

COMPASS

April 2023

Hudson Market Insights

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APRIL 2023

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Bayonne

APRIL 2023

UNDER CONTRACT

14
Total
Properties

\$394K
Average
Price

\$419K
Median
Price

-42%
Decrease From
Apr 2022

-12%
Decrease From
Apr 2022

-9%
Decrease From
Apr 2022

UNITS SOLD

14
Total
Properties

\$399K
Average
Price

\$408K
Median
Price

-39%
Decrease From
Apr 2022

7%
Increase From
Apr 2022

8%
Increase From
Apr 2022

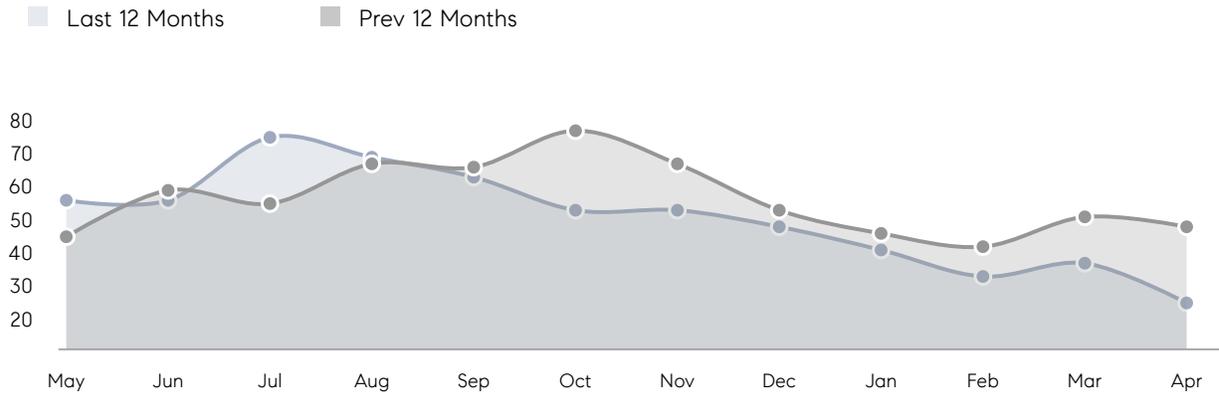
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	25	31	-19%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$399,536	\$372,814	7.2%
	# OF CONTRACTS	14	24	-41.7%
	NEW LISTINGS	16	30	-47%
Houses	AVERAGE DOM	27	37	-27%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$447,300	\$432,815	3%
	# OF CONTRACTS	8	19	-58%
	NEW LISTINGS	9	23	-61%
Condo/Co-op/TH	AVERAGE DOM	20	19	5%
	% OF ASKING PRICE	94%	98%	
	AVERAGE SOLD PRICE	\$280,125	\$260,313	8%
	# OF CONTRACTS	6	5	20%
	NEW LISTINGS	7	7	0%

Bayonne

APRIL 2023

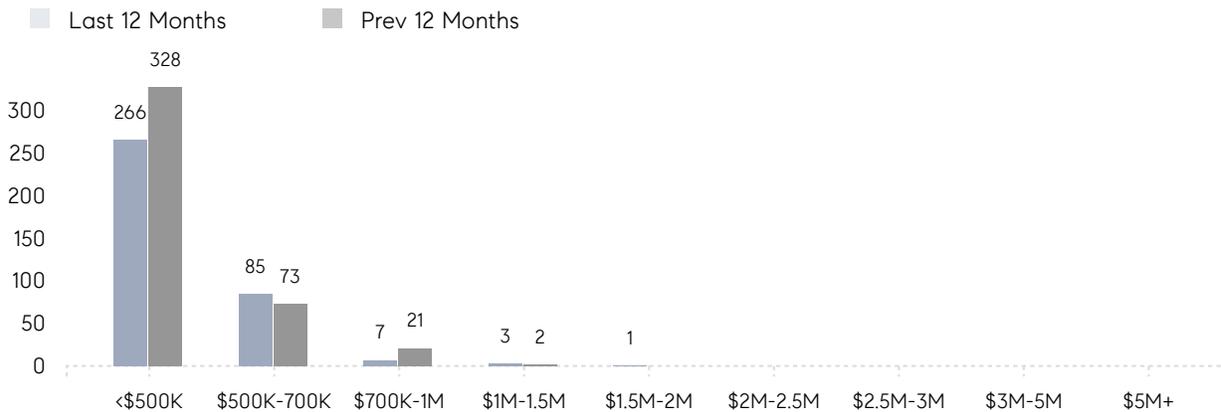
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Guttenberg

APRIL 2023

UNDER CONTRACT

8	\$432K	\$368K
Total Properties	Average Price	Median Price
-33%	-16%	-20%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

7	\$376K	\$315K
Total Properties	Average Price	Median Price
40%	15%	-12%
Increase From Apr 2022	Increase From Apr 2022	Decrease From Apr 2022

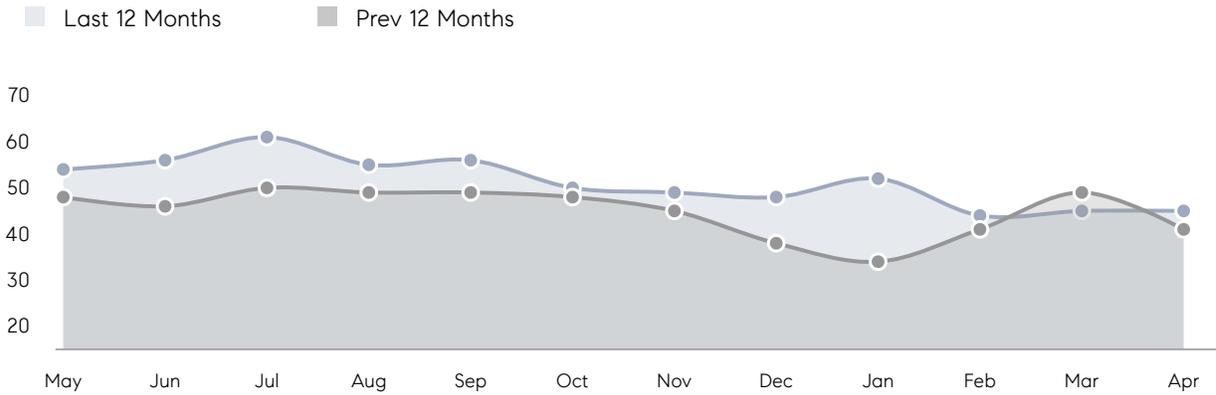
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	51	56	-9%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$376,714	\$328,380	14.7%
	# OF CONTRACTS	8	12	-33.3%
	NEW LISTINGS	10	15	-33%
Houses	AVERAGE DOM	38	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$399,000	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	1	0	0%
Condo/Co-op/TH	AVERAGE DOM	53	56	-5%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$373,000	\$328,380	14%
	# OF CONTRACTS	8	11	-27%
	NEW LISTINGS	9	15	-40%

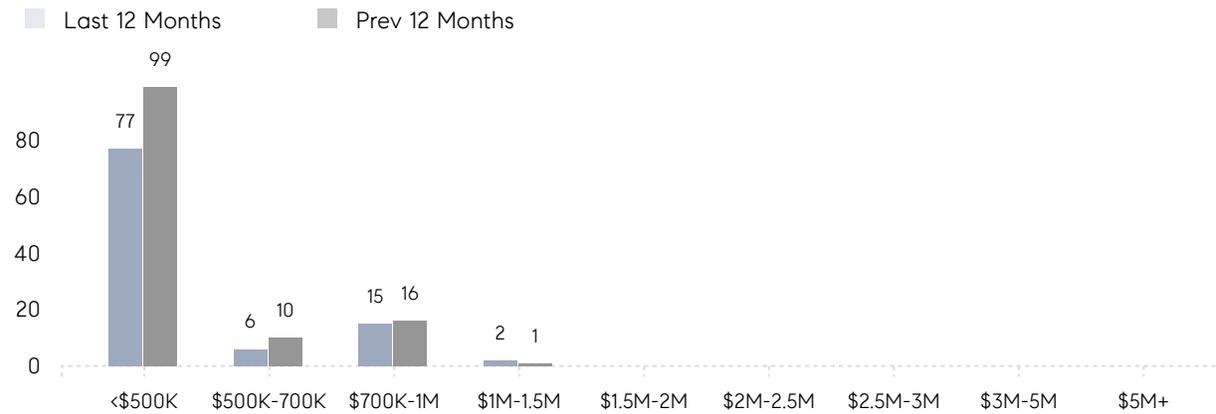
Guttenberg

APRIL 2023

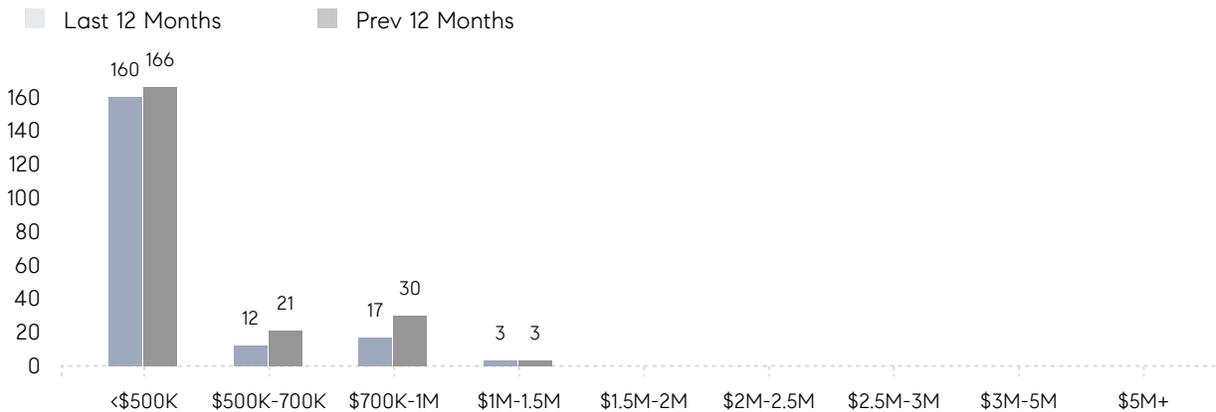
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Harrison

APRIL 2023

UNDER CONTRACT

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

UNITS SOLD

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

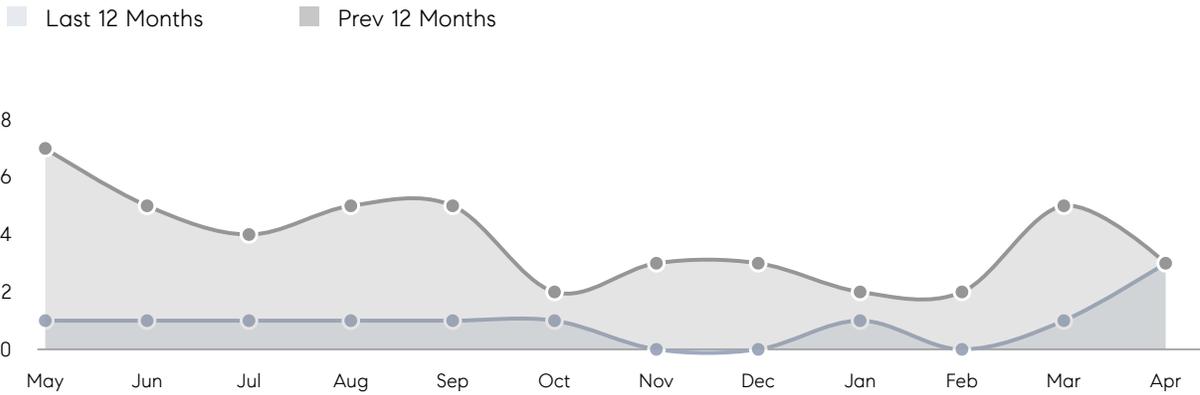
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0.0%
	NEW LISTINGS	2	1	100%
Houses	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	0	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	1	1	0%

Harrison

APRIL 2023

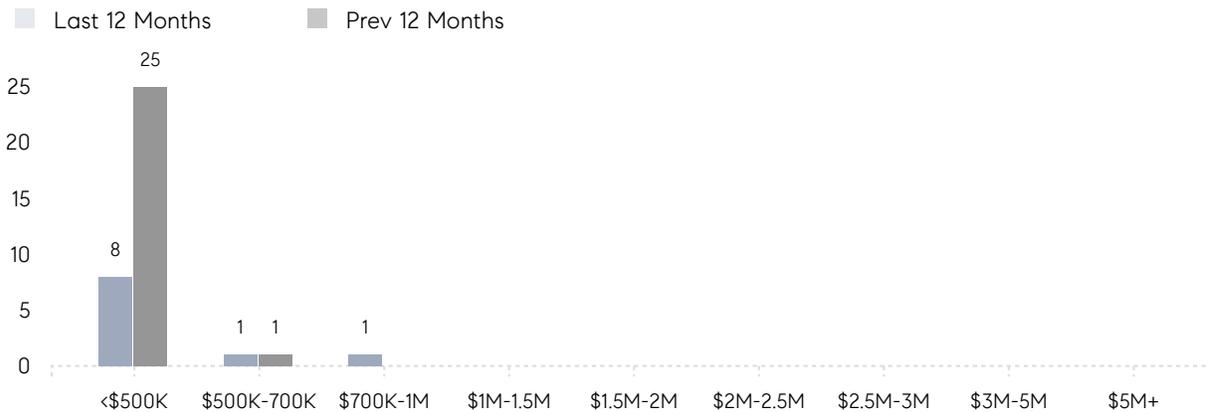
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Hoboken

APRIL 2023

UNDER CONTRACT

73
Total
Properties

\$917K
Average
Price

\$799K
Median
Price

-37%
Decrease From
Apr 2022

-1%
Decrease From
Apr 2022

3%
Increase From
Apr 2022

UNITS SOLD

46
Total
Properties

\$1.0M
Average
Price

\$880K
Median
Price

-57%
Decrease From
Apr 2022

9%
Increase From
Apr 2022

15%
Increase From
Apr 2022

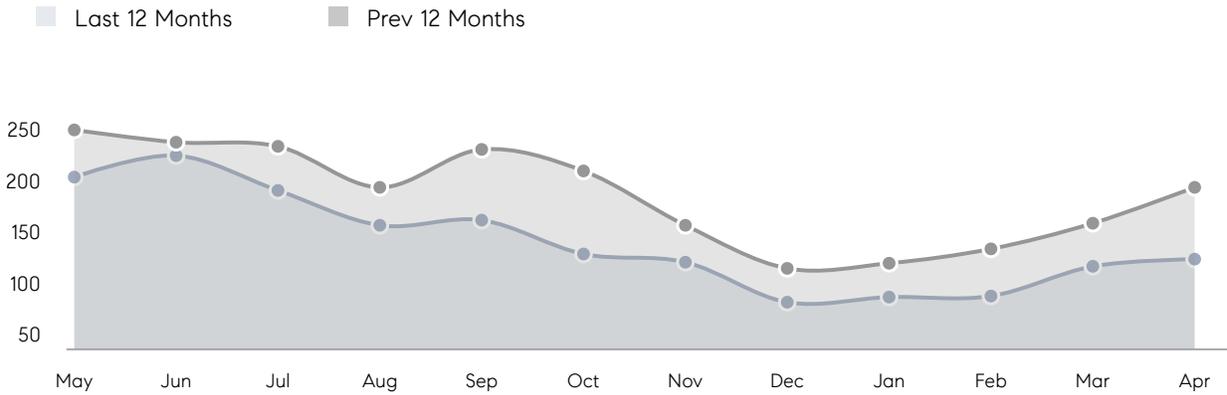
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	29	33	-12%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$1,027,930	\$939,532	9.4%
	# OF CONTRACTS	73	116	-37.1%
	NEW LISTINGS	95	183	-48%
Houses	AVERAGE DOM	7	30	-77%
	% OF ASKING PRICE	104%	97%	
	AVERAGE SOLD PRICE	\$1,525,512	\$1,750,000	-13%
	# OF CONTRACTS	4	7	-43%
	NEW LISTINGS	4	16	-75%
Condo/Co-op/TH	AVERAGE DOM	31	33	-6%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$1,005,313	\$916,376	10%
	# OF CONTRACTS	69	109	-37%
	NEW LISTINGS	91	167	-46%

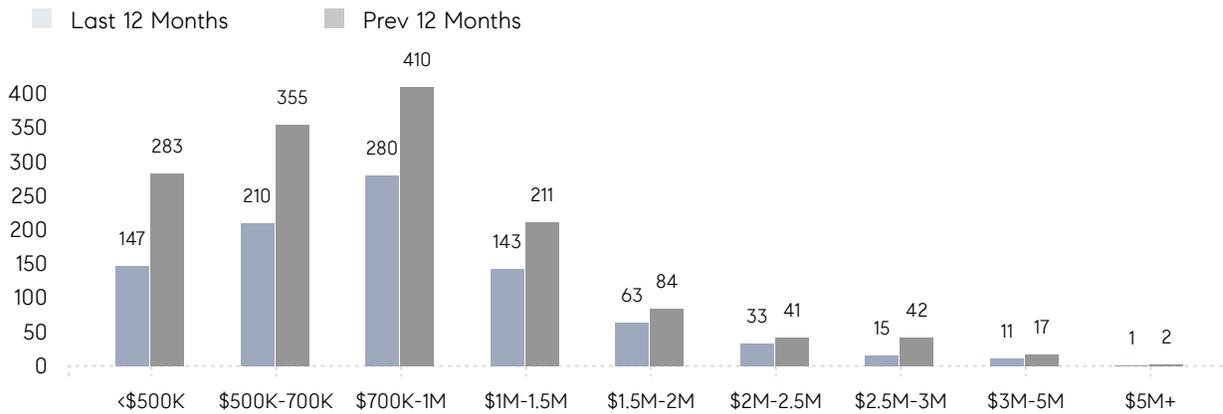
Hoboken

APRIL 2023

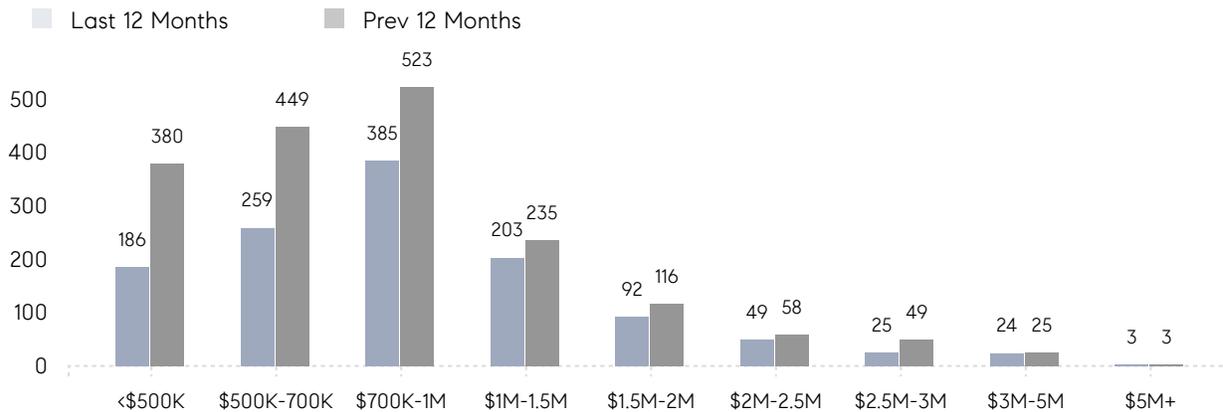
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Jersey City

APRIL 2023

UNDER CONTRACT

129	\$678K	\$579K
Total Properties	Average Price	Median Price
-33%	-6%	-6%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

89	\$659K	\$620K
Total Properties	Average Price	Median Price
-49%	-2%	-1%
Decrease From Apr 2022	Decrease From Apr 2022	Change From Apr 2022

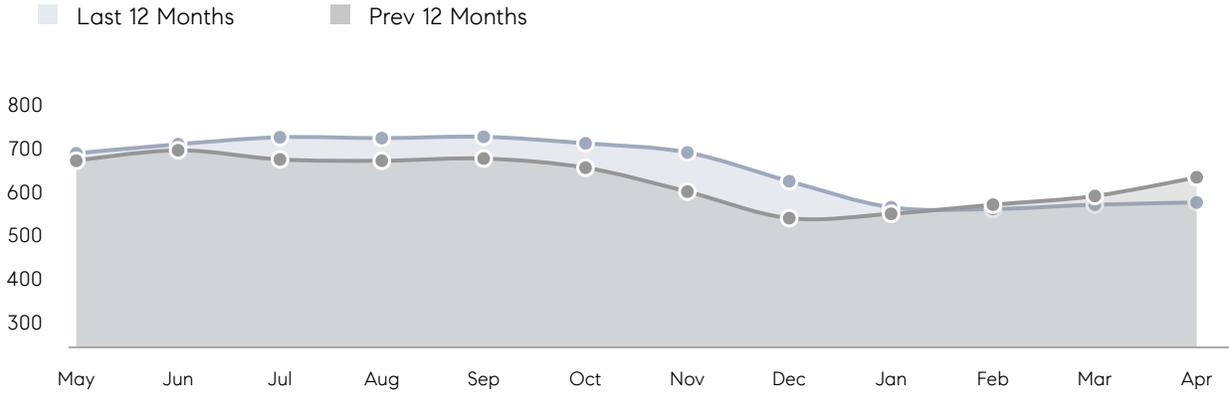
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	43	37	16%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$659,111	\$675,180	-2.4%
	# OF CONTRACTS	129	193	-33.2%
	NEW LISTINGS	210	328	-36%
Houses	AVERAGE DOM	51	33	55%
	% OF ASKING PRICE	106%	102%	
	AVERAGE SOLD PRICE	\$670,750	\$810,328	-17%
	# OF CONTRACTS	21	25	-16%
	NEW LISTINGS	37	38	-3%
Condo/Co-op/TH	AVERAGE DOM	42	38	11%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$657,962	\$649,437	1%
	# OF CONTRACTS	108	168	-36%
	NEW LISTINGS	173	290	-40%

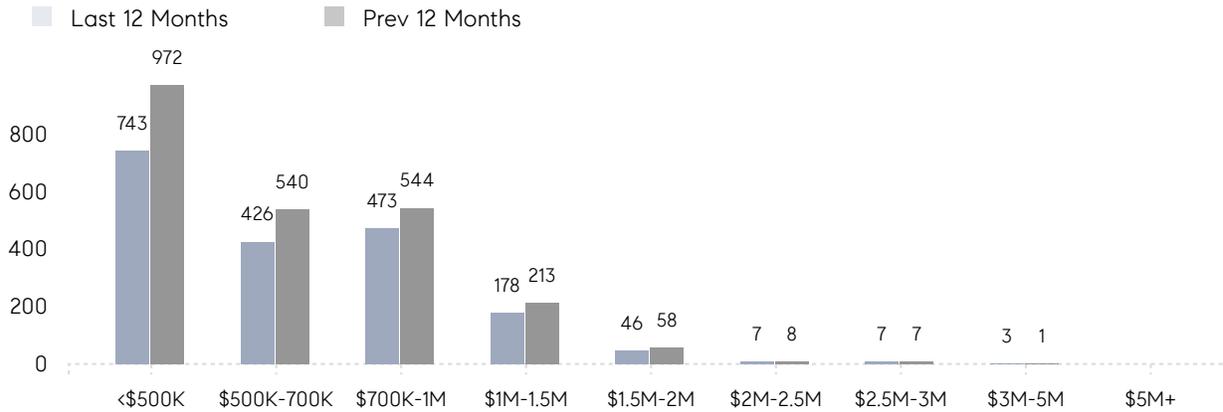
Jersey City

APRIL 2023

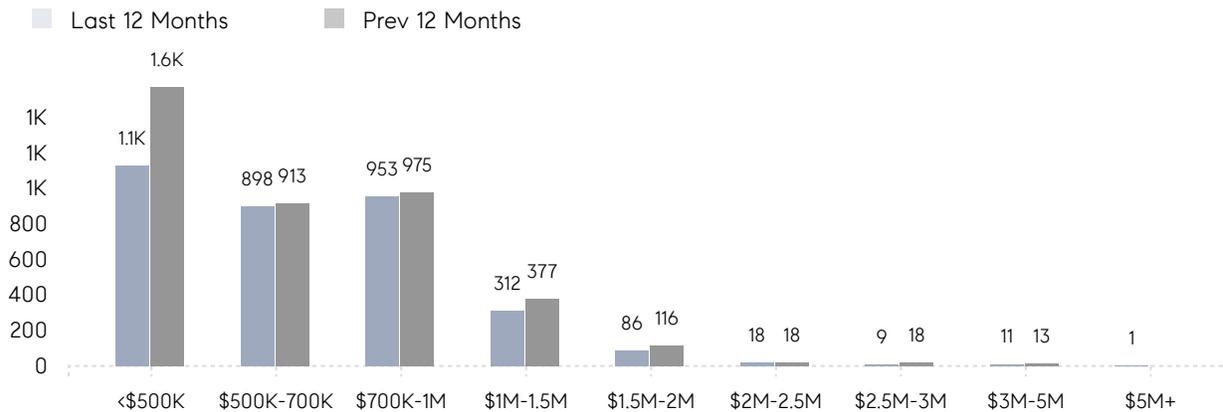
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Kearny

APRIL 2023

UNDER CONTRACT

4	\$358K	\$362K
Total Properties	Average Price	Median Price
100%	-24%	-23%
Increase From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

1	\$390K	\$390K
Total Properties	Average Price	Median Price
-67%	-24%	-30%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

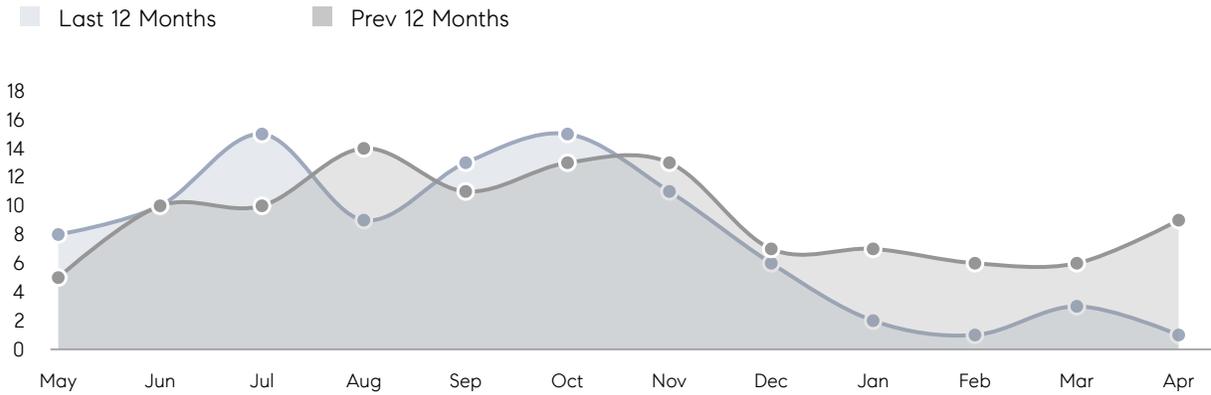
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	9	16	-44%
	% OF ASKING PRICE	111%	104%	
	AVERAGE SOLD PRICE	\$390,000	\$513,333	-24.0%
	# OF CONTRACTS	4	2	100.0%
	NEW LISTINGS	3	5	-40%
Houses	AVERAGE DOM	-	16	-
	% OF ASKING PRICE	-	104%	
	AVERAGE SOLD PRICE	-	\$513,333	-
	# OF CONTRACTS	4	2	100%
	NEW LISTINGS	3	5	-40%
Condo/Co-op/TH	AVERAGE DOM	9	-	-
	% OF ASKING PRICE	111%	-	
	AVERAGE SOLD PRICE	\$390,000	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

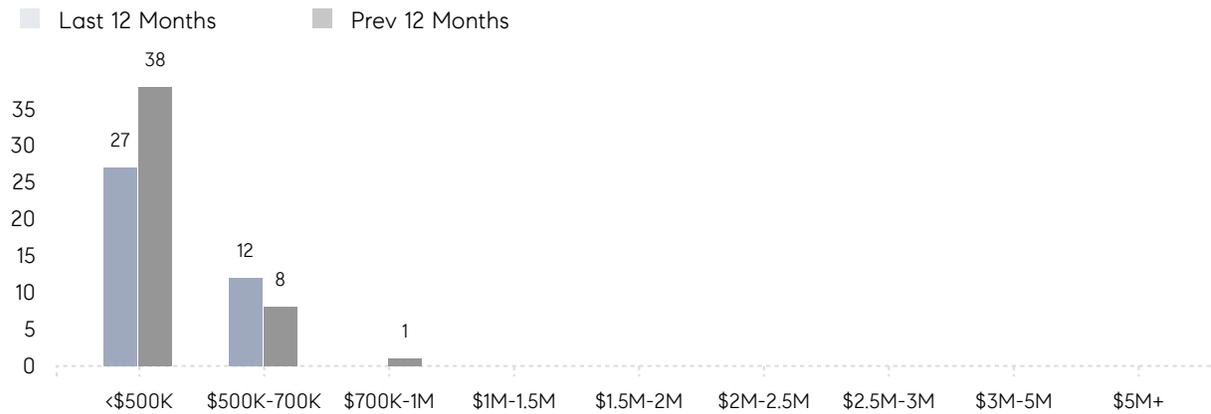
Kearny

APRIL 2023

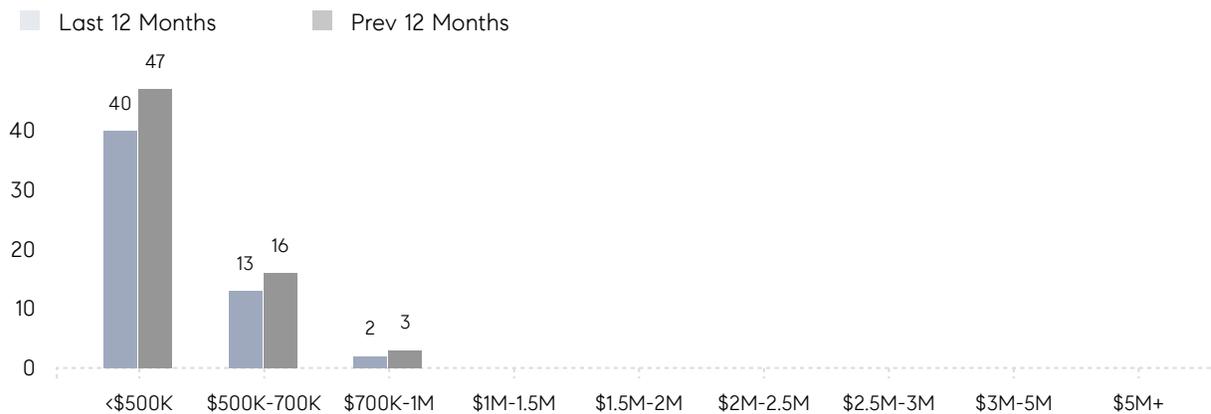
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Secaucus

APRIL 2023

UNDER CONTRACT

17
Total
Properties

\$541K
Average
Price

\$529K
Median
Price

-15%
Decrease From
Apr 2022

5%
Increase From
Apr 2022

6%
Increase From
Apr 2022

UNITS SOLD

11
Total
Properties

\$481K
Average
Price

\$440K
Median
Price

-27%
Decrease From
Apr 2022

-13%
Decrease From
Apr 2022

-11%
Decrease From
Apr 2022

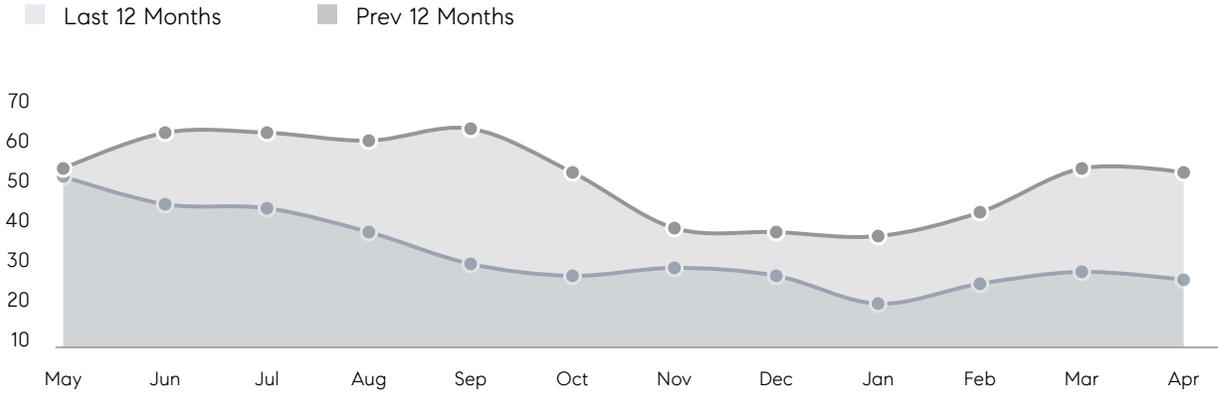
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	44	30	47%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$481,718	\$556,600	-13.5%
	# OF CONTRACTS	17	20	-15.0%
	NEW LISTINGS	20	29	-31%
Houses	AVERAGE DOM	57	59	-3%
	% OF ASKING PRICE	97%	101%	
	AVERAGE SOLD PRICE	\$626,980	\$820,000	-24%
	# OF CONTRACTS	7	2	250%
	NEW LISTINGS	7	3	133%
Condo/Co-op/TH	AVERAGE DOM	34	19	79%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$360,667	\$460,818	-22%
	# OF CONTRACTS	10	18	-44%
	NEW LISTINGS	13	26	-50%

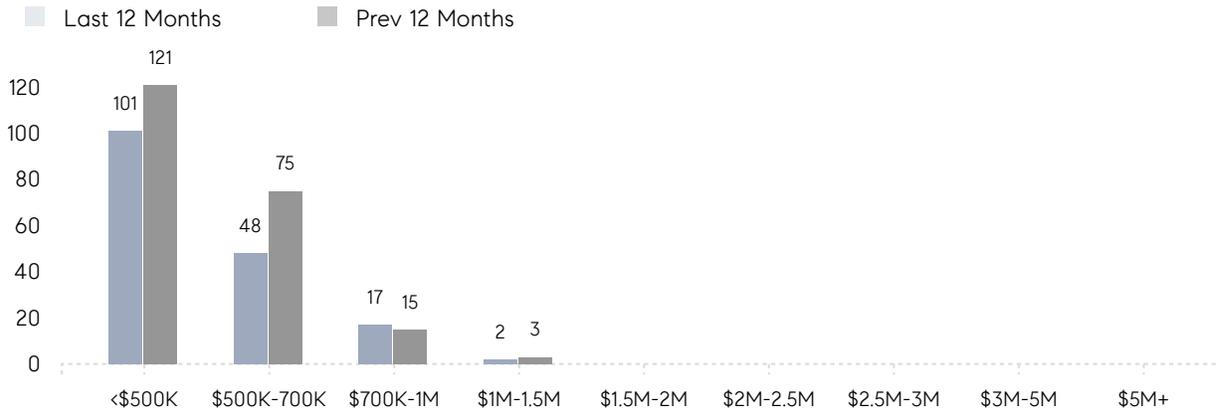
Secaucus

APRIL 2023

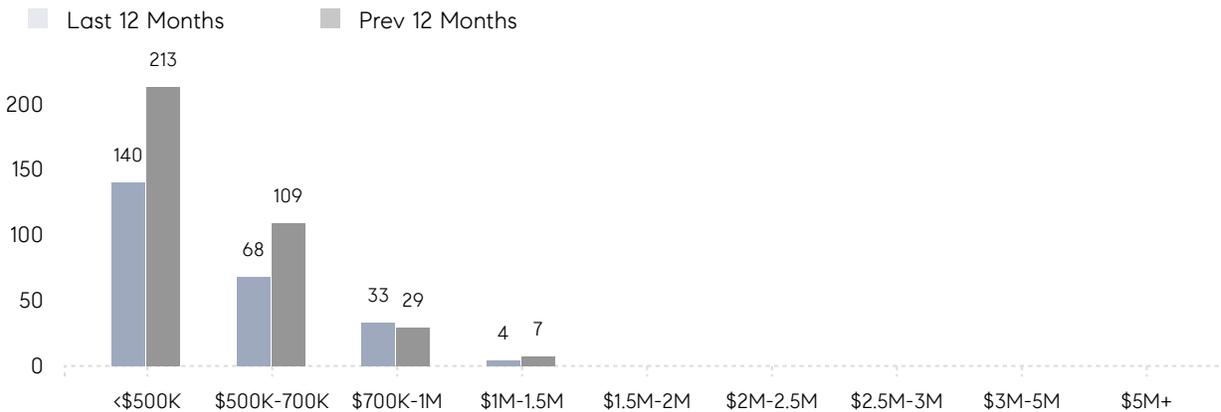
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Union City

APRIL 2023

UNDER CONTRACT

16	\$381K	\$362K
Total Properties	Average Price	Median Price
-43%	-5%	-15%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

18	\$412K	\$405K
Total Properties	Average Price	Median Price
-33%	13%	40%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

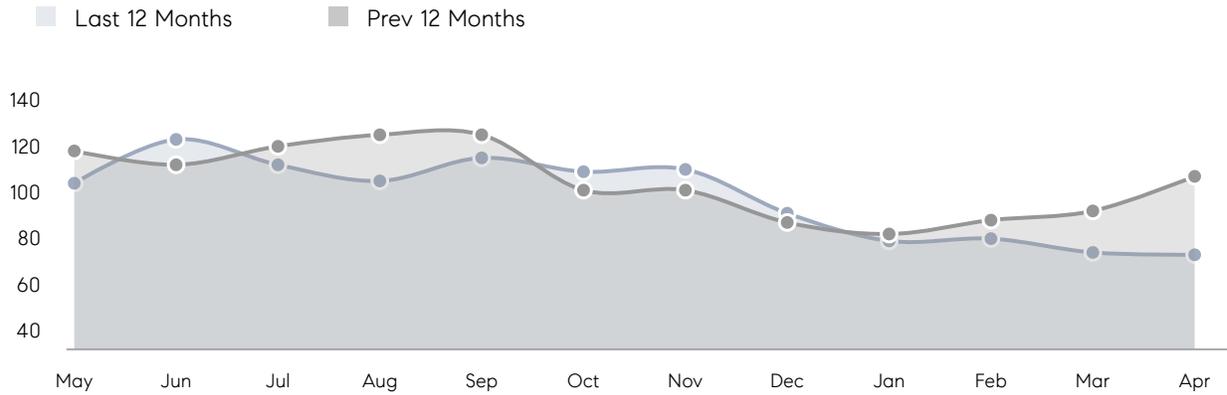
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	46	47	-2%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$412,272	\$364,830	13.0%
	# OF CONTRACTS	16	28	-42.9%
	NEW LISTINGS	18	48	-62%
Houses	AVERAGE DOM	-	11	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$958,250	-
	# OF CONTRACTS	3	0	0%
	NEW LISTINGS	2	1	100%
Condo/Co-op/TH	AVERAGE DOM	46	49	-6%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$412,272	\$317,356	30%
	# OF CONTRACTS	13	28	-54%
	NEW LISTINGS	16	47	-66%

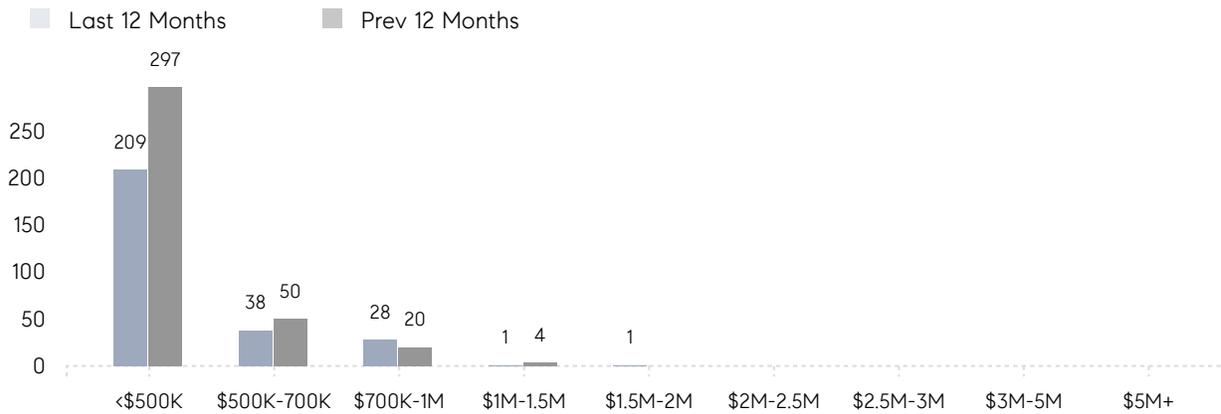
Union City

APRIL 2023

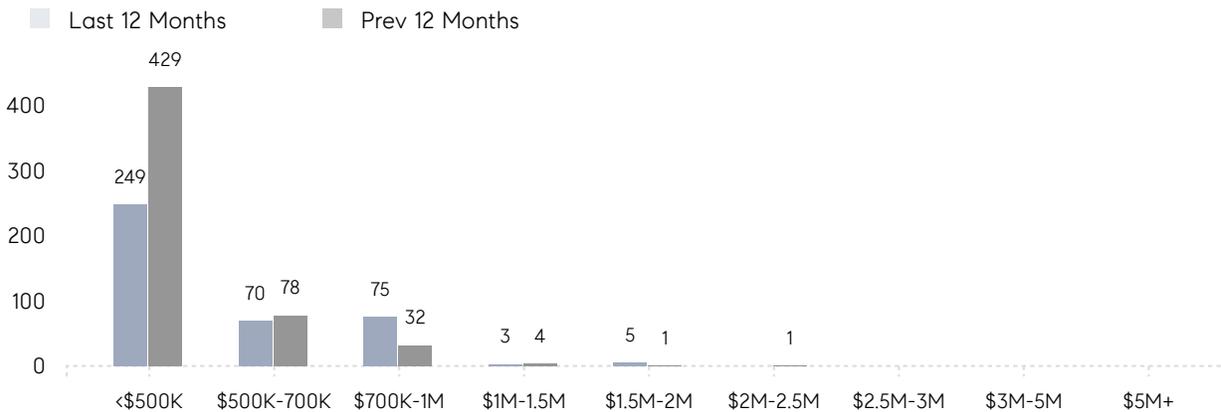
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Weehawken

APRIL 2023

UNDER CONTRACT

13	\$1.2M	\$1.1M
Total Properties	Average Price	Median Price
-57%	63%	80%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

UNITS SOLD

7	\$960K	\$920K
Total Properties	Average Price	Median Price
-46%	11%	31%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

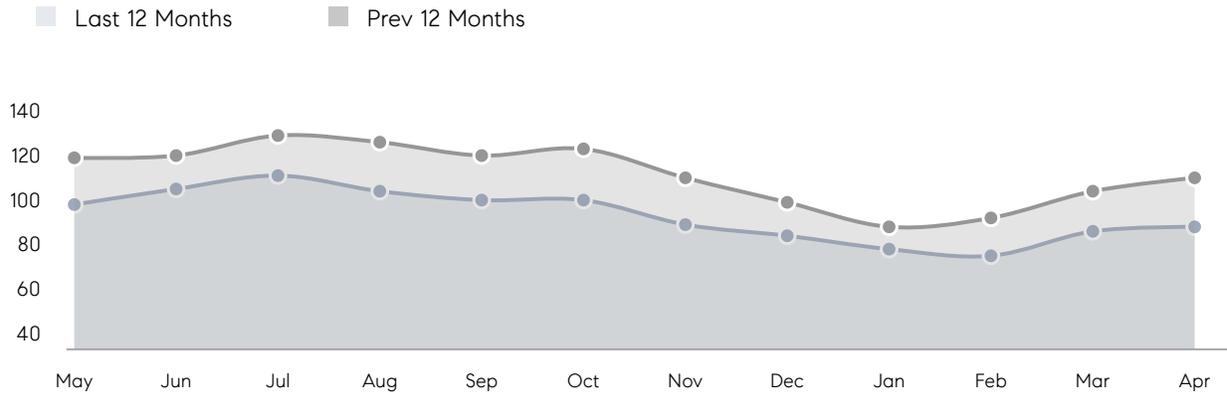
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	43	28	54%
	% OF ASKING PRICE	93%	93%	
	AVERAGE SOLD PRICE	\$960,357	\$862,731	11.3%
	# OF CONTRACTS	13	30	-56.7%
	NEW LISTINGS	22	46	-52%
Houses	AVERAGE DOM	65	26	150%
	% OF ASKING PRICE	89%	100%	
	AVERAGE SOLD PRICE	\$823,333	\$1,325,500	-38%
	# OF CONTRACTS	7	4	75%
	NEW LISTINGS	5	10	-50%
Condo/Co-op/TH	AVERAGE DOM	26	28	-7%
	% OF ASKING PRICE	96%	91%	
	AVERAGE SOLD PRICE	\$1,063,125	\$778,591	37%
	# OF CONTRACTS	6	26	-77%
	NEW LISTINGS	17	36	-53%

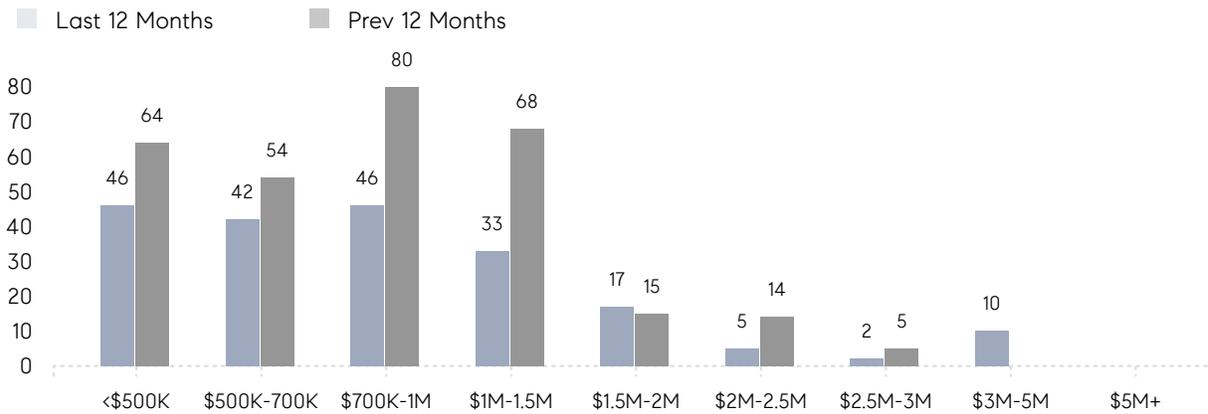
Weehawken

APRIL 2023

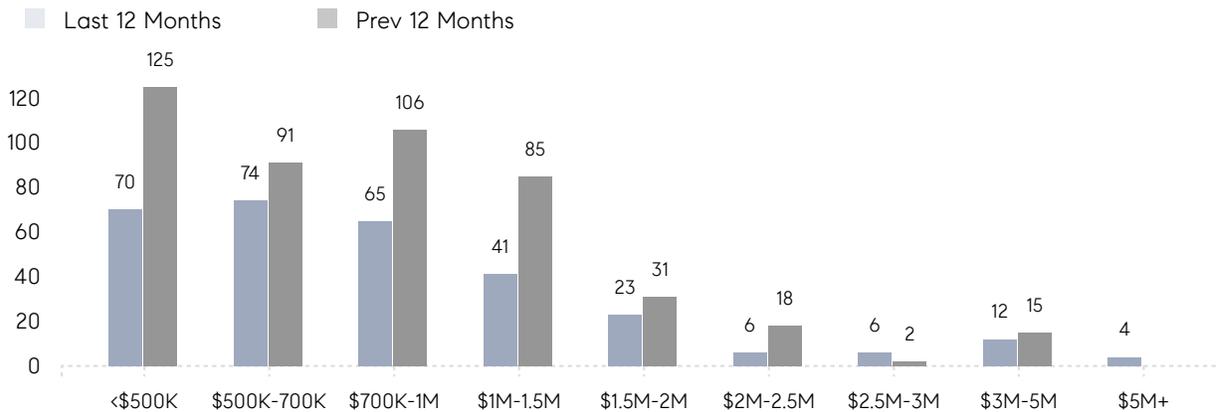
Monthly Inventory



Contracts By Price Range



Listings By Price Range



West New York

APRIL 2023

UNDER CONTRACT

11
Total
Properties

\$470K
Average
Price

\$465K
Median
Price

-48%
Decrease From
Apr 2022

-10%
Decrease From
Apr 2022

3%
Increase From
Apr 2022

UNITS SOLD

19
Total
Properties

\$503K
Average
Price

\$422K
Median
Price

-10%
Decrease From
Apr 2022

2%
Increase From
Apr 2022

6%
Increase From
Apr 2022

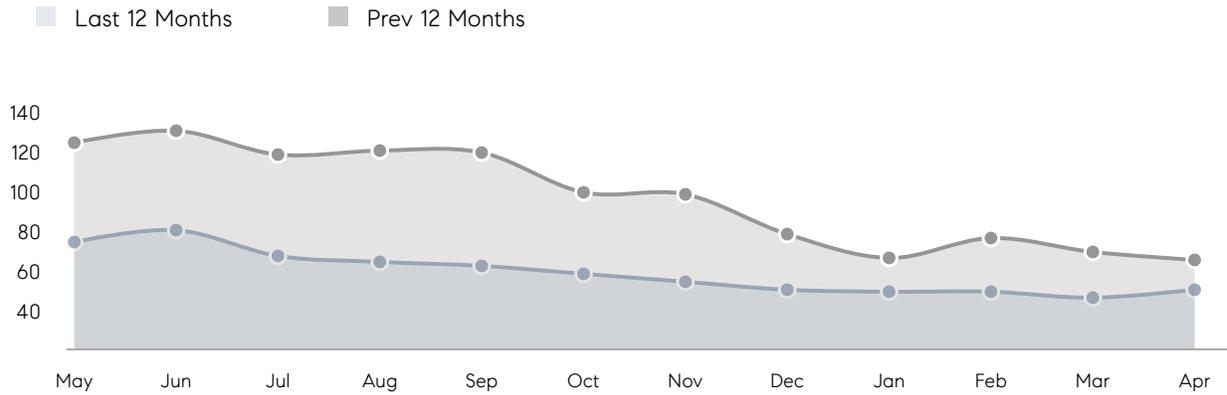
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	37	68	-46%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$503,632	\$492,405	2.3%
	# OF CONTRACTS	11	21	-47.6%
	NEW LISTINGS	23	31	-26%
Houses	AVERAGE DOM	138	75	84%
	% OF ASKING PRICE	97%	99%	
	AVERAGE SOLD PRICE	\$551,000	\$645,000	-15%
	# OF CONTRACTS	0	3	0%
	NEW LISTINGS	1	3	-67%
Condo/Co-op/TH	AVERAGE DOM	25	67	-63%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$498,059	\$466,972	7%
	# OF CONTRACTS	11	18	-39%
	NEW LISTINGS	22	28	-21%

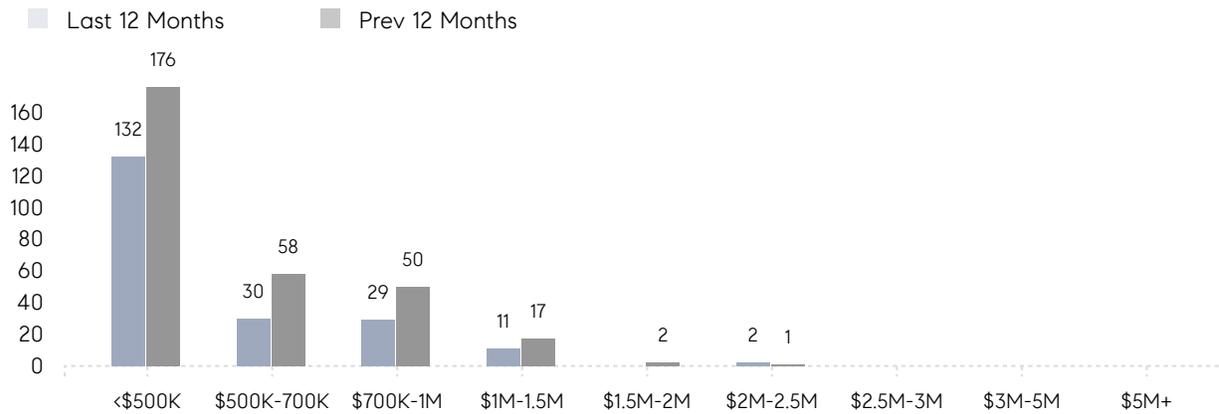
West New York

APRIL 2023

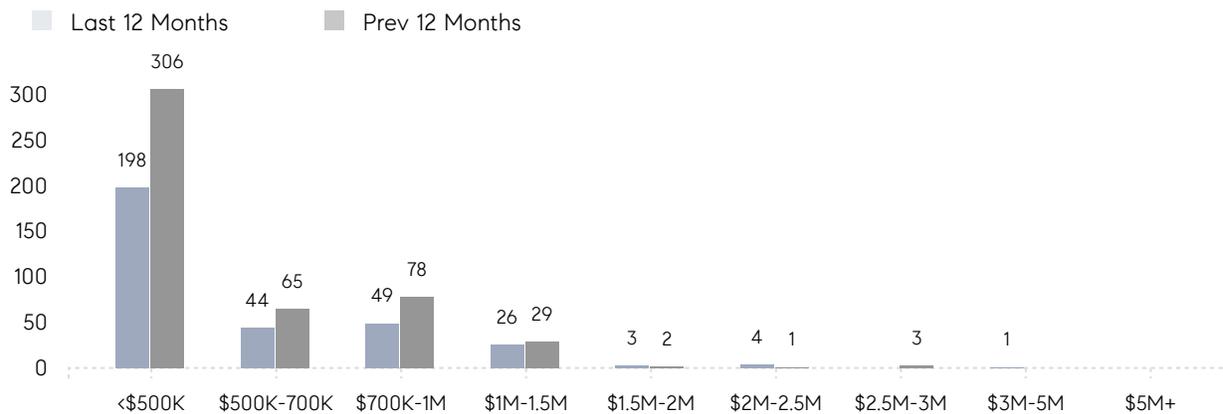
Monthly Inventory

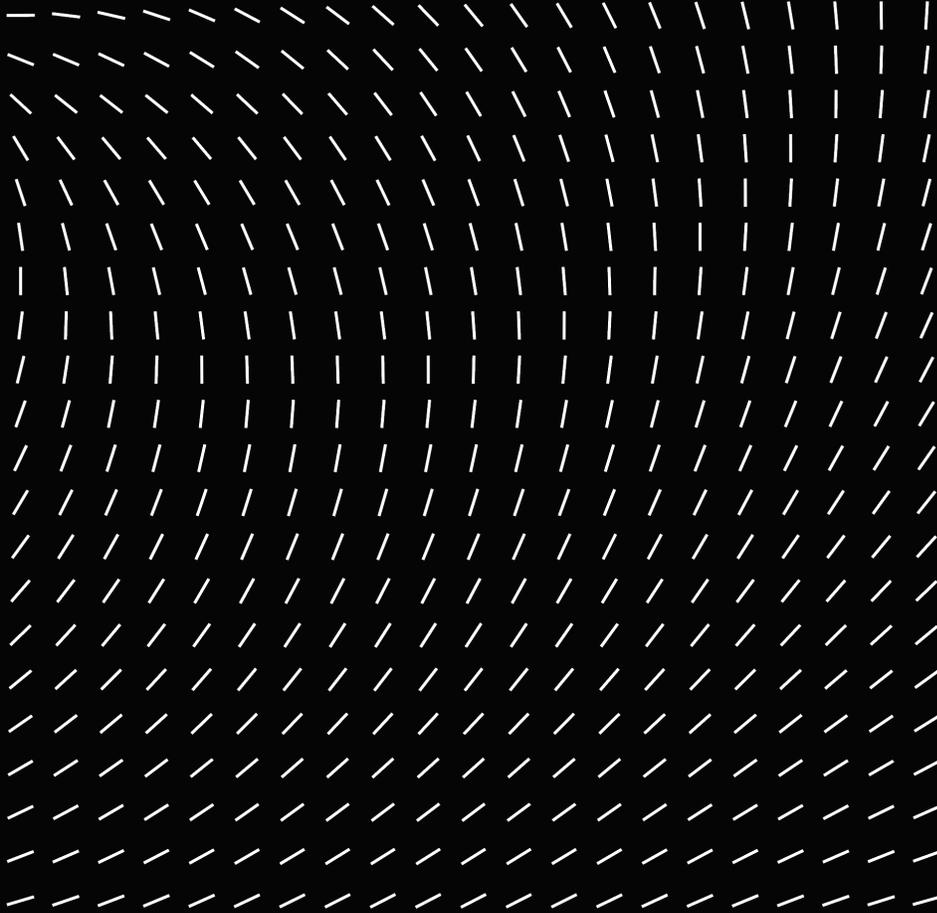


Contracts By Price Range



Listings By Price Range





COMPASS

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Bayonne

APRIL 2023



\$399K

Average
Sales Price

-39%

Decrease In Sales
From Apr 2022

\$408K

Median
Sales Price

-42%

Decrease In Contracts
From Apr 2022

99%

Average %
Of Asking Price

-19%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Guttenberg

APRIL 2023



\$376K

Average
Sales Price

40%

Increase In Sales
From Apr 2022

\$315K

Median
Sales Price

-33%

Decrease In Contracts
From Apr 2022

100%

Average %
Of Asking Price

-9%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Harrison

APRIL 2023



—

Average
Sales Price

0%

Change In Sales
From Apr 2022

—

Median
Sales Price

0%

Change In Contracts
From Apr 2022

—

Average %
Of Asking Price

—

Change In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hoboken

APRIL 2023



\$1.0M

Average
Sales Price

-57%

Decrease In Sales
From Apr 2022

\$880K

Median
Sales Price

-37%

Decrease In Contracts
From Apr 2022

101%

Average %
Of Asking Price

-12%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Jersey City

APRIL 2023



\$659K

Average
Sales Price

-49%

Decrease In Sales
From Apr 2022

\$620K

Median
Sales Price

-33%

Decrease In Contracts
From Apr 2022

100%

Average %
Of Asking Price

16%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Kearny

APRIL 2023



\$390K

Average
Sales Price

-67%

Decrease In Sales
From Apr 2022

\$390K

Median
Sales Price

100%

Increase In Contracts
From Apr 2022

111%

Average %
Of Asking Price

-44%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Secaucus

APRIL 2023



\$481K

Average
Sales Price

-27%

Decrease In Sales
From Apr 2022

\$440K

Median
Sales Price

-15%

Decrease In Contracts
From Apr 2022

99%

Average %
Of Asking Price

47%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Union City

APRIL 2023



\$412K

Average
Sales Price

-33%

Decrease In Sales
From Apr 2022

\$405K

Median
Sales Price

-43%

Decrease In Contracts
From Apr 2022

99%

Average %
Of Asking Price

-2%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Weehawken

APRIL 2023



\$960K

Average
Sales Price

-46%

Decrease In Sales
From Apr 2022

\$920K

Median
Sales Price

-57%

Decrease In Contracts
From Apr 2022

93%

Average %
Of Asking Price

54%

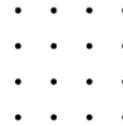
Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

West New York

APRIL 2023



\$503K

Average
Sales Price

-10%

Decrease In Sales
From Apr 2022

\$422K

Median
Sales Price

-48%

Decrease In Contracts
From Apr 2022

99%

Average %
Of Asking Price

-46%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS