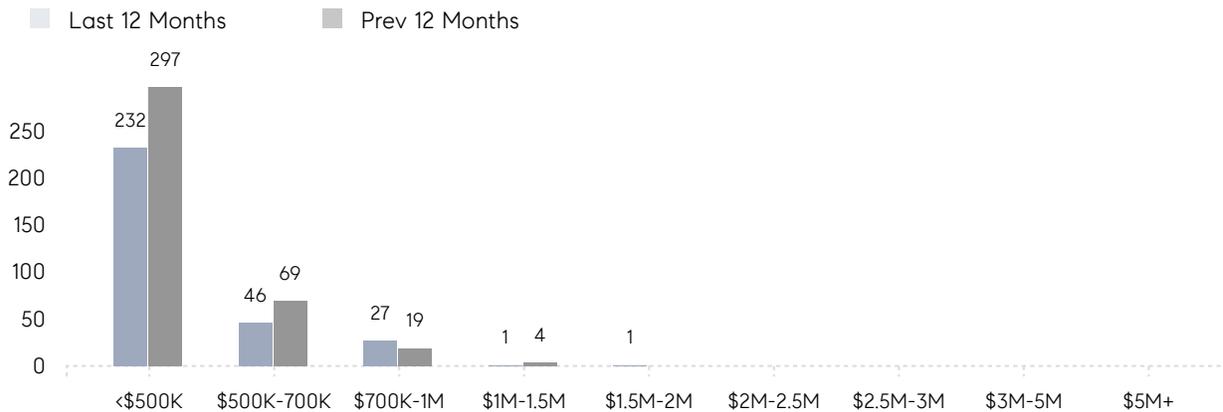
Union City

JANUARY 2023

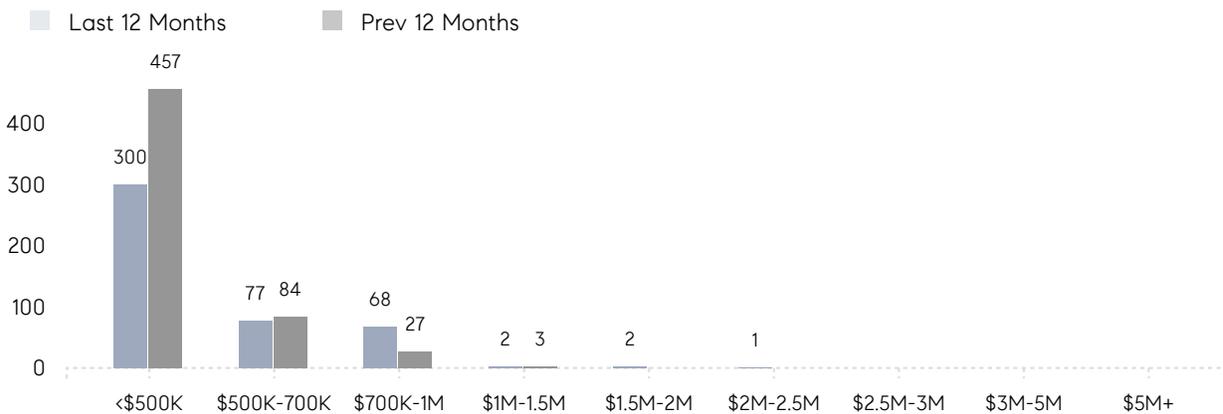
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Weehawken

JANUARY 2023

UNDER CONTRACT

7
Total
Properties

\$1.0M
Average
Price

\$899K
Median
Price

-75%
Decrease From
Jan 2022

36%
Increase From
Jan 2022

9%
Increase From
Jan 2022

UNITS SOLD

9
Total
Properties

\$1.3M
Average
Price

\$800K
Median
Price

-40%
Decrease From
Jan 2022

33%
Increase From
Jan 2022

-12%
Decrease From
Jan 2022

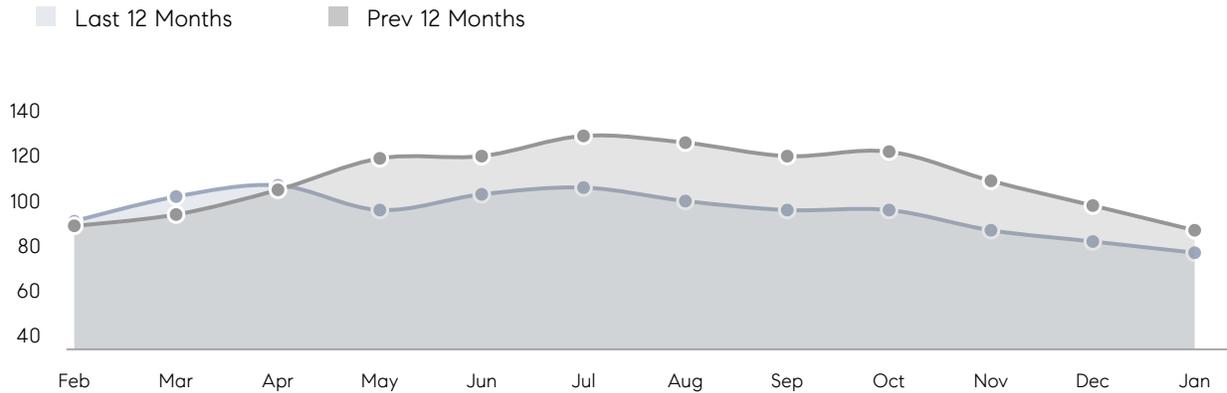
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	105	60	75%
	% OF ASKING PRICE	96%	91%	
	AVERAGE SOLD PRICE	\$1,321,389	\$995,313	32.8%
	# OF CONTRACTS	7	28	-75.0%
	NEW LISTINGS	10	22	-55%
Houses	AVERAGE DOM	-	73	-
	% OF ASKING PRICE	-	93%	
	AVERAGE SOLD PRICE	-	\$998,000	-
	# OF CONTRACTS	0	6	0%
	NEW LISTINGS	2	6	-67%
Condo/Co-op/TH	AVERAGE DOM	105	60	75%
	% OF ASKING PRICE	96%	91%	
	AVERAGE SOLD PRICE	\$1,321,389	\$995,121	33%
	# OF CONTRACTS	7	22	-68%
	NEW LISTINGS	8	16	-50%

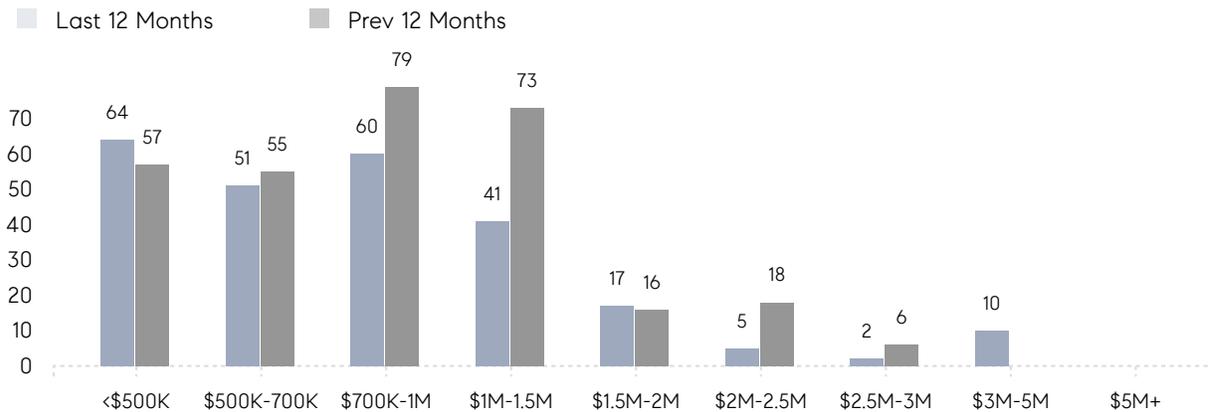
Weehawken

JANUARY 2023

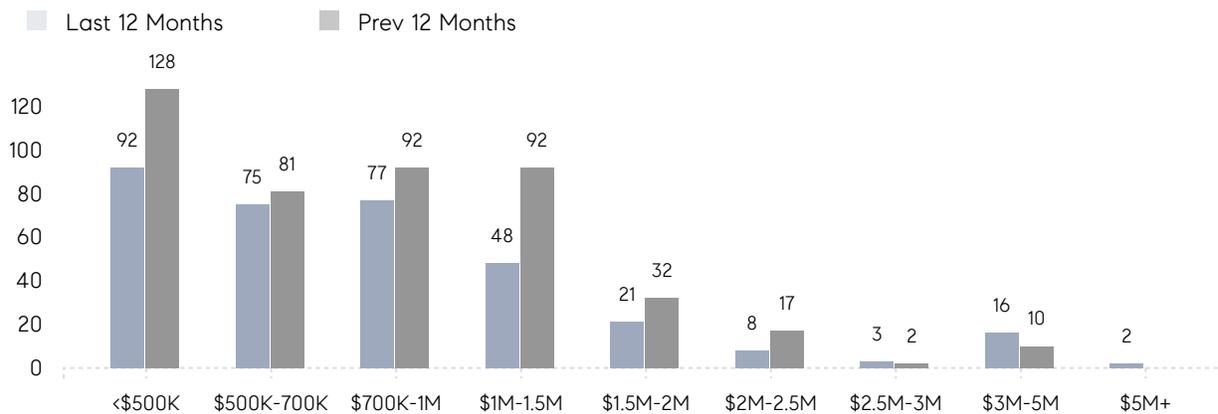
Monthly Inventory



Contracts By Price Range



Listings By Price Range



West New York

JANUARY 2023

UNDER CONTRACT

15
Total
Properties

\$452K
Average
Price

\$245K
Median
Price

-29%
Decrease From
Jan 2022

-15%
Decrease From
Jan 2022

-34%
Decrease From
Jan 2022

UNITS SOLD

11
Total
Properties

\$429K
Average
Price

\$266K
Median
Price

-35%
Decrease From
Jan 2022

-28%
Decrease From
Jan 2022

-54%
Decrease From
Jan 2022

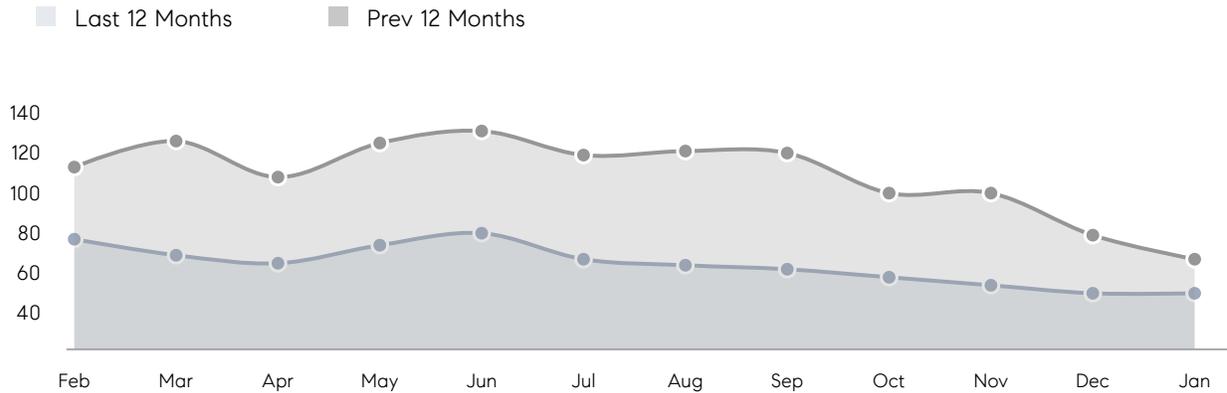
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	75	64	17%
	% OF ASKING PRICE	95%	98%	
	AVERAGE SOLD PRICE	\$429,979	\$594,618	-27.7%
	# OF CONTRACTS	15	21	-28.6%
	NEW LISTINGS	26	28	-7%
Houses	AVERAGE DOM	-	49	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$517,500	-
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	1	3	-67%
Condo/Co-op/TH	AVERAGE DOM	75	66	14%
	% OF ASKING PRICE	95%	98%	
	AVERAGE SOLD PRICE	\$429,979	\$604,900	-29%
	# OF CONTRACTS	14	19	-26%
	NEW LISTINGS	25	25	0%

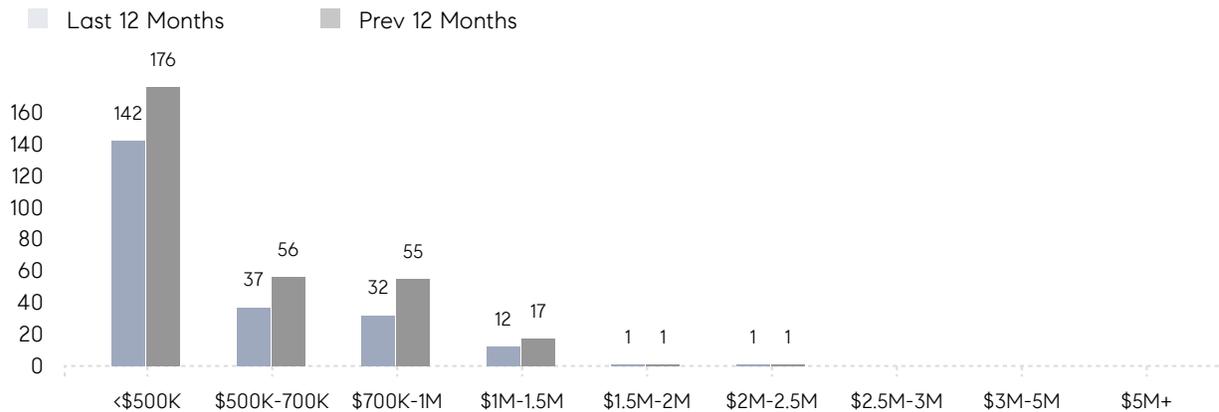
West New York

JANUARY 2023

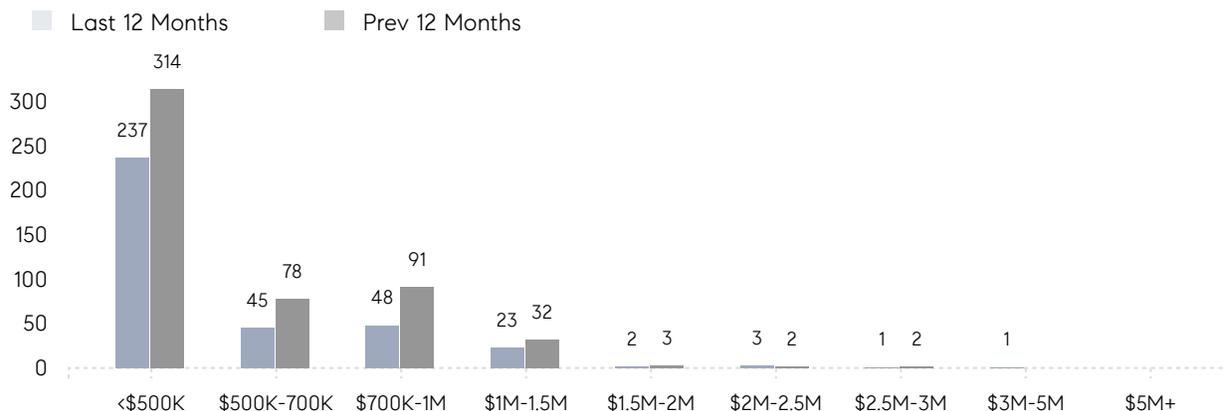
Monthly Inventory

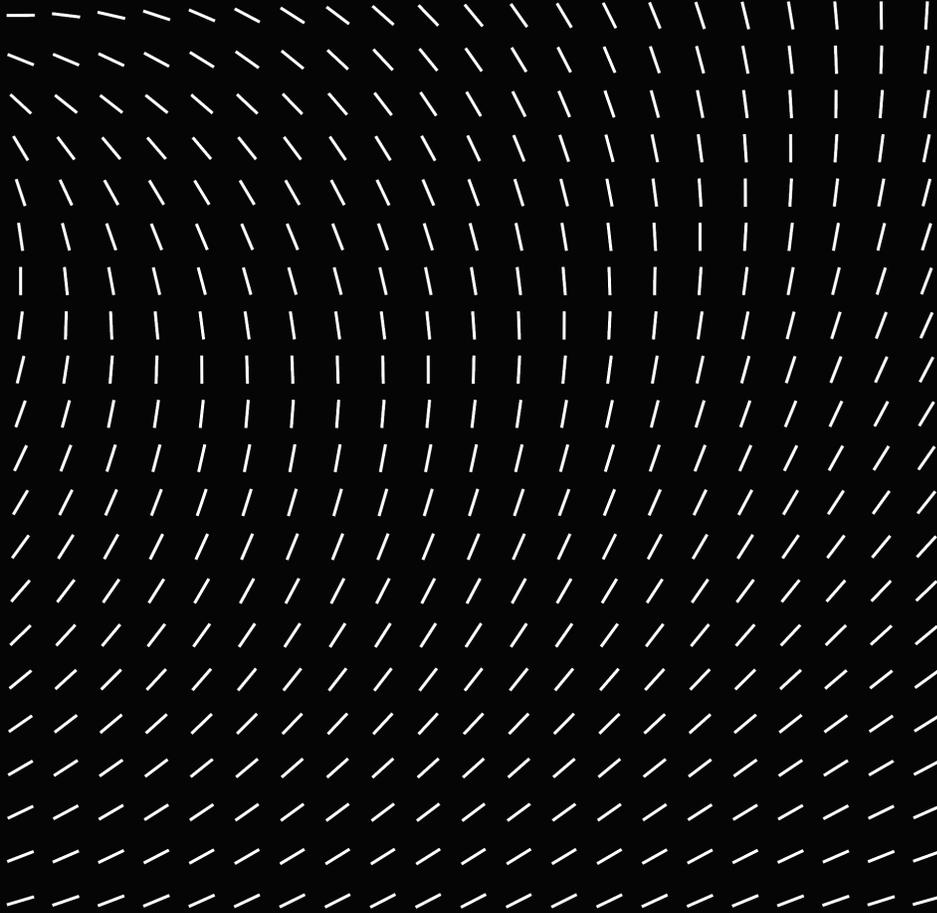


Contracts By Price Range



Listings By Price Range





COMPASS

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Bayonne

JANUARY 2023



\$404K

Average
Sales Price

-32%

Decrease In Sales
From Jan 2022

\$420K

Median
Sales Price

-25%

Decrease In Contracts
From Jan 2022

97%

Average %
Of Asking Price

18%

Increase In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Guttenberg

JANUARY 2023



\$347K

Average
Sales Price

-70%

Decrease In Sales
From Jan 2022

\$339K

Median
Sales Price

33%

Increase In Contracts
From Jan 2022

95%

Average %
Of Asking Price

81%

Increase In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Harrison

JANUARY 2023



\$277K

Average
Sales Price

-75%

Decrease In Sales
From Jan 2022

\$277K

Median
Sales Price

0%

Change In Contracts
From Jan 2022

99%

Average %
Of Asking Price

-70%

Decrease In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hoboken

JANUARY 2023



\$1.0M

Average
Sales Price

-56%

Decrease In Sales
From Jan 2022

\$815K

Median
Sales Price

-54%

Decrease In Contracts
From Jan 2022

99%

Average %
Of Asking Price

3%

Increase In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Jersey City

JANUARY 2023



\$637K

Average
Sales Price

-31%

Decrease In Sales
From Jan 2022

\$539K

Median
Sales Price

-24%

Decrease In Contracts
From Jan 2022

96%

Average %
Of Asking Price

3%

Increase In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Kearny

JANUARY 2023



\$425K

Average
Sales Price

-67%

Decrease In Sales
From Jan 2022

\$425K

Median
Sales Price

-50%

Decrease In Contracts
From Jan 2022

107%

Average %
Of Asking Price

-83%

Decrease In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Secaucus

JANUARY 2023



\$387K

Average
Sales Price

-50%

Decrease In Sales
From Jan 2022

\$360K

Median
Sales Price

-47%

Decrease In Contracts
From Jan 2022

101%

Average %
Of Asking Price

23%

Increase In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Union City

JANUARY 2023



\$437K

Average
Sales Price

-25%

Decrease In Sales
From Jan 2022

\$365K

Median
Sales Price

-21%

Decrease In Contracts
From Jan 2022

97%

Average %
Of Asking Price

-34%

Decrease In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Weehawken

JANUARY 2023



\$1.3M

Average
Sales Price

-40%

Decrease In Sales
From Jan 2022

\$800K

Median
Sales Price

-75%

Decrease In Contracts
From Jan 2022

96%

Average %
Of Asking Price

75%

Increase In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

West New York

JANUARY 2023



\$429K

Average
Sales Price

-35%

Decrease In Sales
From Jan 2022

\$266K

Median
Sales Price

-29%

Decrease In Contracts
From Jan 2022

95%

Average %
Of Asking Price

17%

Increase In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS