

COMPASS

March 2023

Hudson Market Insights

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MARCH 2023

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Bayonne

MARCH 2023

UNDER CONTRACT

24	\$355K	\$372K
Total Properties	Average Price	Median Price
-14%	-9%	-10%
Decrease From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

UNITS SOLD

19	\$367K	\$359K
Total Properties	Average Price	Median Price
12%	-2%	-8%
Increase From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

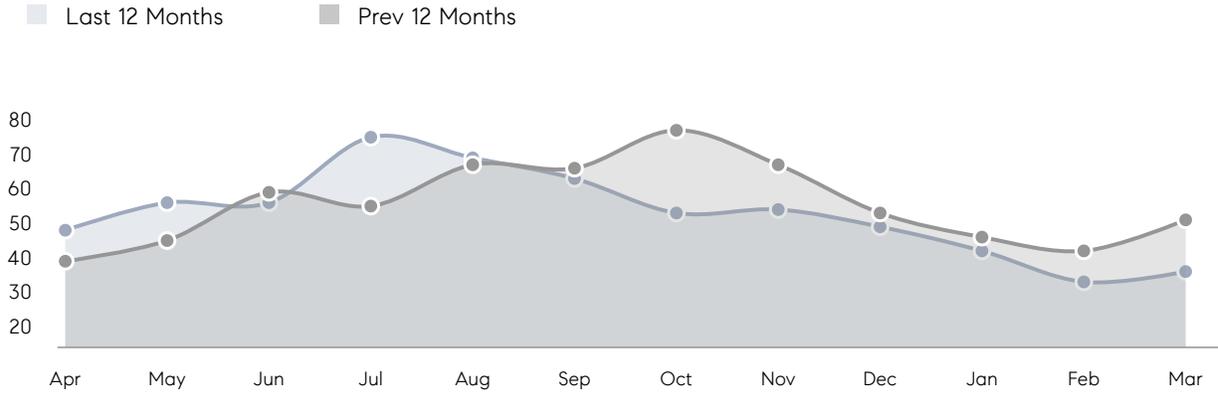
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	53	49	8%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$367,595	\$373,405	-1.6%
	# OF CONTRACTS	24	28	-14.3%
	NEW LISTINGS	33	51	-35%
Houses	AVERAGE DOM	46	60	-23%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$422,527	\$428,364	-1%
	# OF CONTRACTS	13	19	-32%
	NEW LISTINGS	16	33	-52%
Condo/Co-op/TH	AVERAGE DOM	62	30	107%
	% OF ASKING PRICE	103%	97%	
	AVERAGE SOLD PRICE	\$292,063	\$272,647	7%
	# OF CONTRACTS	11	9	22%
	NEW LISTINGS	17	18	-6%

Bayonne

MARCH 2023

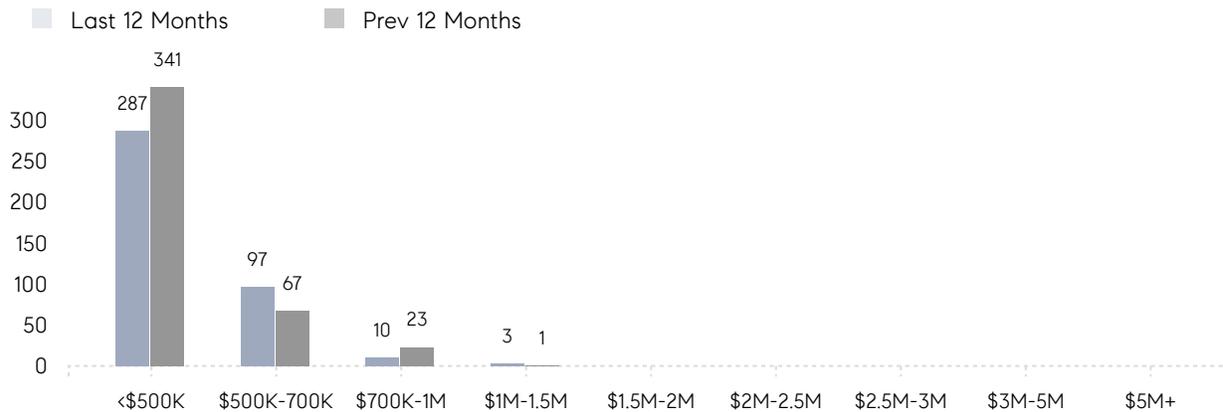
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Guttenberg

MARCH 2023

UNDER CONTRACT

6	\$313K	\$297K
Total Properties	Average Price	Median Price
-25%	-15%	-10%
Decrease From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

UNITS SOLD

9	\$412K	\$295K
Total Properties	Average Price	Median Price
29%	34%	57%
Increase From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

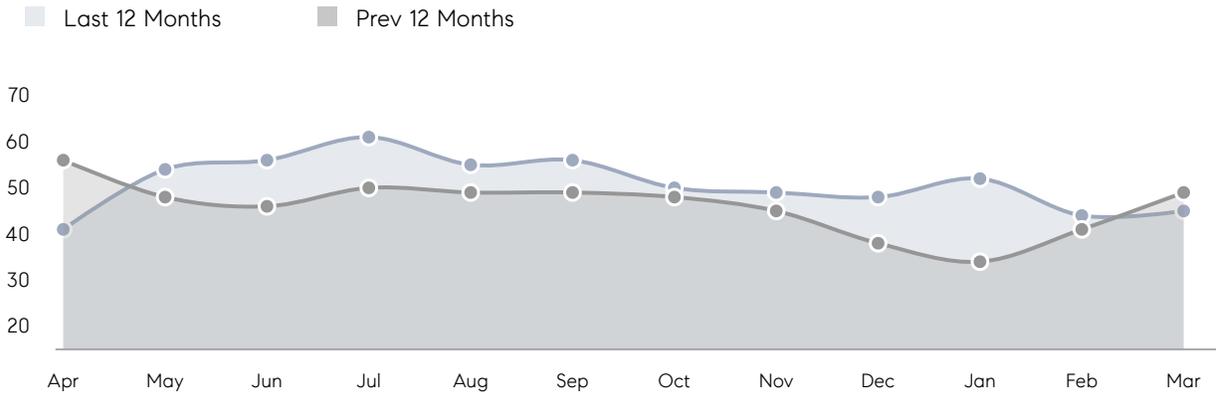
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	94	73	29%
	% OF ASKING PRICE	87%	98%	
	AVERAGE SOLD PRICE	\$412,222	\$308,571	33.6%
	# OF CONTRACTS	6	8	-25.0%
	NEW LISTINGS	17	27	-37%
Houses	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	2	-50%
Condo/Co-op/TH	AVERAGE DOM	94	73	29%
	% OF ASKING PRICE	87%	98%	
	AVERAGE SOLD PRICE	\$412,222	\$308,571	34%
	# OF CONTRACTS	6	8	-25%
	NEW LISTINGS	16	25	-36%

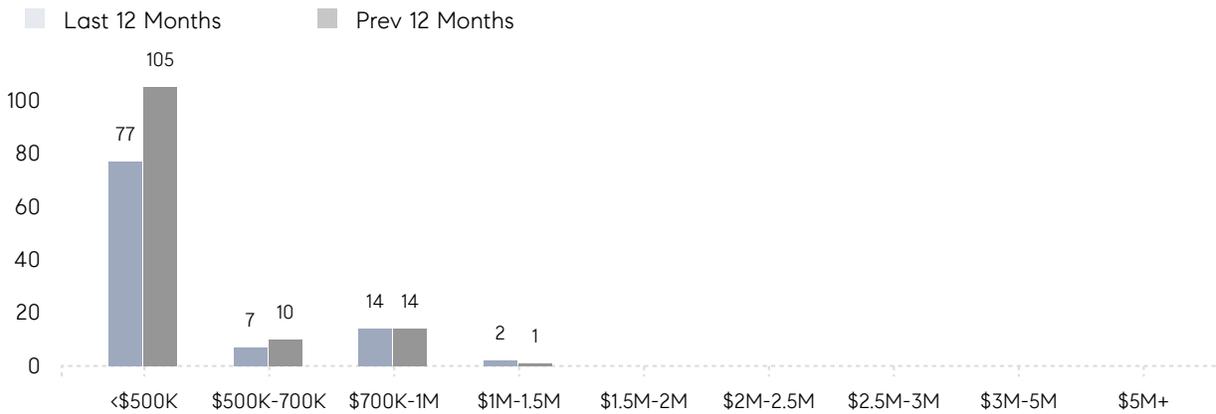
Guttenberg

MARCH 2023

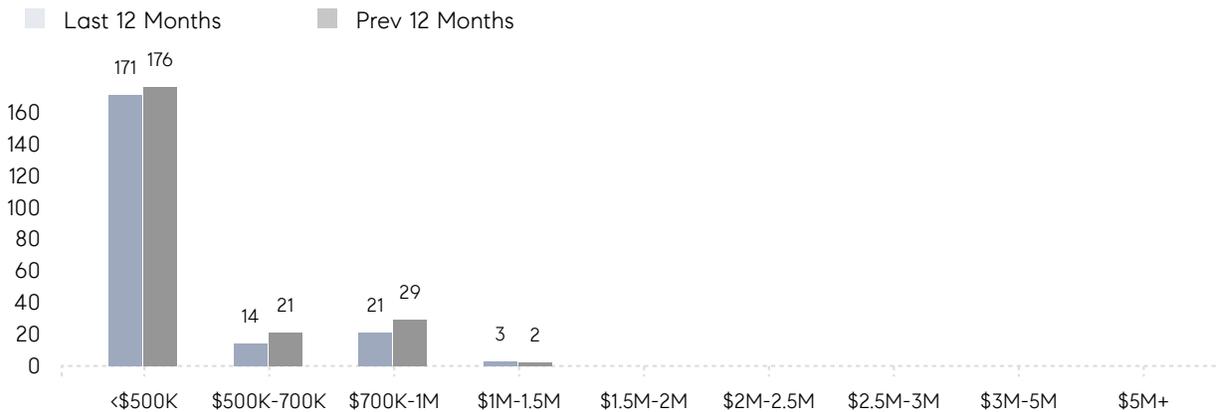
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Harrison

MARCH 2023

UNDER CONTRACT

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

UNITS SOLD

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

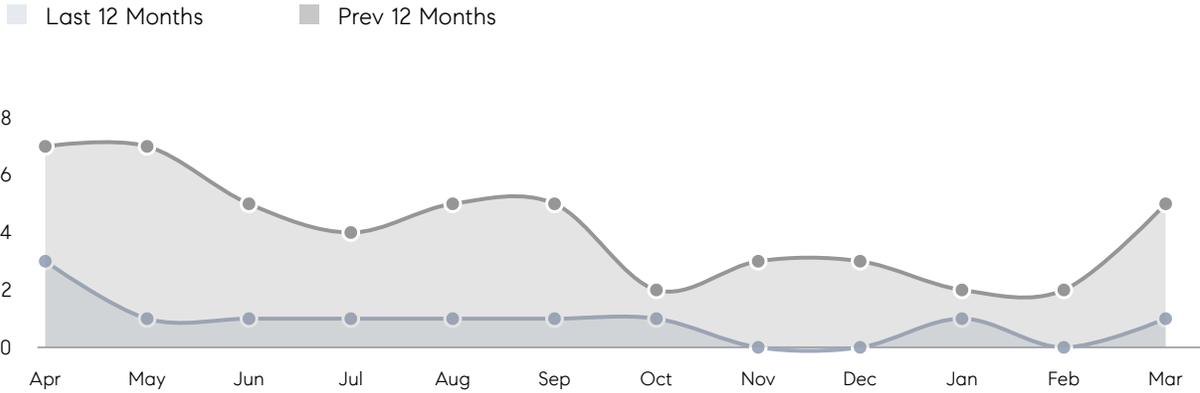
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0.0%
	NEW LISTINGS	1	4	-75%
Houses	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	1	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	3	0%

Harrison

MARCH 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Hoboken

MARCH 2023

UNDER CONTRACT

65
Total
Properties

\$963K
Average
Price

\$869K
Median
Price

-55%
Decrease From
Mar 2022

0%
Change From
Mar 2022

12%
Increase From
Mar 2022

UNITS SOLD

41
Total
Properties

\$876K
Average
Price

\$785K
Median
Price

-53%
Decrease From
Mar 2022

0%
Change From
Mar 2022

9%
Increase From
Mar 2022

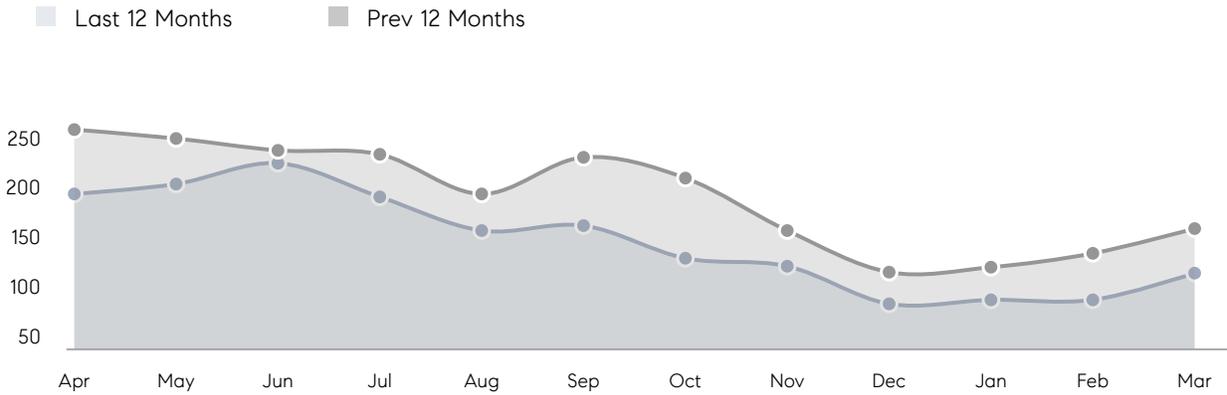
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	28	33	-15%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$876,037	\$875,844	0.0%
	# OF CONTRACTS	65	143	-54.5%
	NEW LISTINGS	106	178	-40%
Houses	AVERAGE DOM	68	7	871%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$1,590,000	\$1,849,500	-14%
	# OF CONTRACTS	3	9	-67%
	NEW LISTINGS	8	9	-11%
Condo/Co-op/TH	AVERAGE DOM	25	33	-24%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$819,671	\$853,201	-4%
	# OF CONTRACTS	62	134	-54%
	NEW LISTINGS	98	169	-42%

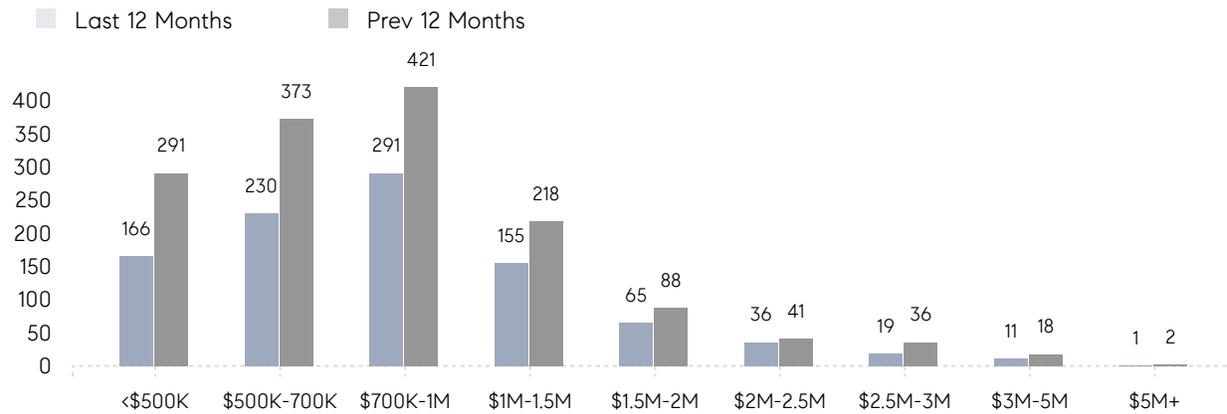
Hoboken

MARCH 2023

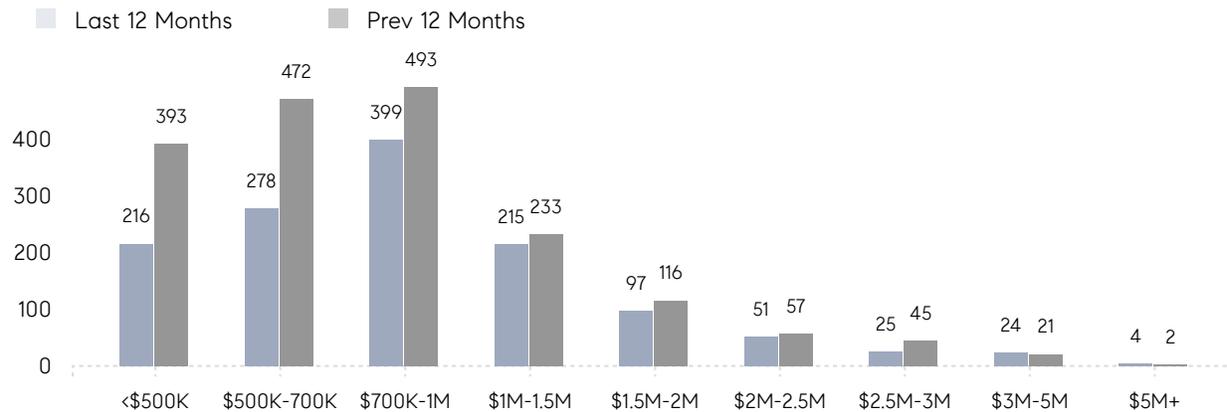
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Jersey City

MARCH 2023

UNDER CONTRACT

168	\$665K	\$599K
Total Properties	Average Price	Median Price
-27%	-3%	-5%
Decrease From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

UNITS SOLD

119	\$638K	\$635K
Total Properties	Average Price	Median Price
-37%	-4%	2%
Decrease From Mar 2022	Decrease From Mar 2022	Increase From Mar 2022

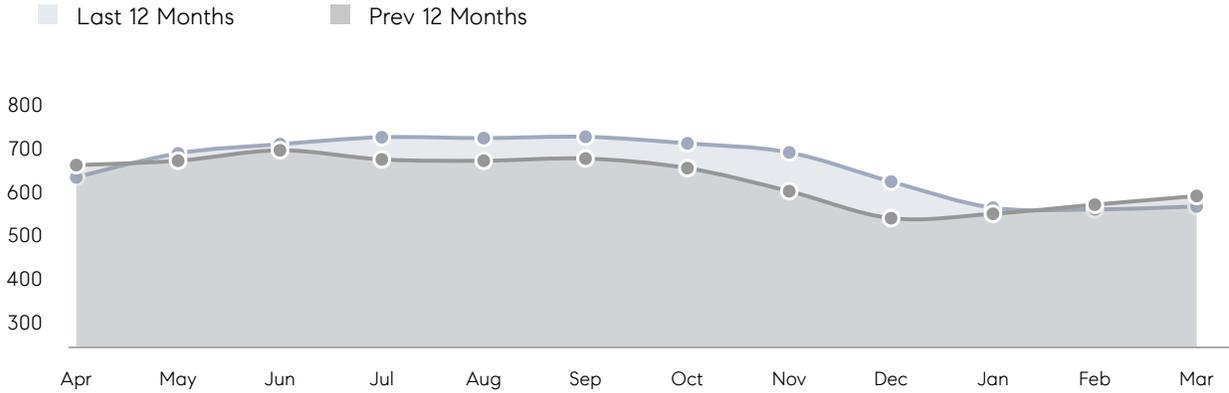
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	49	41	20%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$638,962	\$665,090	-3.9%
	# OF CONTRACTS	168	229	-26.6%
	NEW LISTINGS	239	362	-34%
Houses	AVERAGE DOM	50	43	16%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$599,162	\$757,600	-21%
	# OF CONTRACTS	26	29	-10%
	NEW LISTINGS	42	60	-30%
Condo/Co-op/TH	AVERAGE DOM	48	40	20%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$643,843	\$650,901	-1%
	# OF CONTRACTS	142	200	-29%
	NEW LISTINGS	197	302	-35%

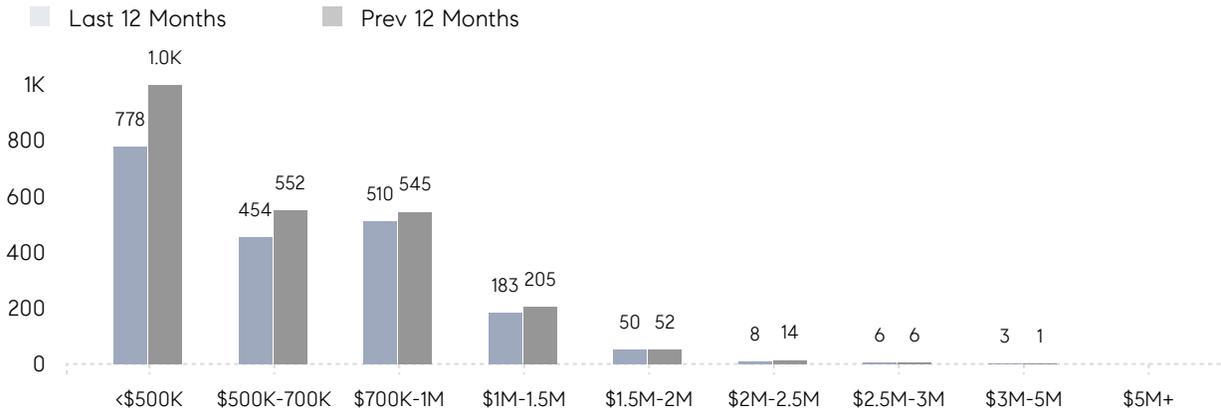
Jersey City

MARCH 2023

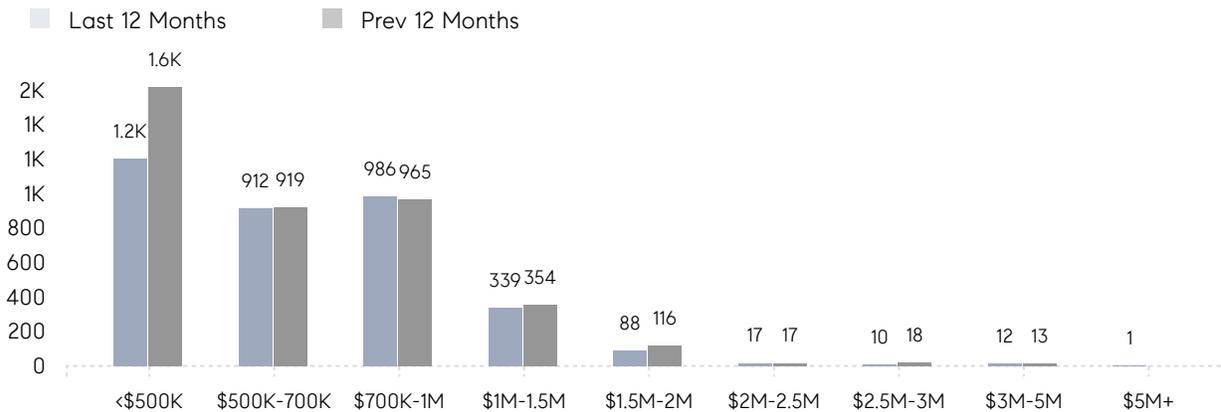
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Kearny

MARCH 2023

UNDER CONTRACT

3
Total
Properties

\$426K
Average
Price

\$429K
Median
Price

0%
Change From
Mar 2022

10%
Increase From
Mar 2022

16%
Increase From
Mar 2022

UNITS SOLD

1
Total
Properties

\$390K
Average
Price

\$390K
Median
Price

-50%
Decrease From
Mar 2022

-8%
Decrease From
Mar 2022

-8%
Decrease From
Mar 2022

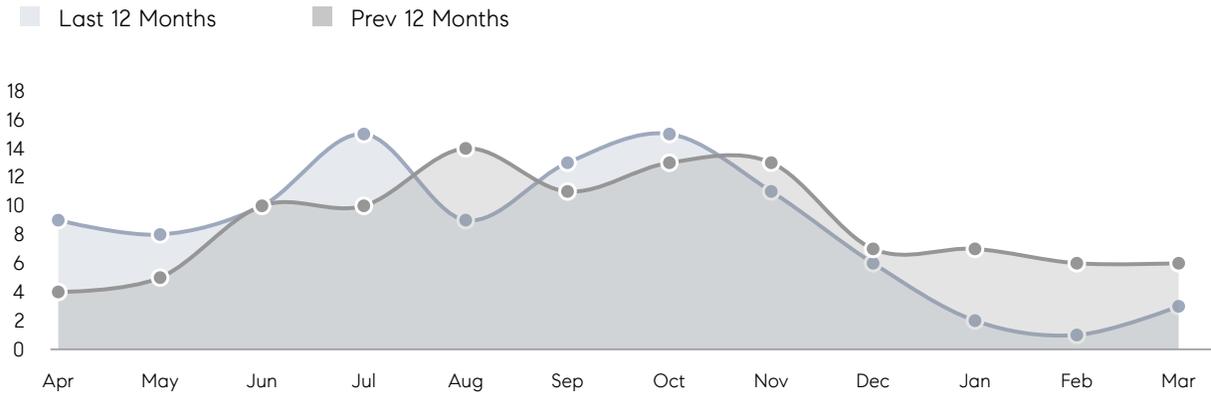
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	1	4	-75%
	% OF ASKING PRICE	101%	106%	
	AVERAGE SOLD PRICE	\$390,000	\$425,000	-8.2%
	# OF CONTRACTS	3	3	0.0%
	NEW LISTINGS	6	5	20%
Houses	AVERAGE DOM	1	4	-75%
	% OF ASKING PRICE	101%	106%	
	AVERAGE SOLD PRICE	\$390,000	\$425,000	-8%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	5	5	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	1	0	0%

Kearny

MARCH 2023

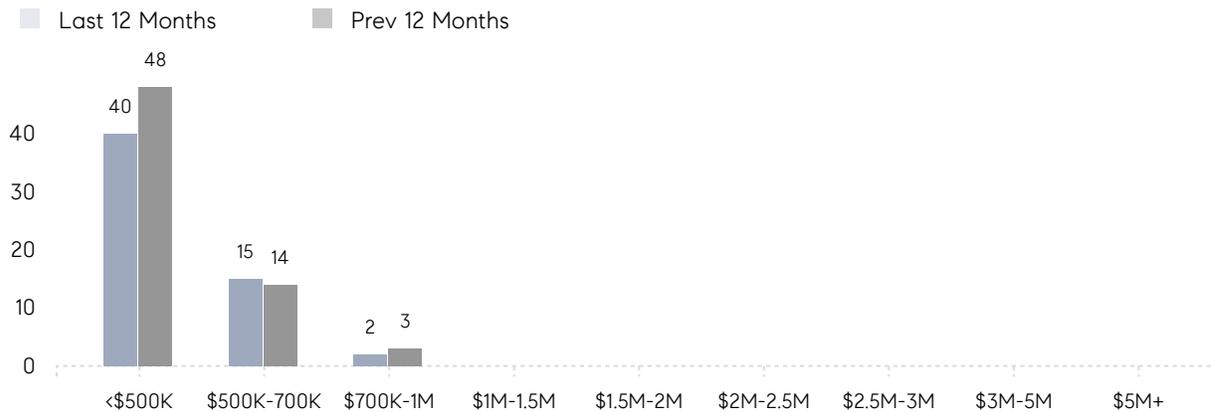
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Secaucus

MARCH 2023

UNDER CONTRACT

16
Total
Properties

\$537K
Average
Price

\$522K
Median
Price

0%
Change From
Mar 2022

4%
Increase From
Mar 2022

8%
Increase From
Mar 2022

UNITS SOLD

10
Total
Properties

\$445K
Average
Price

\$413K
Median
Price

-17%
Decrease From
Mar 2022

-17%
Decrease From
Mar 2022

-24%
Decrease From
Mar 2022

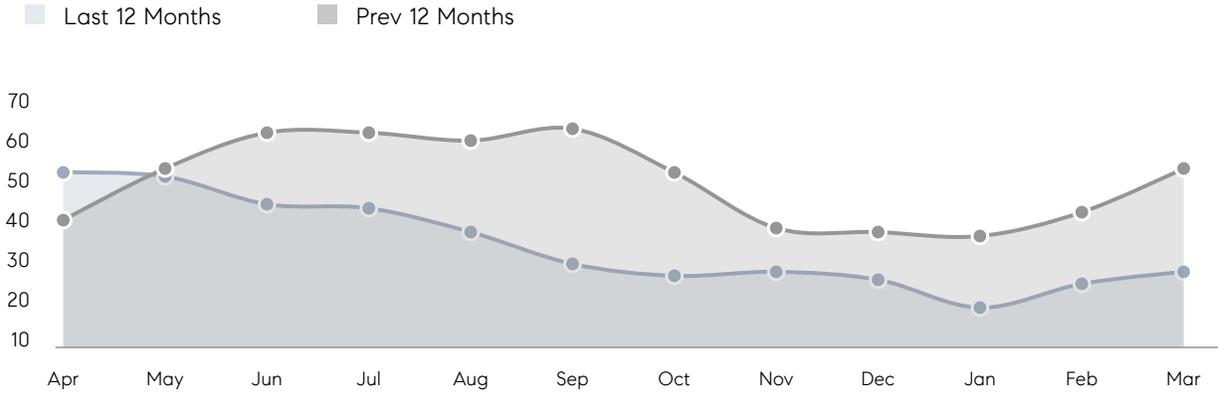
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	41	46	-11%
	% OF ASKING PRICE	100%	98%	
	AVERAGE SOLD PRICE	\$445,525	\$539,708	-17.5%
	# OF CONTRACTS	16	16	0.0%
	NEW LISTINGS	19	32	-41%
Houses	AVERAGE DOM	40	78	-49%
	% OF ASKING PRICE	100%	98%	
	AVERAGE SOLD PRICE	\$527,500	\$670,800	-21%
	# OF CONTRACTS	6	4	50%
	NEW LISTINGS	9	3	200%
Condo/Co-op/TH	AVERAGE DOM	42	23	83%
	% OF ASKING PRICE	100%	98%	
	AVERAGE SOLD PRICE	\$425,031	\$446,071	-5%
	# OF CONTRACTS	10	12	-17%
	NEW LISTINGS	10	29	-66%

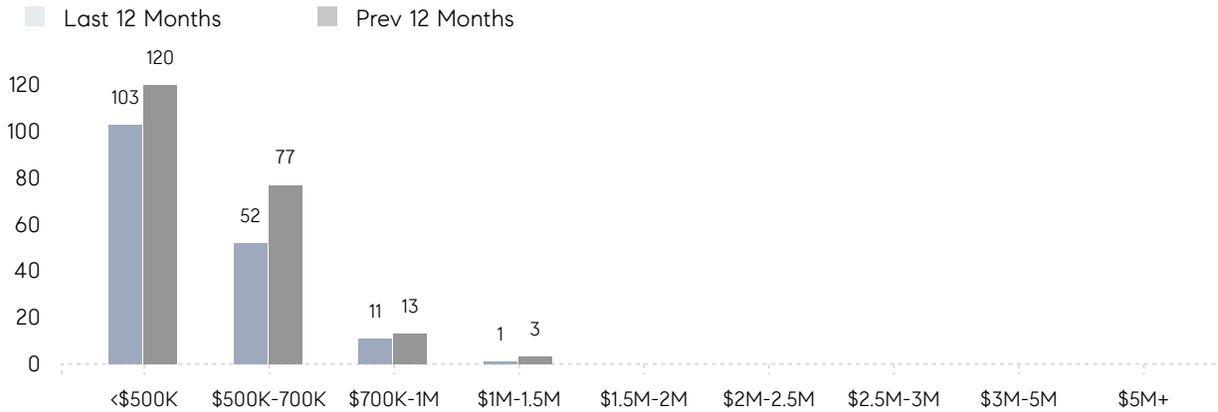
Secaucus

MARCH 2023

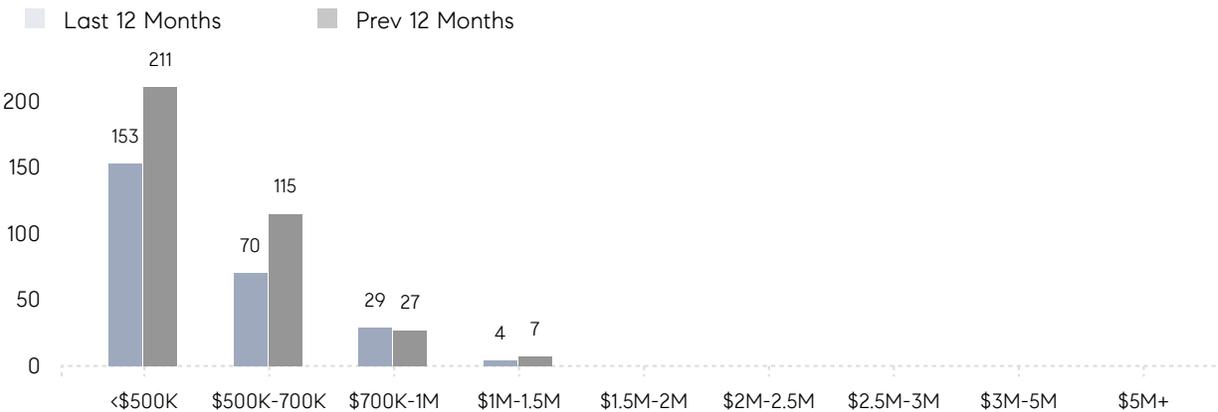
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Union City

MARCH 2023

UNDER CONTRACT

22
Total
Properties

\$449K
Average
Price

\$410K
Median
Price

-24%
Decrease From
Mar 2022

15%
Increase From
Mar 2022

29%
Increase From
Mar 2022

UNITS SOLD

16
Total
Properties

\$448K
Average
Price

\$395K
Median
Price

-33%
Decrease From
Mar 2022

28%
Increase From
Mar 2022

28%
Increase From
Mar 2022

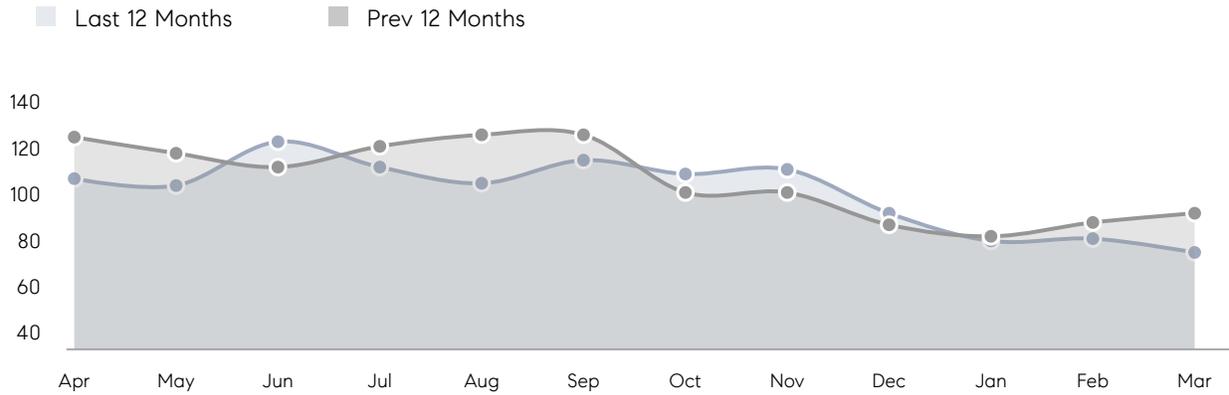
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	61	71	-14%
	% OF ASKING PRICE	99%	98%	
	AVERAGE SOLD PRICE	\$448,125	\$350,854	27.7%
	# OF CONTRACTS	22	29	-24.1%
	NEW LISTINGS	29	45	-36%
Houses	AVERAGE DOM	35	25	40%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$468,000	\$485,000	-4%
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	7	4	75%
Condo/Co-op/TH	AVERAGE DOM	67	73	-8%
	% OF ASKING PRICE	99%	98%	
	AVERAGE SOLD PRICE	\$443,538	\$345,022	29%
	# OF CONTRACTS	22	27	-19%
	NEW LISTINGS	22	41	-46%

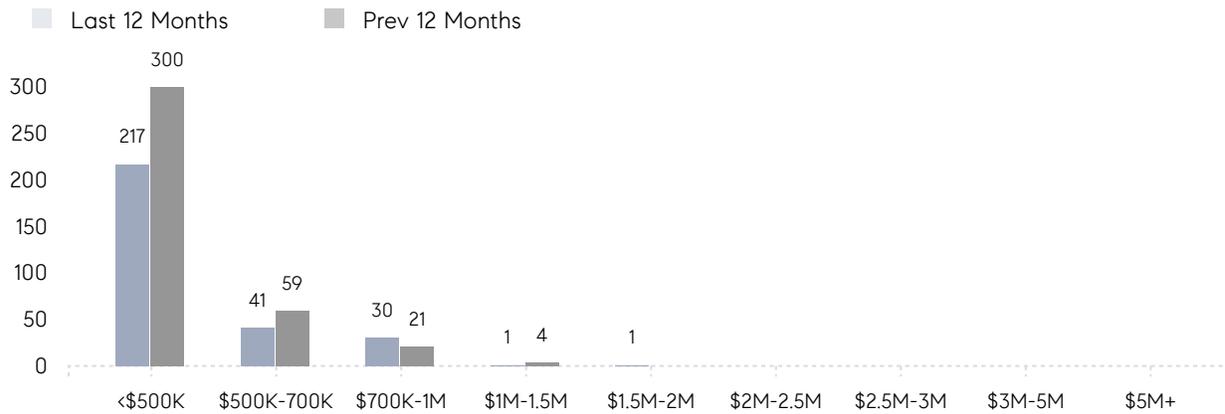
Union City

MARCH 2023

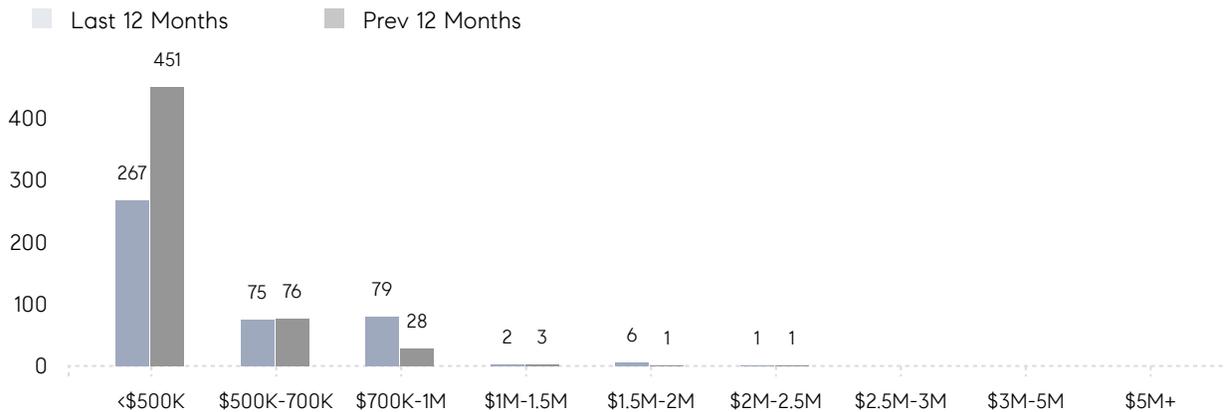
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Weehawken

MARCH 2023

UNDER CONTRACT

8
Total
Properties

\$1.1M
Average
Price

\$1.0M
Median
Price

-70%
Decrease From
Mar 2022

56%
Increase From
Mar 2022

60%
Increase From
Mar 2022

UNITS SOLD

6
Total
Properties

\$671K
Average
Price

\$747K
Median
Price

-68%
Decrease From
Mar 2022

-4%
Decrease From
Mar 2022

2%
Increase From
Mar 2022

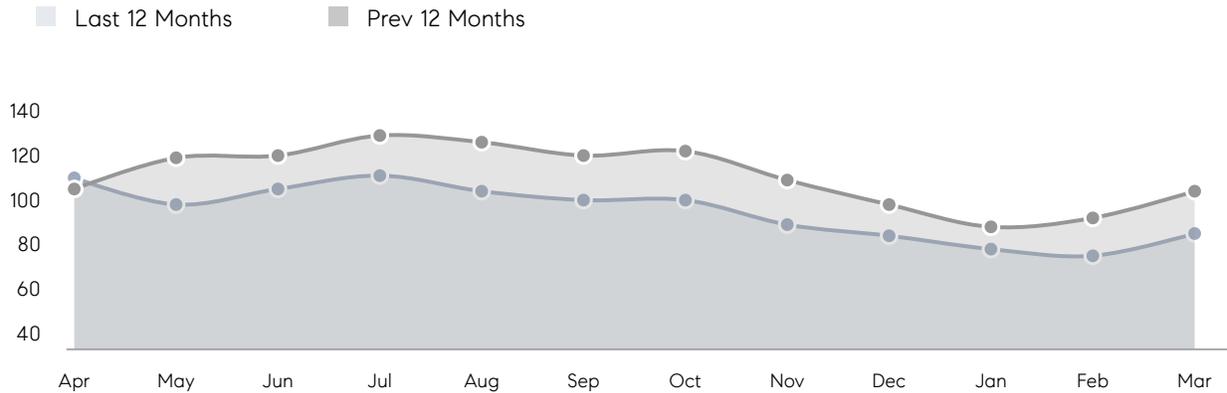
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	75	103	-27%
	% OF ASKING PRICE	98%	97%	
	AVERAGE SOLD PRICE	\$671,500	\$698,599	-3.9%
	# OF CONTRACTS	8	27	-70.4%
	NEW LISTINGS	22	48	-54%
Houses	AVERAGE DOM	17	32	-47%
	% OF ASKING PRICE	91%	92%	
	AVERAGE SOLD PRICE	\$615,000	\$854,333	-28%
	# OF CONTRACTS	1	6	-83%
	NEW LISTINGS	4	7	-43%
Condo/Co-op/TH	AVERAGE DOM	86	116	-26%
	% OF ASKING PRICE	99%	98%	
	AVERAGE SOLD PRICE	\$682,800	\$669,399	2%
	# OF CONTRACTS	7	21	-67%
	NEW LISTINGS	18	41	-56%

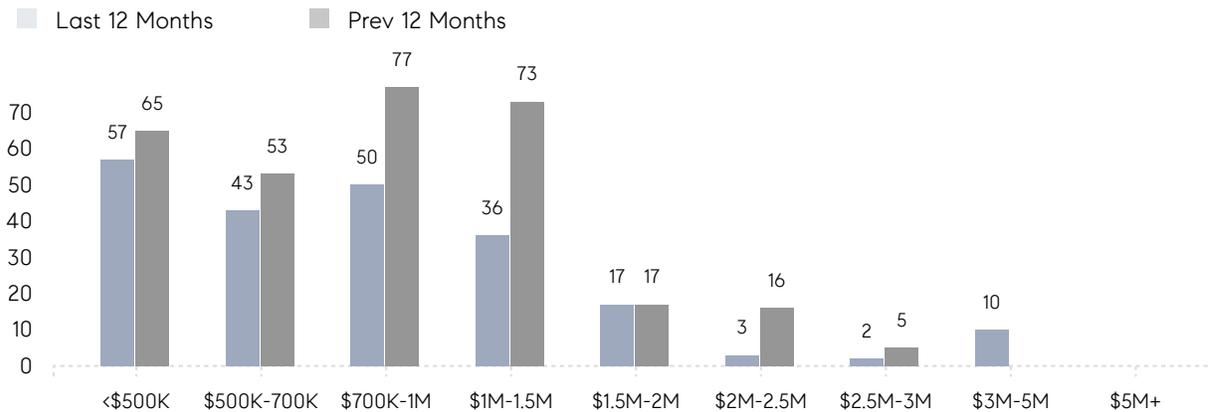
Weehawken

MARCH 2023

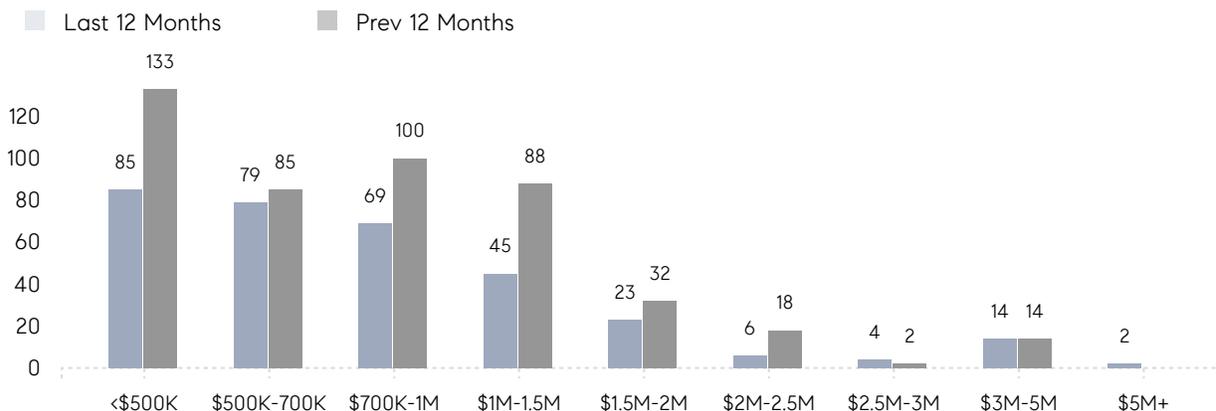
Monthly Inventory



Contracts By Price Range



Listings By Price Range



West New York

MARCH 2023

UNDER CONTRACT

19
Total
Properties

\$561K
Average
Price

\$349K
Median
Price

-41%
Decrease From
Mar 2022

13%
Increase From
Mar 2022

-20%
Decrease From
Mar 2022

UNITS SOLD

11
Total
Properties

\$667K
Average
Price

\$690K
Median
Price

-45%
Decrease From
Mar 2022

15%
Increase From
Mar 2022

25%
Increase From
Mar 2022

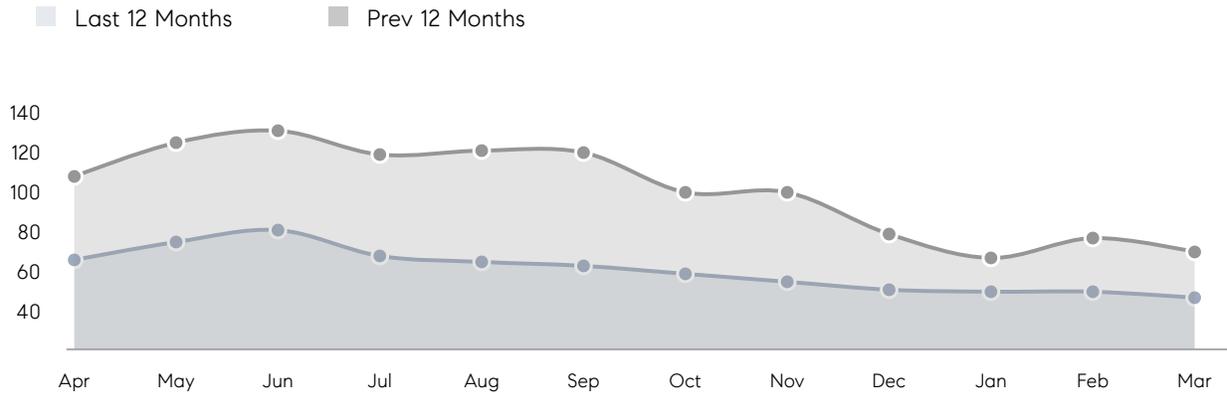
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	49	47	4%
	% OF ASKING PRICE	99%	98%	
	AVERAGE SOLD PRICE	\$667,000	\$580,150	15.0%
	# OF CONTRACTS	19	32	-40.6%
	NEW LISTINGS	21	38	-45%
Houses	AVERAGE DOM	-	45	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$875,000	-
	# OF CONTRACTS	0	5	0%
	NEW LISTINGS	1	5	-80%
Condo/Co-op/TH	AVERAGE DOM	49	48	2%
	% OF ASKING PRICE	99%	98%	
	AVERAGE SOLD PRICE	\$667,000	\$564,632	18%
	# OF CONTRACTS	19	27	-30%
	NEW LISTINGS	20	33	-39%

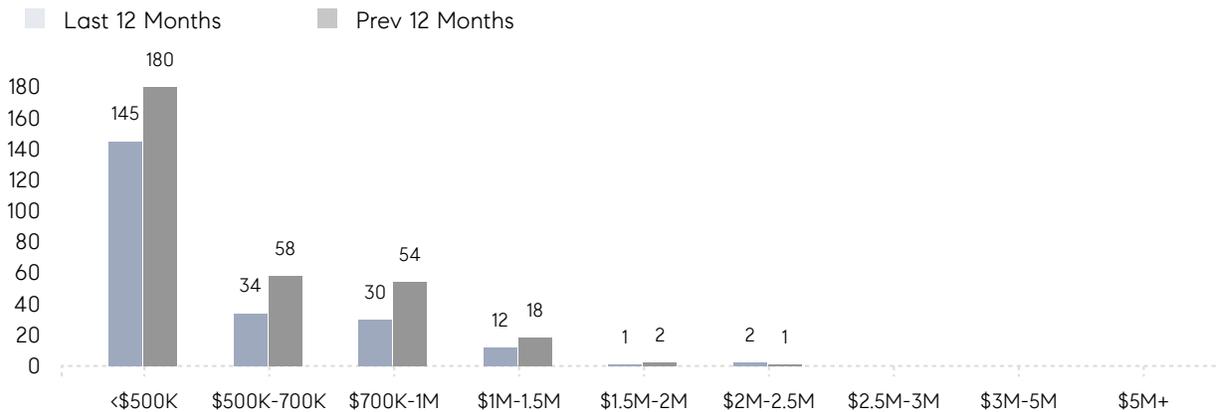
West New York

MARCH 2023

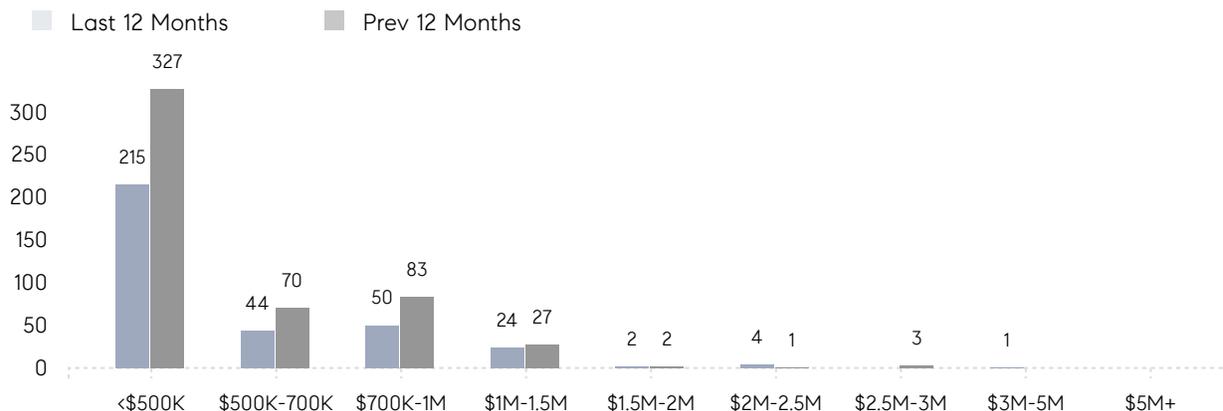
Monthly Inventory

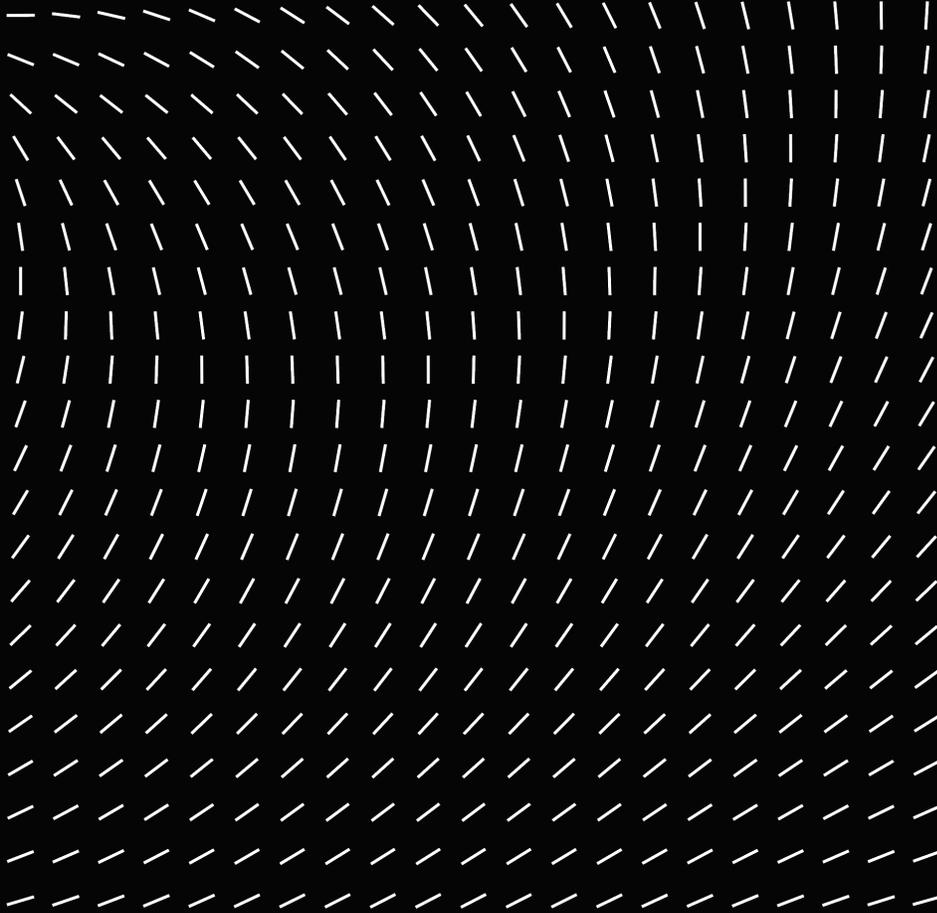


Contracts By Price Range



Listings By Price Range





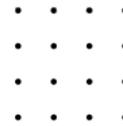
COMPASS

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Bayonne

MARCH 2023



\$367K

Average
Sales Price

12%

Increase In Sales
From Mar 2022

\$359K

Median
Sales Price

-14%

Decrease In Contracts
From Mar 2022

101%

Average %
Of Asking Price

8%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Guttenberg

MARCH 2023



\$412K

Average
Sales Price

29%

Increase In Sales
From Mar 2022

\$295K

Median
Sales Price

-25%

Decrease In Contracts
From Mar 2022

87%

Average %
Of Asking Price

29%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Harrison

MARCH 2023



—

Average
Sales Price

0%

Change In Sales
From Mar 2022

—

Median
Sales Price

0%

Change In Contracts
From Mar 2022

—

Average %
Of Asking Price

—

Change In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hoboken

MARCH 2023



\$876K

Average
Sales Price

-53%

Decrease In Sales
From Mar 2022

\$785K

Median
Sales Price

-55%

Decrease In Contracts
From Mar 2022

101%

Average %
Of Asking Price

-15%

Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Jersey City

MARCH 2023



\$638K

Average
Sales Price

-37%

Decrease In Sales
From Mar 2022

\$635K

Median
Sales Price

-27%

Decrease In Contracts
From Mar 2022

99%

Average %
Of Asking Price

20%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Kearny

MARCH 2023



\$390K

Average
Sales Price

-50%

Decrease In Sales
From Mar 2022

\$390K

Median
Sales Price

0%

Change In Contracts
From Mar 2022

101%

Average %
Of Asking Price

-75%

Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Secaucus

MARCH 2023



\$445K

Average
Sales Price

-17%

Decrease In Sales
From Mar 2022

\$413K

Median
Sales Price

0%

Change In Contracts
From Mar 2022

100%

Average %
Of Asking Price

-11%

Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Union City

MARCH 2023



\$448K

Average
Sales Price

-33%

Decrease In Sales
From Mar 2022

\$395K

Median
Sales Price

-24%

Decrease In Contracts
From Mar 2022

99%

Average %
Of Asking Price

-14%

Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Weehawken

MARCH 2023



\$671K

Average
Sales Price

-68%

Decrease In Sales
From Mar 2022

\$747K

Median
Sales Price

-70%

Decrease In Contracts
From Mar 2022

98%

Average %
Of Asking Price

-27%

Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

West New York

MARCH 2023



\$667K

Average
Sales Price

-45%

Decrease In Sales
From Mar 2022

\$690K

Median
Sales Price

-41%

Decrease In Contracts
From Mar 2022

99%

Average %
Of Asking Price

4%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS