



COMPASS

July 2023

# Hudson Market Insights

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JULY 2023

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# Bayonne

JULY 2023

## UNDER CONTRACT

**15**  
Total  
Properties

**\$446K**  
Average  
Price

**\$464K**  
Median  
Price

**0%**  
Change From  
Jul 2022

**4%**  
Increase From  
Jul 2022

**6%**  
Increase From  
Jul 2022

## UNITS SOLD

**13**  
Total  
Properties

**\$469K**  
Average  
Price

**\$517K**  
Median  
Price

**-50%**  
Decrease From  
Jul 2022

**10%**  
Increase From  
Jul 2022

**29%**  
Increase From  
Jul 2022

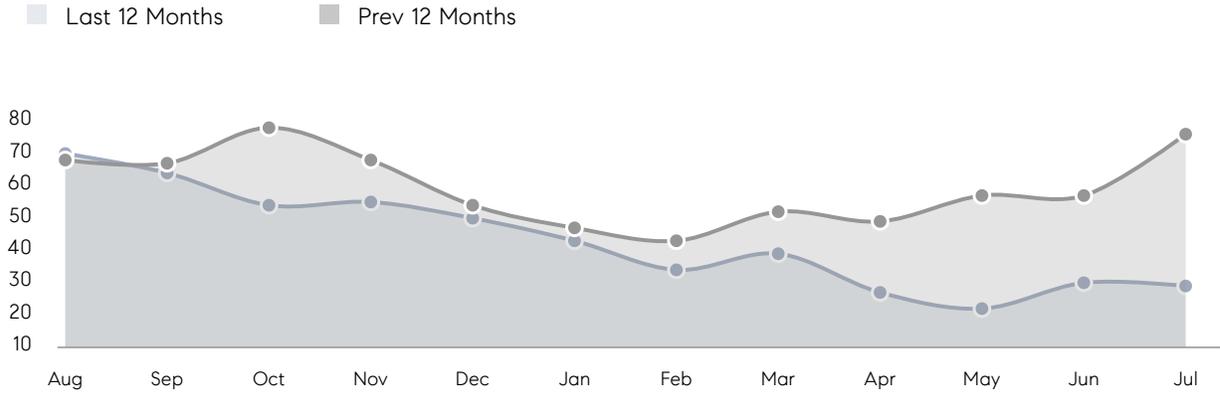
## Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	22	23	-4%
	% OF ASKING PRICE	105%	102%	
	AVERAGE SOLD PRICE	\$469,769	\$425,515	10.4%
	# OF CONTRACTS	15	15	0.0%
	NEW LISTINGS	22	48	-54%
Houses	AVERAGE DOM	27	27	0%
	% OF ASKING PRICE	108%	103%	
	AVERAGE SOLD PRICE	\$563,250	\$494,627	14%
	# OF CONTRACTS	8	10	-20%
	NEW LISTINGS	12	29	-59%
Condo/Co-op/TH	AVERAGE DOM	15	17	-12%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$320,200	\$331,273	-3%
	# OF CONTRACTS	7	5	40%
	NEW LISTINGS	10	19	-47%

# Bayonne

JULY 2023

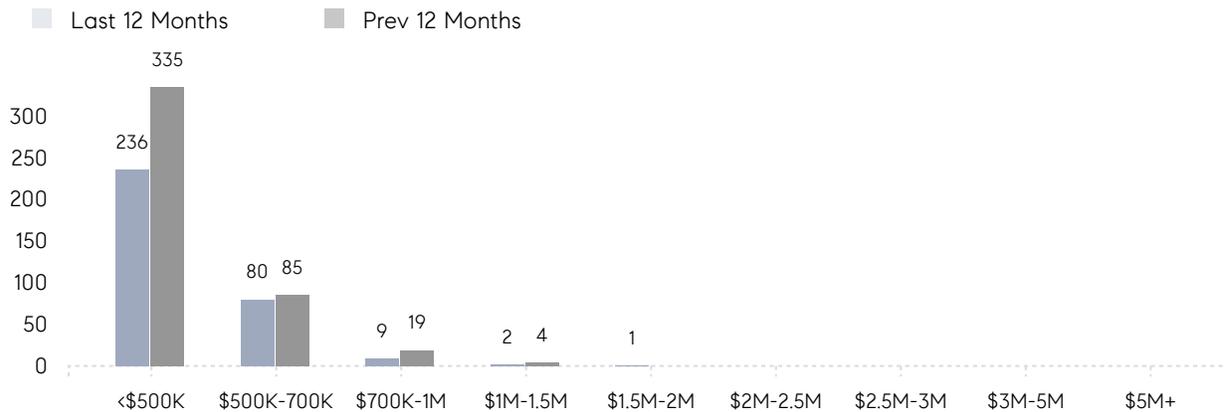
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Guttenberg

JULY 2023

## UNDER CONTRACT

<b>14</b>	<b>\$324K</b>	<b>\$295K</b>
Total Properties	Average Price	Median Price
<b>100%</b>	<b>-22%</b>	<b>-17%</b>
Increase From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

## UNITS SOLD

<b>6</b>	<b>\$431K</b>	<b>\$363K</b>
Total Properties	Average Price	Median Price
<b>50%</b>	<b>34%</b>	<b>21%</b>
Increase From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

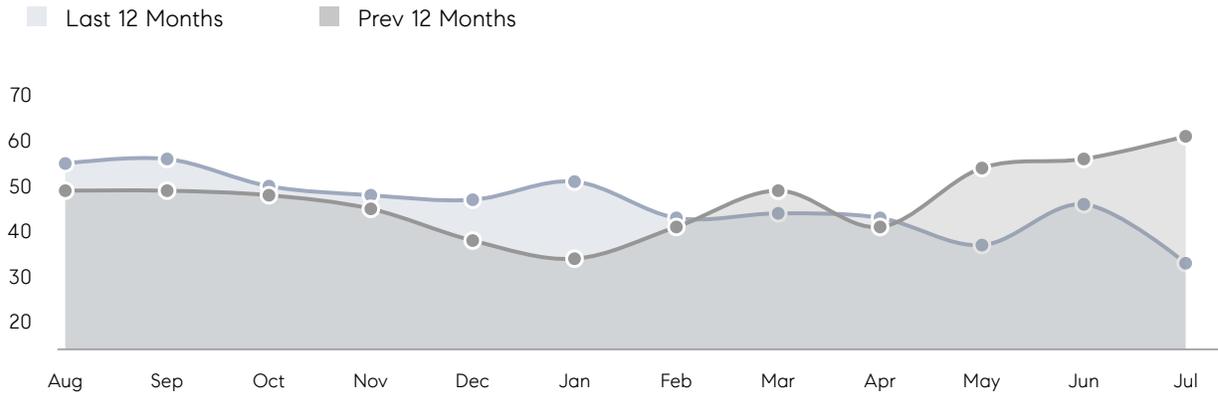
## Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	51	92	-45%
	% OF ASKING PRICE	99%	95%	
	AVERAGE SOLD PRICE	\$431,167	\$320,750	34.4%
	# OF CONTRACTS	14	7	100.0%
	NEW LISTINGS	14	21	-33%
Houses	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	1	0%
Condo/Co-op/TH	AVERAGE DOM	51	92	-45%
	% OF ASKING PRICE	99%	95%	
	AVERAGE SOLD PRICE	\$431,167	\$320,750	34%
	# OF CONTRACTS	13	7	86%
	NEW LISTINGS	13	20	-35%

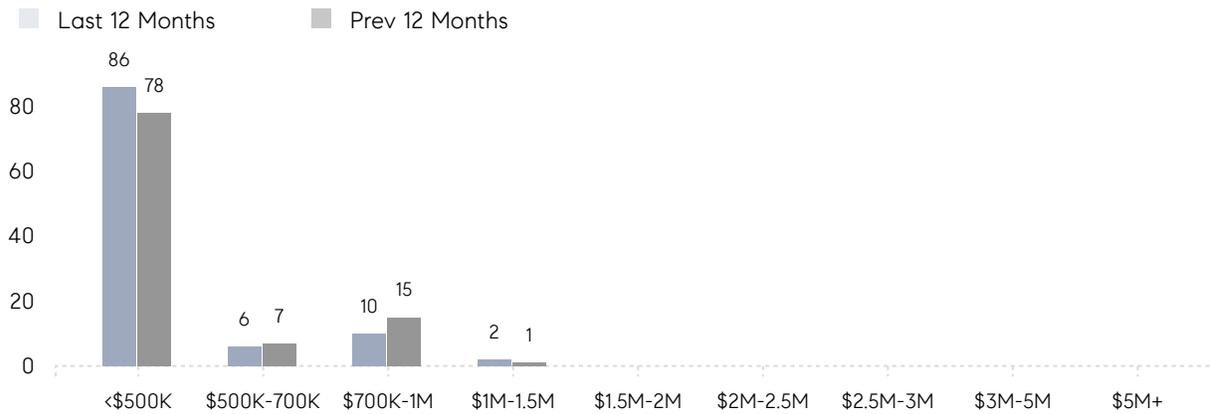
# Guttenberg

JULY 2023

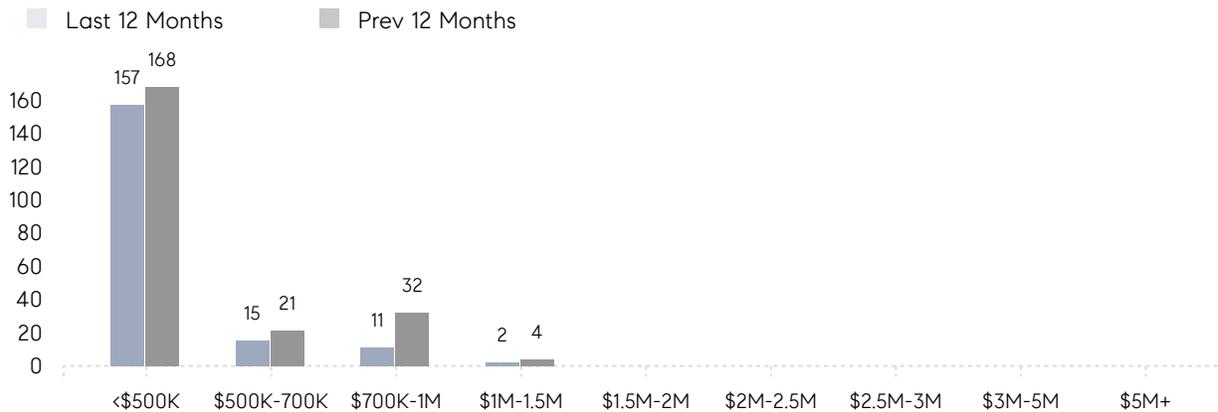
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Harrison

JULY 2023

## UNDER CONTRACT

**1**  
Total  
Properties

**\$799K**  
Average  
Price

**\$799K**  
Median  
Price

**0%**  
Change From  
Jul 2022

**80%**  
Increase From  
Jul 2022

**80%**  
Increase From  
Jul 2022

## UNITS SOLD

**0**  
Total  
Properties

–  
Average  
Price

–  
Median  
Price

**0%**  
Change From  
Jul 2022

–  
Change From  
Jul 2022

–  
Change From  
Jul 2022

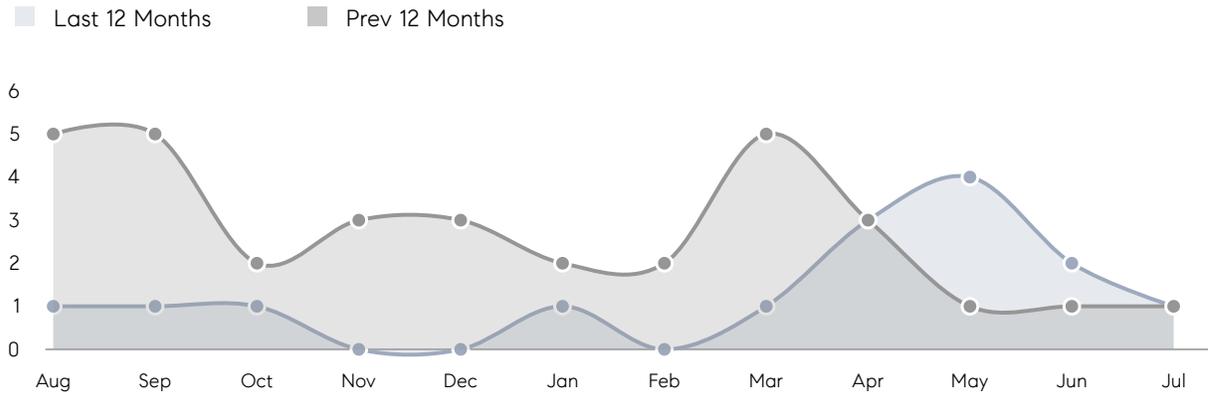
## Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	-	57	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$360,000	-
	# OF CONTRACTS	1	1	0.0%
	NEW LISTINGS	0	1	0%
Houses	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	0	0%
Condo/Co-op/TH	AVERAGE DOM	-	57	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$360,000	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%

# Harrison

JULY 2023

## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Hoboken

JULY 2023

## UNDER CONTRACT

**48**  
Total  
Properties

**\$925K**  
Average  
Price

**\$772K**  
Median  
Price

**-37%**  
Decrease From  
Jul 2022

**-4%**  
Decrease From  
Jul 2022

**10%**  
Increase From  
Jul 2022

## UNITS SOLD

**51**  
Total  
Properties

**\$1.0M**  
Average  
Price

**\$865K**  
Median  
Price

**-50%**  
Decrease From  
Jul 2022

**5%**  
Increase From  
Jul 2022

**7%**  
Increase From  
Jul 2022

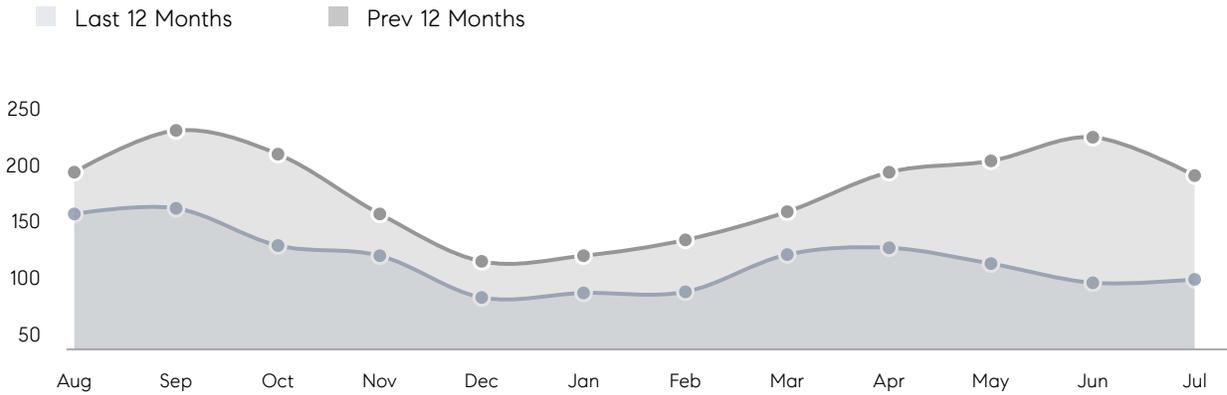
## Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	16	25	-36%
	% OF ASKING PRICE	100%	97%	
	AVERAGE SOLD PRICE	\$1,059,020	\$1,010,715	4.8%
	# OF CONTRACTS	48	76	-36.8%
	NEW LISTINGS	62	86	-28%
Houses	AVERAGE DOM	39	37	5%
	% OF ASKING PRICE	92%	100%	
	AVERAGE SOLD PRICE	\$2,283,000	\$2,150,900	6%
	# OF CONTRACTS	3	6	-50%
	NEW LISTINGS	2	8	-75%
Condo/Co-op/TH	AVERAGE DOM	15	24	-37%
	% OF ASKING PRICE	101%	97%	
	AVERAGE SOLD PRICE	\$982,521	\$913,678	8%
	# OF CONTRACTS	45	70	-36%
	NEW LISTINGS	60	78	-23%

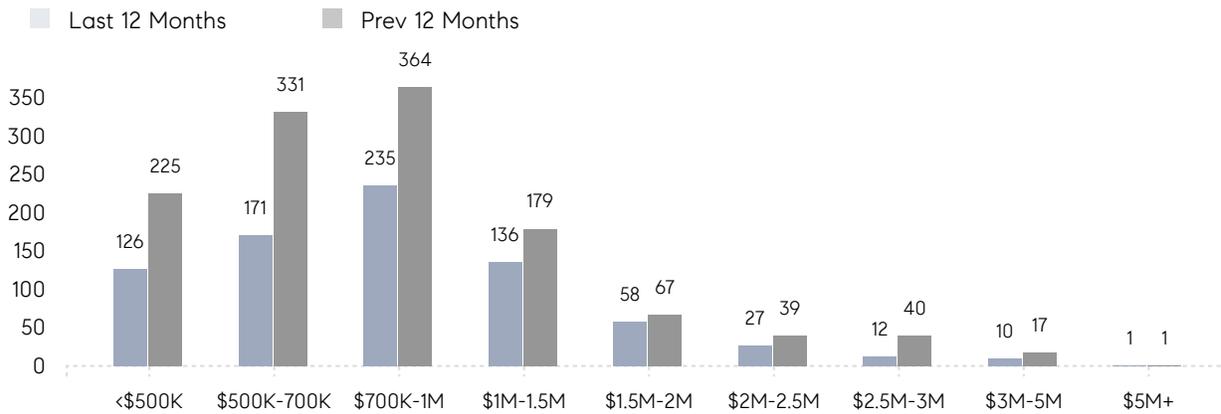
# Hoboken

JULY 2023

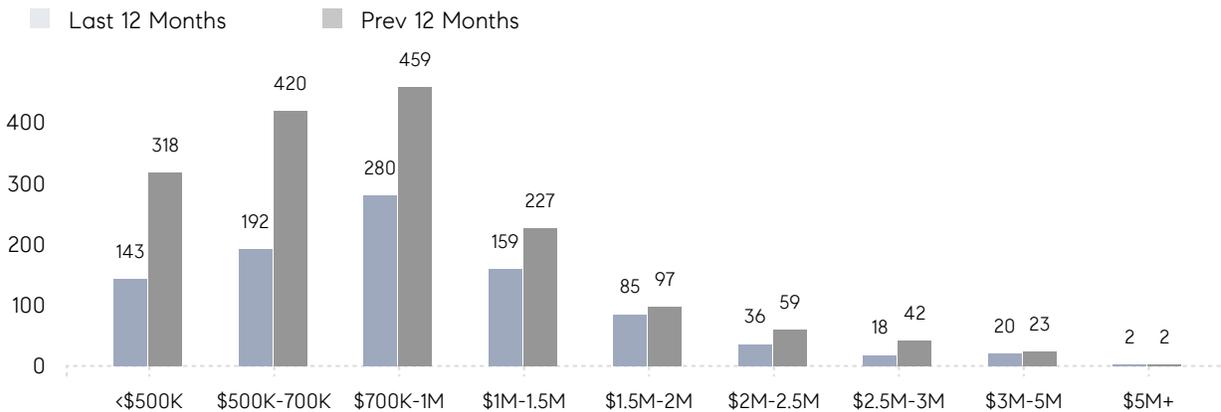
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Jersey City

JULY 2023

## UNDER CONTRACT

**147**  
Total  
Properties

**\$625K**  
Average  
Price

**\$589K**  
Median  
Price

**16%**  
Increase From  
Jul 2022

**-9%**  
Decrease From  
Jul 2022

**-3%**  
Decrease From  
Jul 2022

## UNITS SOLD

**97**  
Total  
Properties

**\$8.6M**  
Average  
Price

**\$630K**  
Median  
Price

**-46%**  
Decrease From  
Jul 2022

**1133%**  
Increase From  
Jul 2022

**6%**  
Increase From  
Jul 2022

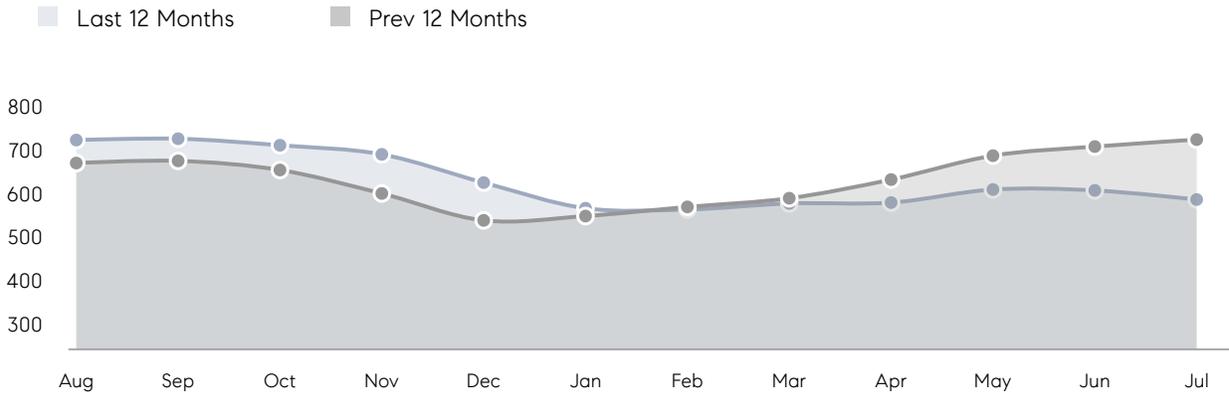
## Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	31	30	3%
	% OF ASKING PRICE	1555%	100%	
	AVERAGE SOLD PRICE	\$8,629,749	\$699,854	1,133.1%
	# OF CONTRACTS	147	127	15.7%
	NEW LISTINGS	221	278	-21%
Houses	AVERAGE DOM	32	28	14%
	% OF ASKING PRICE	7938%	99%	
	AVERAGE SOLD PRICE	\$43,699,920	\$777,446	5521%
	# OF CONTRACTS	30	20	50%
	NEW LISTINGS	29	39	-26%
Condo/Co-op/TH	AVERAGE DOM	31	30	3%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$639,077	\$685,654	-7%
	# OF CONTRACTS	117	107	9%
	NEW LISTINGS	192	239	-20%

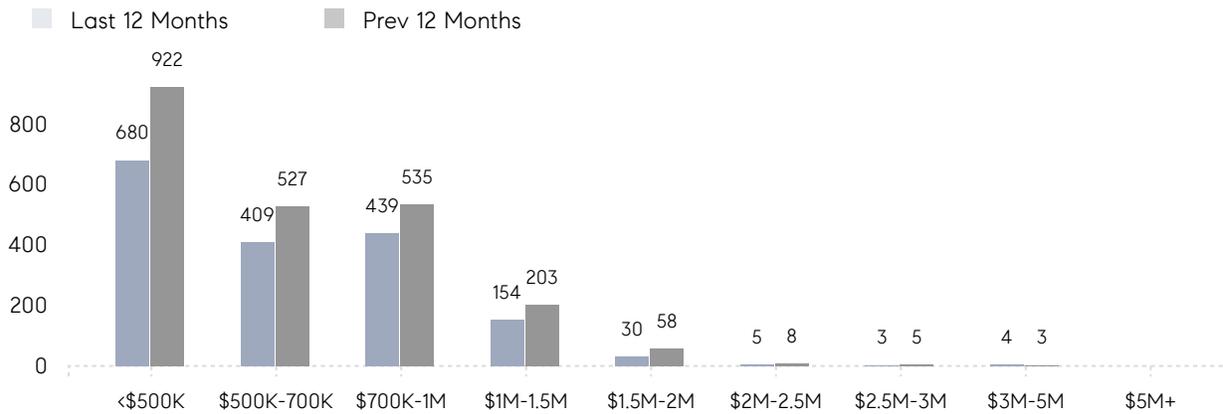
# Jersey City

JULY 2023

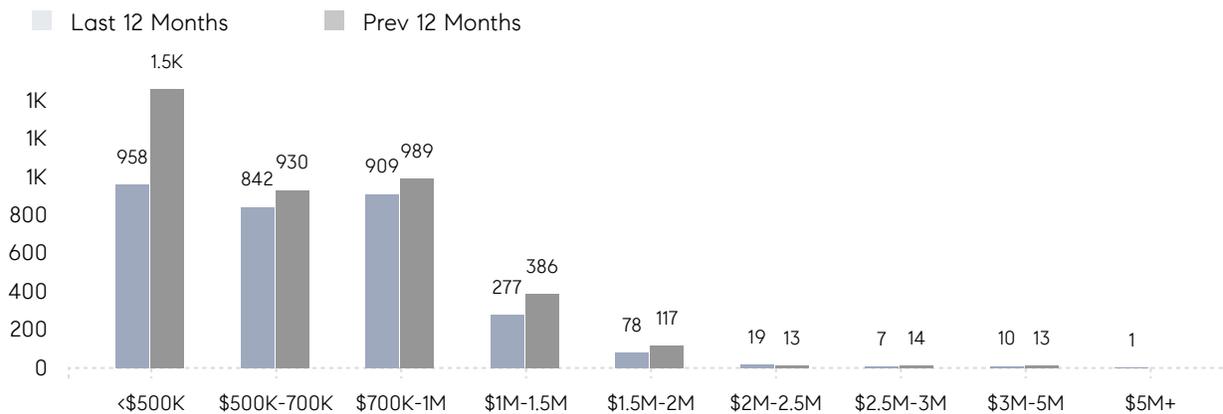
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Kearny

JULY 2023

## UNDER CONTRACT

<b>2</b>	<b>\$387K</b>	<b>\$387K</b>
Total Properties	Average Price	Median Price
<b>-33%</b>	<b>6%</b>	<b>11%</b>
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

## UNITS SOLD

<b>3</b>	<b>\$458K</b>	<b>\$460K</b>
Total Properties	Average Price	Median Price
<b>200%</b>	<b>-33%</b>	<b>-33%</b>
Increase From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

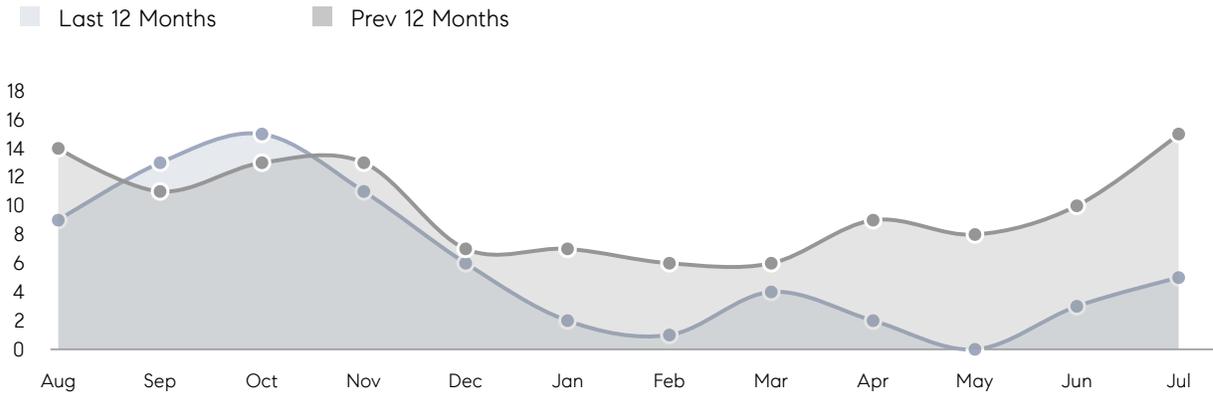
## Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	14	38	-63%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$458,333	\$689,000	-33.5%
	# OF CONTRACTS	2	3	-33.3%
	NEW LISTINGS	4	9	-56%
Houses	AVERAGE DOM	14	38	-63%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$458,333	\$689,000	-33%
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	4	8	-50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

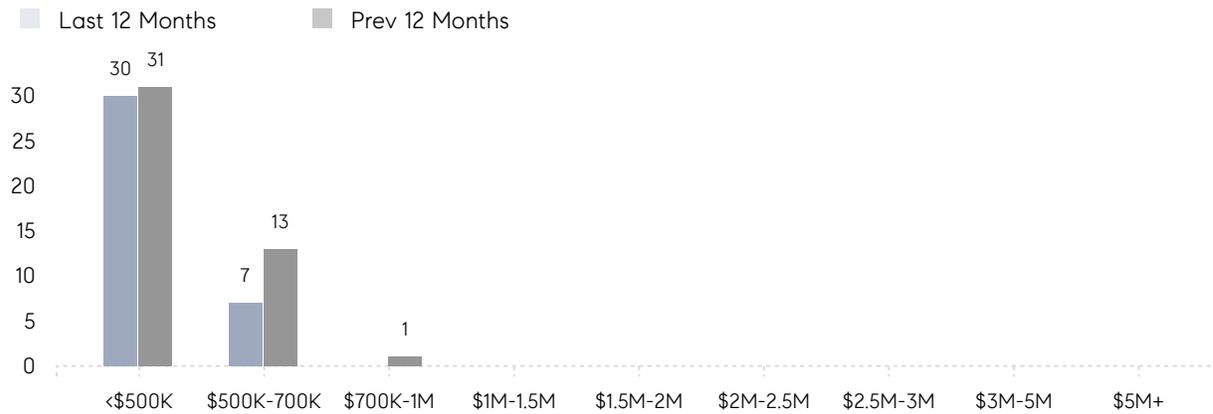
# Kearny

JULY 2023

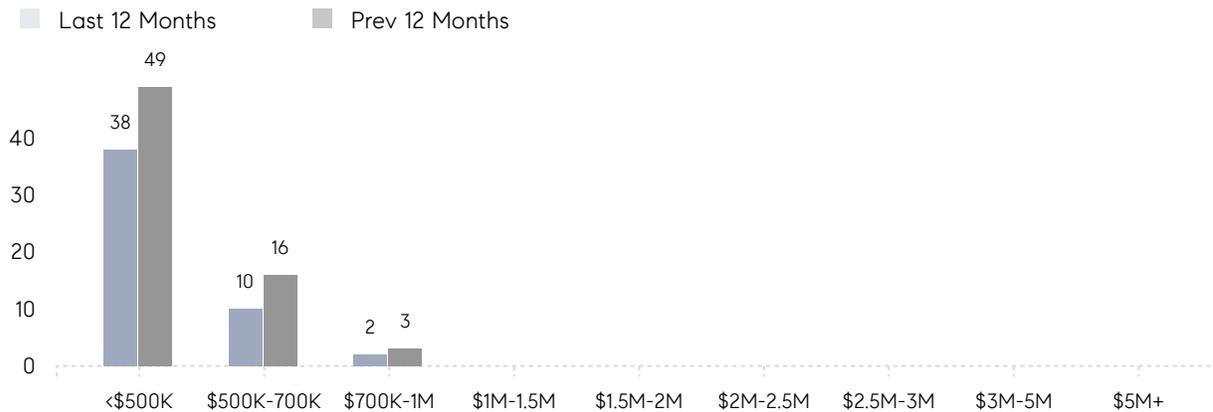
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Secaucus

JULY 2023

## UNDER CONTRACT

<b>16</b>	<b>\$561K</b>	<b>\$508K</b>
Total Properties	Average Price	Median Price
<b>-6%</b>	<b>-1%</b>	<b>-15%</b>
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

## UNITS SOLD

<b>11</b>	<b>\$570K</b>	<b>\$591K</b>
Total Properties	Average Price	Median Price
<b>-39%</b>	<b>36%</b>	<b>47%</b>
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

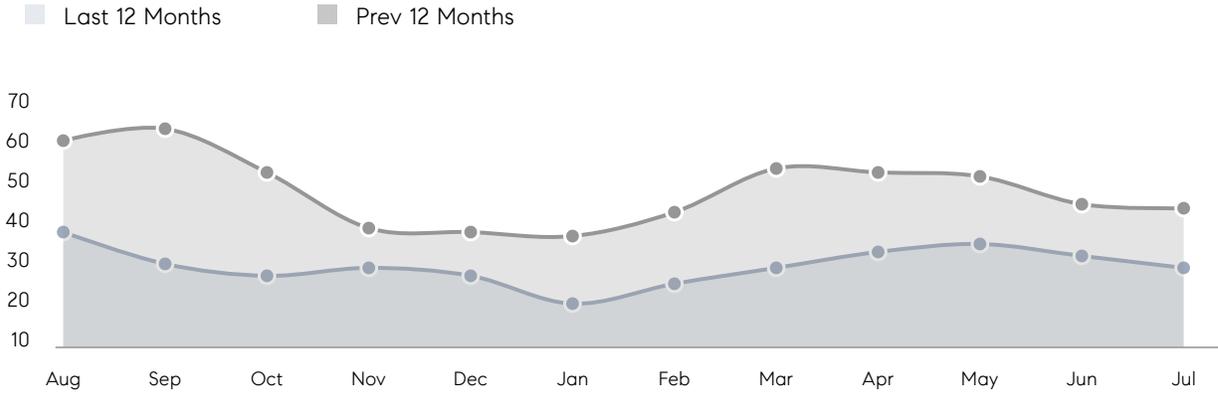
## Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	36	36	0%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$570,545	\$418,010	36.5%
	# OF CONTRACTS	16	17	-5.9%
	NEW LISTINGS	15	26	-42%
Houses	AVERAGE DOM	17	59	-71%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$809,000	\$559,975	44%
	# OF CONTRACTS	3	7	-57%
	NEW LISTINGS	3	9	-67%
Condo/Co-op/TH	AVERAGE DOM	52	31	68%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$371,833	\$389,617	-5%
	# OF CONTRACTS	13	10	30%
	NEW LISTINGS	12	17	-29%

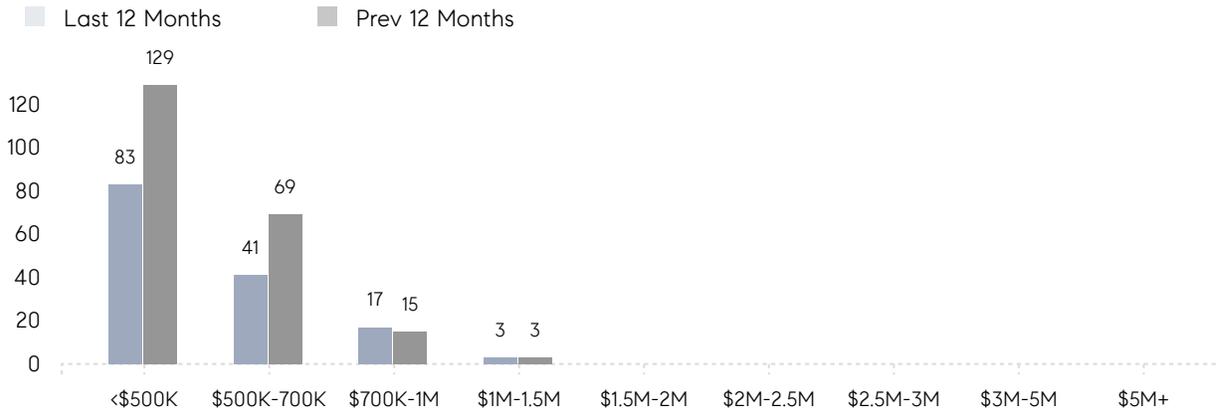
# Secaucus

JULY 2023

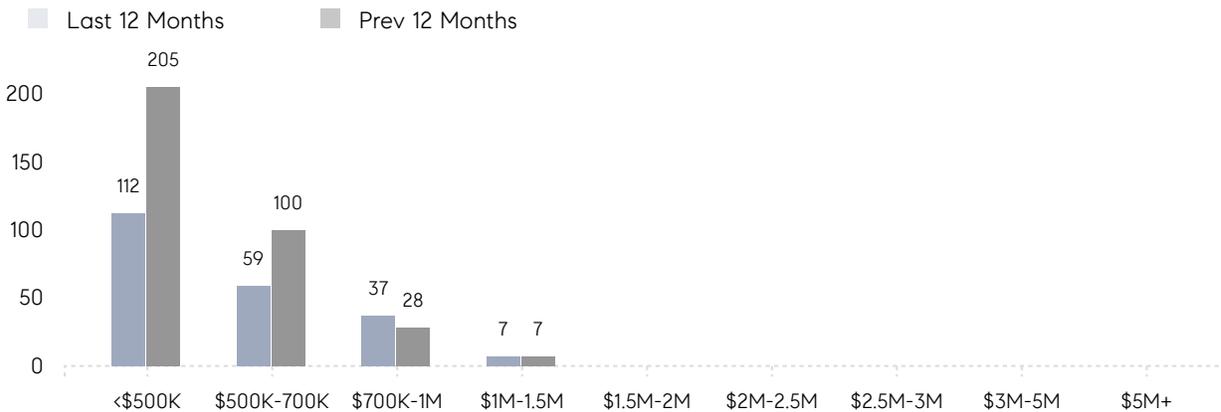
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Union City

JULY 2023

## UNDER CONTRACT

**17**  
Total  
Properties

**\$497K**  
Average  
Price

**\$400K**  
Median  
Price

**-32%**  
Decrease From  
Jul 2022

**0%**  
Change From  
Jul 2022

**-6%**  
Decrease From  
Jul 2022

## UNITS SOLD

**8**  
Total  
Properties

**\$397K**  
Average  
Price

**\$399K**  
Median  
Price

**-68%**  
Decrease From  
Jul 2022

**-15%**  
Decrease From  
Jul 2022

**-10%**  
Decrease From  
Jul 2022

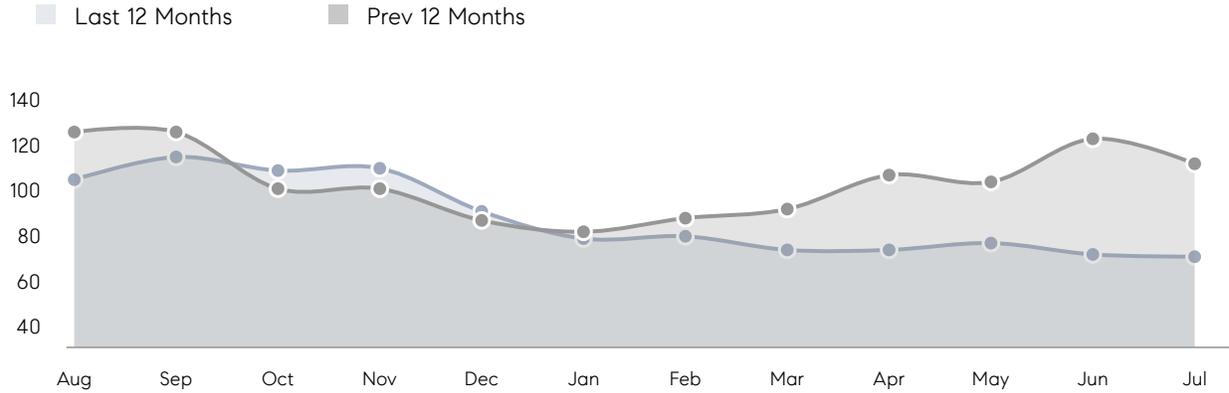
## Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	22	55	-60%
	% OF ASKING PRICE	101%	94%	
	AVERAGE SOLD PRICE	\$397,000	\$465,430	-14.7%
	# OF CONTRACTS	17	25	-32.0%
	NEW LISTINGS	20	25	-20%
Houses	AVERAGE DOM	-	18	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$586,333	-
	# OF CONTRACTS	3	2	50%
	NEW LISTINGS	1	5	-80%
Condo/Co-op/TH	AVERAGE DOM	22	60	-63%
	% OF ASKING PRICE	101%	93%	
	AVERAGE SOLD PRICE	\$397,000	\$448,943	-12%
	# OF CONTRACTS	14	23	-39%
	NEW LISTINGS	19	20	-5%

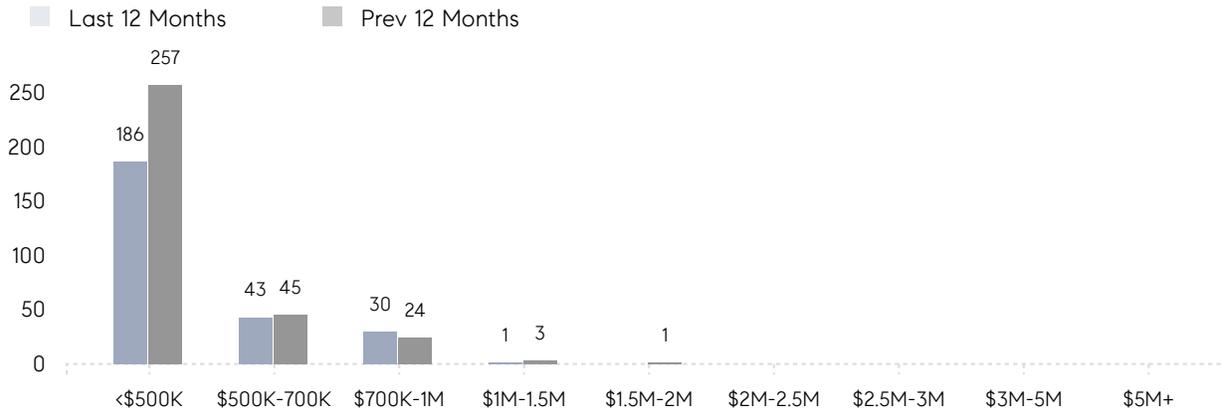
# Union City

JULY 2023

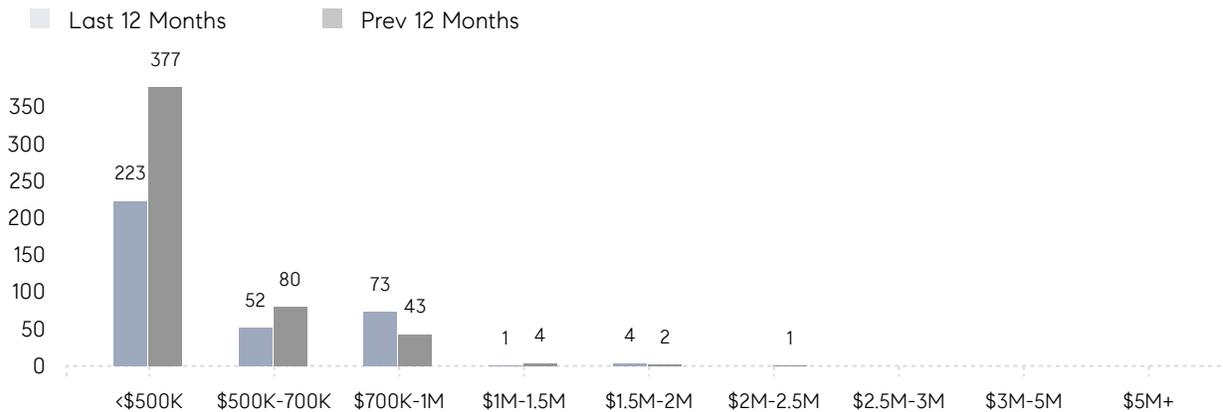
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Weehawken

JULY 2023

## UNDER CONTRACT

**9**  
Total  
Properties

**\$1.6M**  
Average  
Price

**\$1.2M**  
Median  
Price

**-44%**  
Decrease From  
Jul 2022

**55%**  
Increase From  
Jul 2022

**74%**  
Increase From  
Jul 2022

## UNITS SOLD

**12**  
Total  
Properties

**\$812K**  
Average  
Price

**\$700K**  
Median  
Price

**-45%**  
Decrease From  
Jul 2022

**-6%**  
Decrease From  
Jul 2022

**-2%**  
Decrease From  
Jul 2022

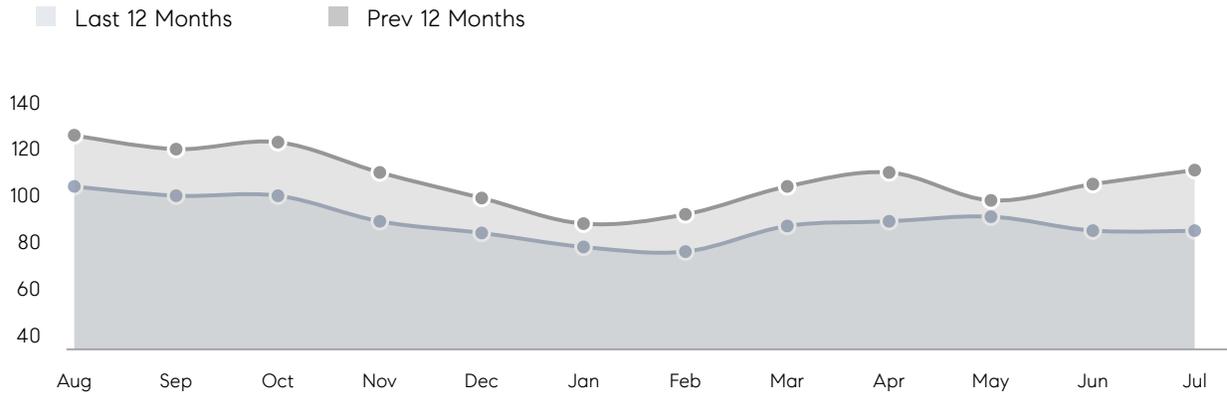
## Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	27	47	-43%
	% OF ASKING PRICE	99%	98%	
	AVERAGE SOLD PRICE	\$812,130	\$862,386	-5.8%
	# OF CONTRACTS	9	16	-43.7%
	NEW LISTINGS	18	34	-47%
Houses	AVERAGE DOM	41	40	3%
	% OF ASKING PRICE	105%	94%	
	AVERAGE SOLD PRICE	\$1,197,777	\$2,025,000	-41%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	6	8	-25%
Condo/Co-op/TH	AVERAGE DOM	24	48	-50%
	% OF ASKING PRICE	98%	99%	
	AVERAGE SOLD PRICE	\$735,000	\$746,125	-1%
	# OF CONTRACTS	8	15	-47%
	NEW LISTINGS	12	26	-54%

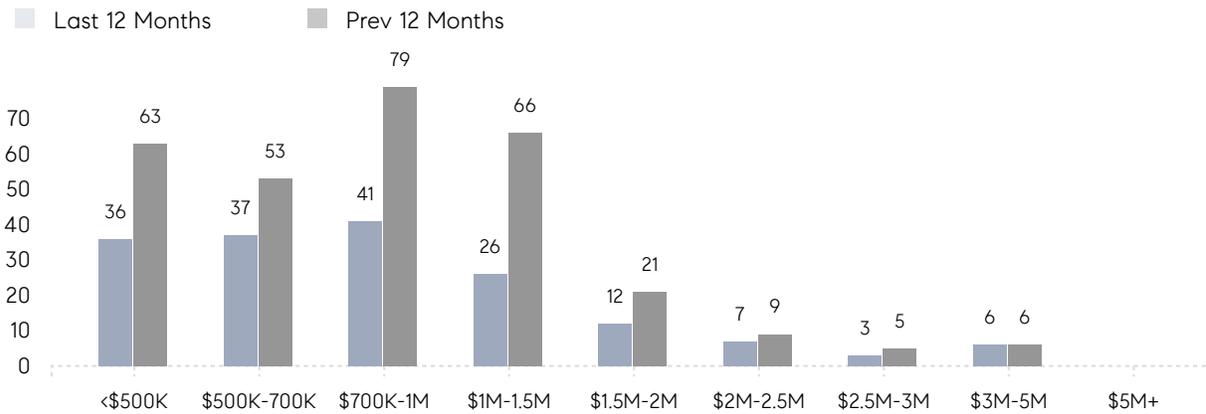
# Weehawken

JULY 2023

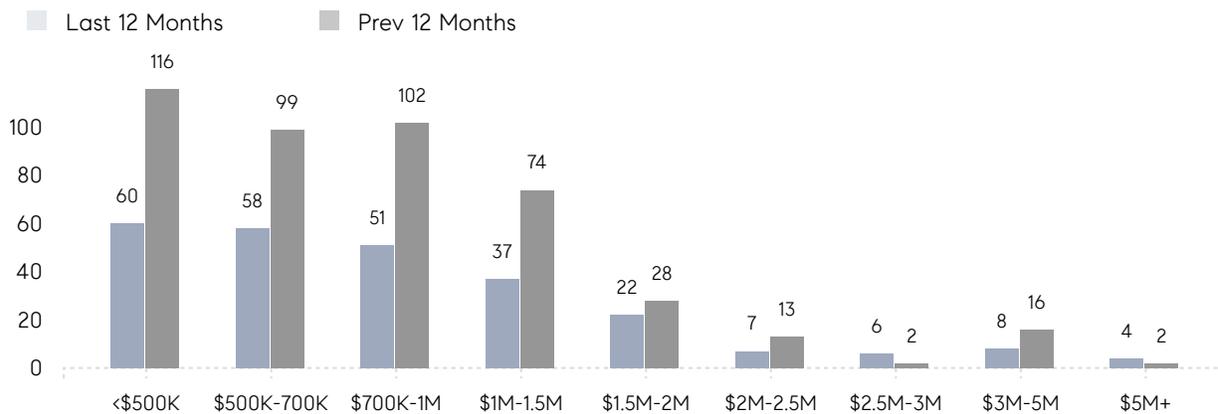
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# West New York

JULY 2023

## UNDER CONTRACT

**13**  
Total  
Properties

**\$574K**  
Average  
Price

**\$515K**  
Median  
Price

**-35%**  
Decrease From  
Jul 2022

**14%**  
Increase From  
Jul 2022

**8%**  
Increase From  
Jul 2022

## UNITS SOLD

**13**  
Total  
Properties

**\$686K**  
Average  
Price

**\$785K**  
Median  
Price

**-48%**  
Decrease From  
Jul 2022

**47%**  
Increase From  
Jul 2022

**76%**  
Increase From  
Jul 2022

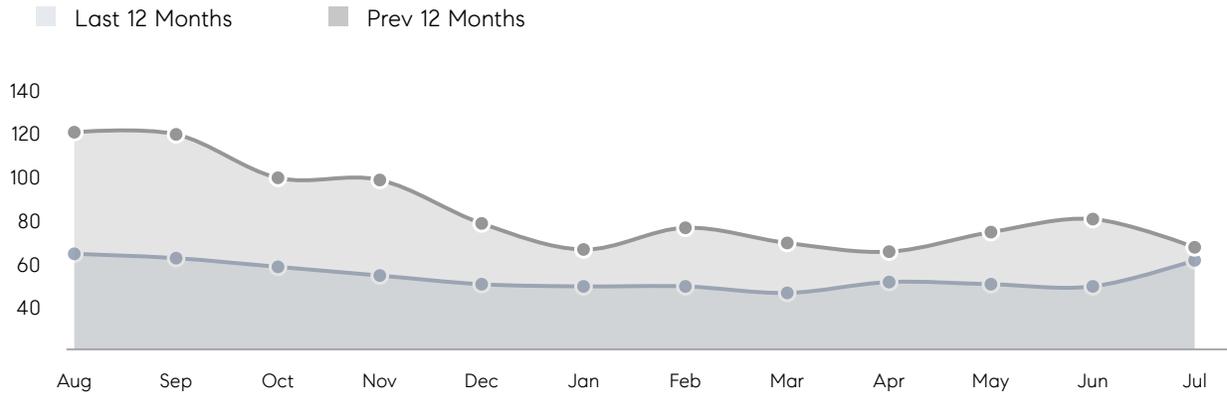
## Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	31	35	-11%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$686,038	\$465,632	47.3%
	# OF CONTRACTS	13	20	-35.0%
	NEW LISTINGS	35	22	59%
Houses	AVERAGE DOM	-	21	-
	% OF ASKING PRICE	-	99%	
	AVERAGE SOLD PRICE	-	\$445,000	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	2	1	100%
Condo/Co-op/TH	AVERAGE DOM	31	35	-11%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$686,038	\$466,492	47%
	# OF CONTRACTS	13	19	-32%
	NEW LISTINGS	33	21	57%

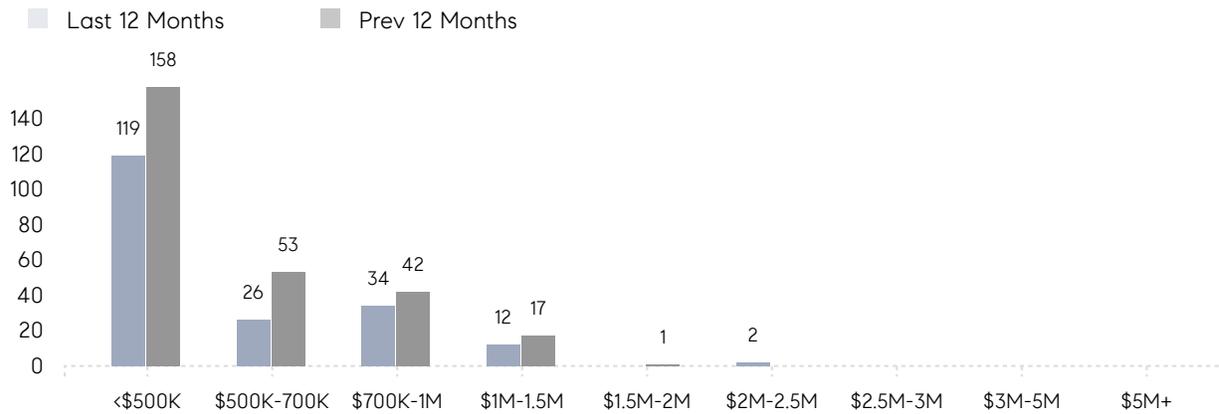
# West New York

JULY 2023

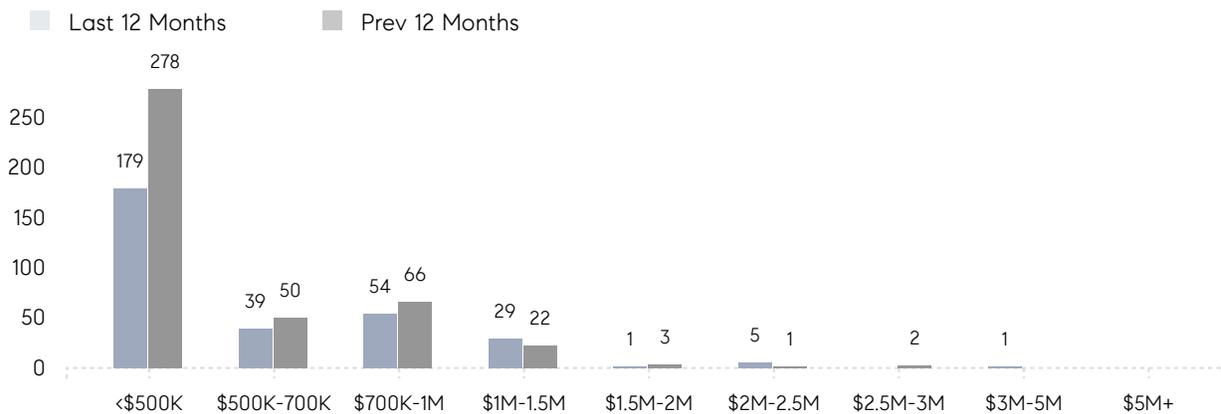
## Monthly Inventory

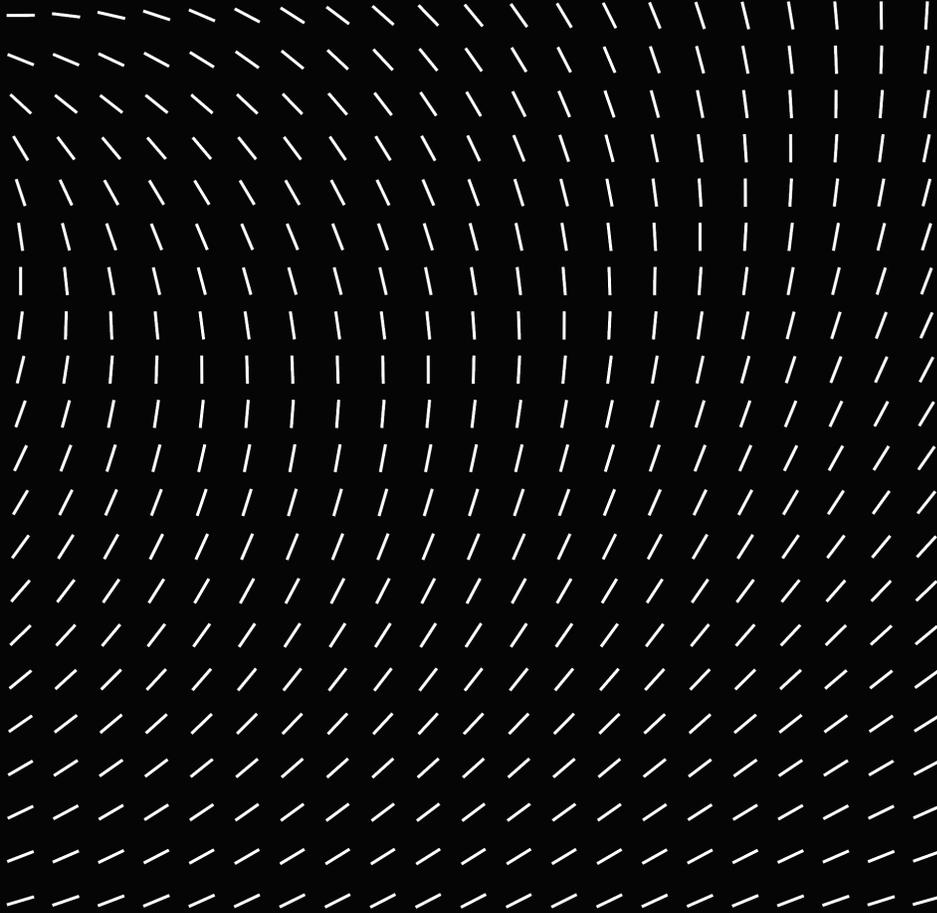


## Contracts By Price Range



## Listings By Price Range





# COMPASS

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# Bayonne

JULY 2023



## \$469K

Average  
Sales Price

## -50%

Decrease In Sales  
From Jul 2022

## \$517K

Median  
Sales Price

## 0%

Change In Contracts  
From Jul 2022

## 105%

Average %  
Of Asking Price

## -4%

Decrease In  
Days On Market  
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# Guttenberg

JULY 2023



## \$431K

Average  
Sales Price

## 50%

Increase In Sales  
From Jul 2022

## \$363K

Median  
Sales Price

## 100%

Increase In Contracts  
From Jul 2022

## 99%

Average %  
Of Asking Price

## -45%

Decrease In  
Days On Market  
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# Harrison

JULY 2023



—

Average  
Sales Price

0%

Change In Sales  
From Jul 2022

—

Median  
Sales Price

0%

Change In Contracts  
From Jul 2022

—

Average %  
Of Asking Price

—

Change In  
Days On Market  
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# Hoboken

JULY 2023



## \$1.0M

Average  
Sales Price

## -50%

Decrease In Sales  
From Jul 2022

## \$865K

Median  
Sales Price

## -37%

Decrease In Contracts  
From Jul 2022

## 100%

Average %  
Of Asking Price

## -36%

Decrease In  
Days On Market  
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# Jersey City

JULY 2023



## \$8.6M

Average  
Sales Price

## -46%

Decrease In Sales  
From Jul 2022

## \$630K

Median  
Sales Price

## 16%

Increase In Contracts  
From Jul 2022

## 1555%

Average %  
Of Asking Price

## 3%

Increase In  
Days On Market  
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# Kearny

JULY 2023



## \$458K

Average  
Sales Price

## 200%

Increase In Sales  
From Jul 2022

## \$460K

Median  
Sales Price

## -33%

Decrease In Contracts  
From Jul 2022

## 98%

Average %  
Of Asking Price

## -63%

Decrease In  
Days On Market  
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# Secaucus

JULY 2023



## \$570K

Average  
Sales Price

## -39%

Decrease In Sales  
From Jul 2022

## \$591K

Median  
Sales Price

## -6%

Decrease In Contracts  
From Jul 2022

## 101%

Average %  
Of Asking Price

## 0%

Change In  
Days On Market  
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# Union City

JULY 2023



## \$397K

Average  
Sales Price

## -68%

Decrease In Sales  
From Jul 2022

## \$399K

Median  
Sales Price

## -32%

Decrease In Contracts  
From Jul 2022

## 101%

Average %  
Of Asking Price

## -60%

Decrease In  
Days On Market  
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# Weehawken

JULY 2023



## \$812K

Average  
Sales Price

## -45%

Decrease In Sales  
From Jul 2022

## \$700K

Median  
Sales Price

## -44%

Decrease In Contracts  
From Jul 2022

## 99%

Average %  
Of Asking Price

## -43%

Decrease In  
Days On Market  
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# West New York

JULY 2023



**\$686K**

Average  
Sales Price

**-48%**

Decrease In Sales  
From Jul 2022

**\$785K**

Median  
Sales Price

**-35%**

Decrease In Contracts  
From Jul 2022

**100%**

Average %  
Of Asking Price

**-11%**

Decrease In  
Days On Market  
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

**COMPASS**