

Q2 2023

# Hudson County Market Report

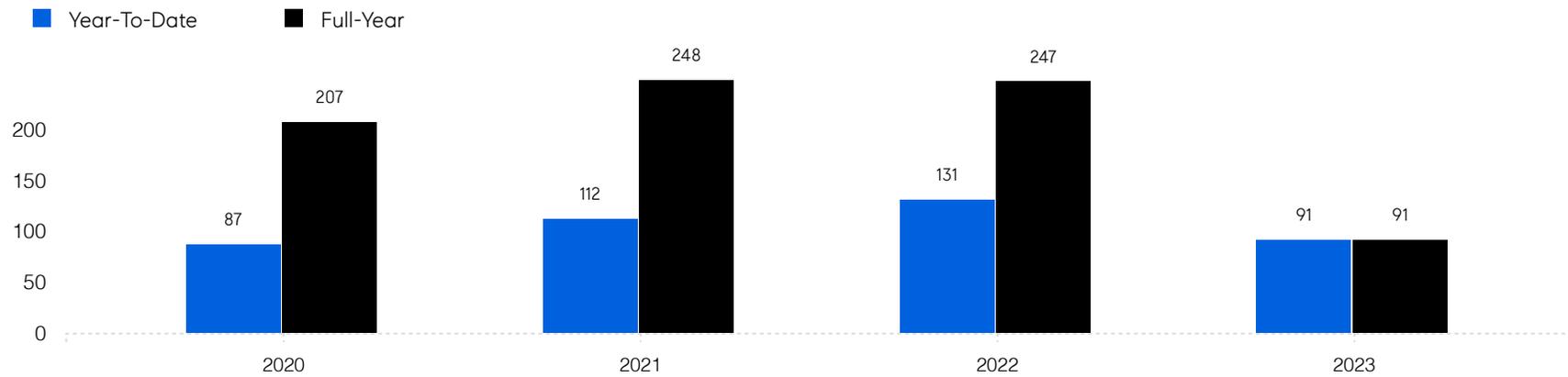
COMPASS

# Bayonne

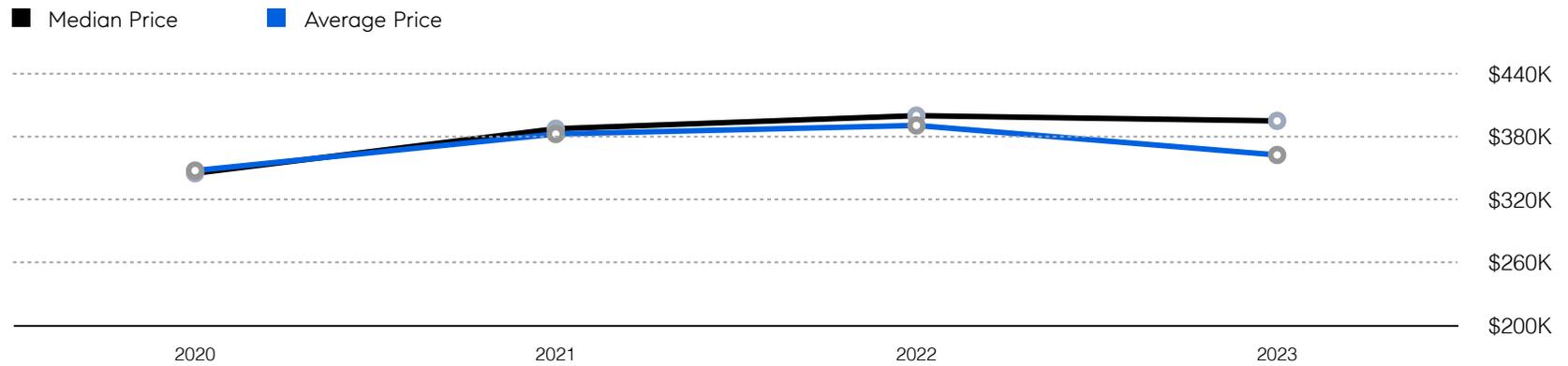
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	91	57	-37.4%
	SALES VOLUME	\$40,163,722	\$24,309,300	-39.5%
	MEDIAN PRICE	\$430,000	\$445,000	3.5%
	AVERAGE PRICE	\$441,360	\$426,479	-3.4%
	AVERAGE DOM	39	34	-12.8%
	# OF CONTRACTS	90	63	-30.0%
	# NEW LISTINGS	132	80	-39.4%
Condo/Co-op/Townhouse	# OF SALES	40	34	-15.0%
	SALES VOLUME	\$10,207,770	\$8,674,750	-15.0%
	MEDIAN PRICE	\$203,500	\$215,000	5.7%
	AVERAGE PRICE	\$255,194	\$255,140	0.0%
	AVERAGE DOM	26	41	57.7%
	# OF CONTRACTS	53	47	-11.3%
	# NEW LISTINGS	79	67	-15.2%

# Bayonne

## Historic Sales



## Historic Sales Prices

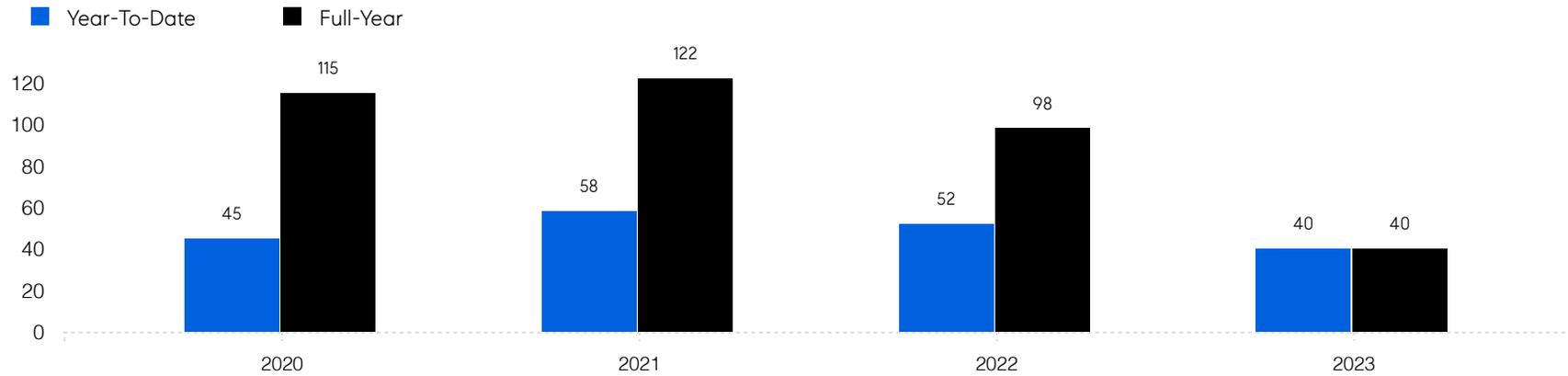


# Guttenberg

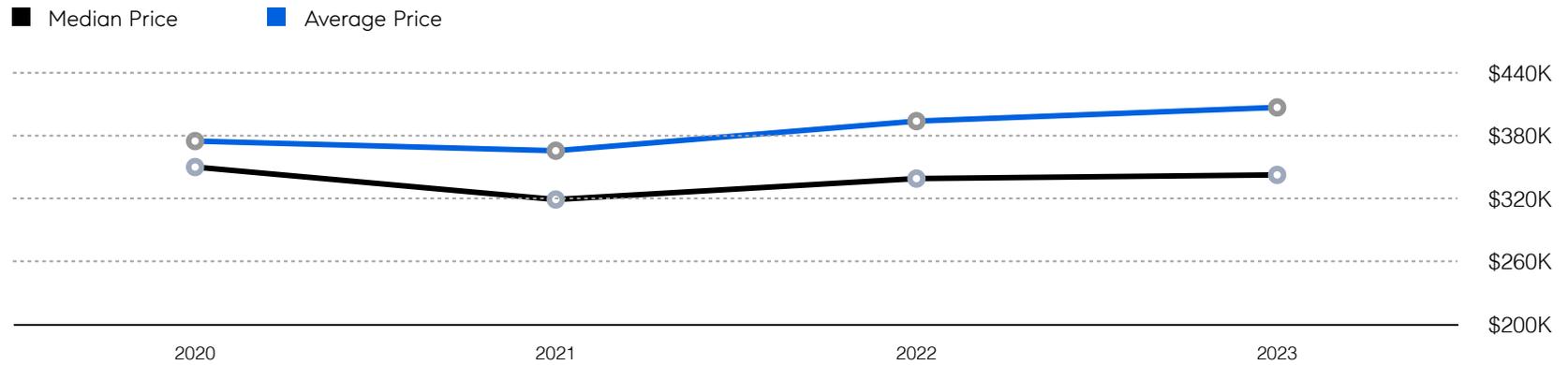
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	1	5	400.0%
	SALES VOLUME	\$435,000	\$2,508,000	476.6%
	MEDIAN PRICE	\$435,000	\$405,000	-6.9%
	AVERAGE PRICE	\$435,000	\$501,600	15.3%
	AVERAGE DOM	44	44	0.0%
	# OF CONTRACTS	2	3	50.0%
	# NEW LISTINGS	2	6	200.0%
Condo/Co-op/Townhouse	# OF SALES	51	35	-31.4%
	SALES VOLUME	\$18,451,817	\$13,771,000	-25.4%
	MEDIAN PRICE	\$300,000	\$339,000	13.0%
	AVERAGE PRICE	\$361,800	\$393,457	8.7%
	AVERAGE DOM	51	70	37.3%
	# OF CONTRACTS	42	46	9.5%
	# NEW LISTINGS	110	82	-25.5%

# Guttenberg

## Historic Sales



## Historic Sales Prices

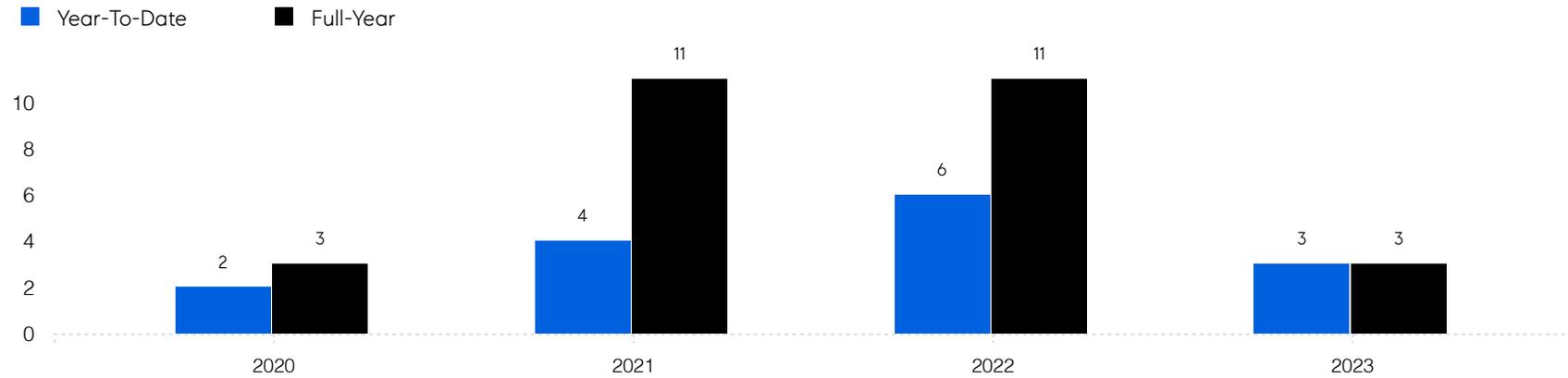


# Harrison

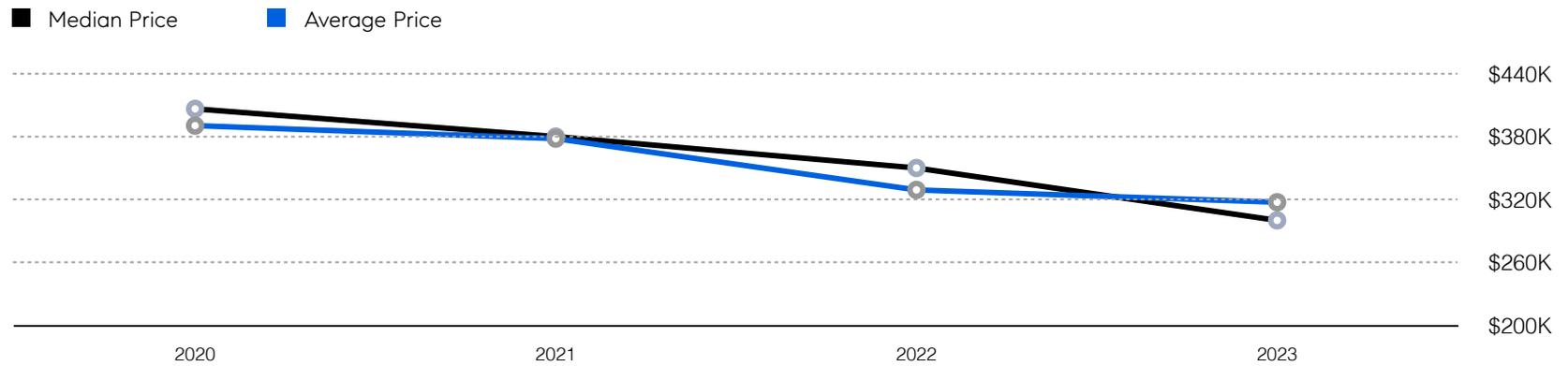
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	4	1	-75.0%
	SALES VOLUME	\$1,500,000	\$375,000	-75.0%
	MEDIAN PRICE	\$362,500	\$375,000	3.4%
	AVERAGE PRICE	\$375,000	\$375,000	-
	AVERAGE DOM	30	14	-53.3%
	# OF CONTRACTS	1	1	0.0%
	# NEW LISTINGS	1	3	200.0%
Condo/Co-op/Townhouse	# OF SALES	2	2	0.0%
	SALES VOLUME	\$409,999	\$577,000	40.7%
	MEDIAN PRICE	\$205,000	\$288,500	40.7%
	AVERAGE PRICE	\$205,000	\$288,500	40.7%
	AVERAGE DOM	9	20	122.2%
	# OF CONTRACTS	4	3	-25.0%
	# NEW LISTINGS	8	3	-62.5%

# Harrison

## Historic Sales



## Historic Sales Prices

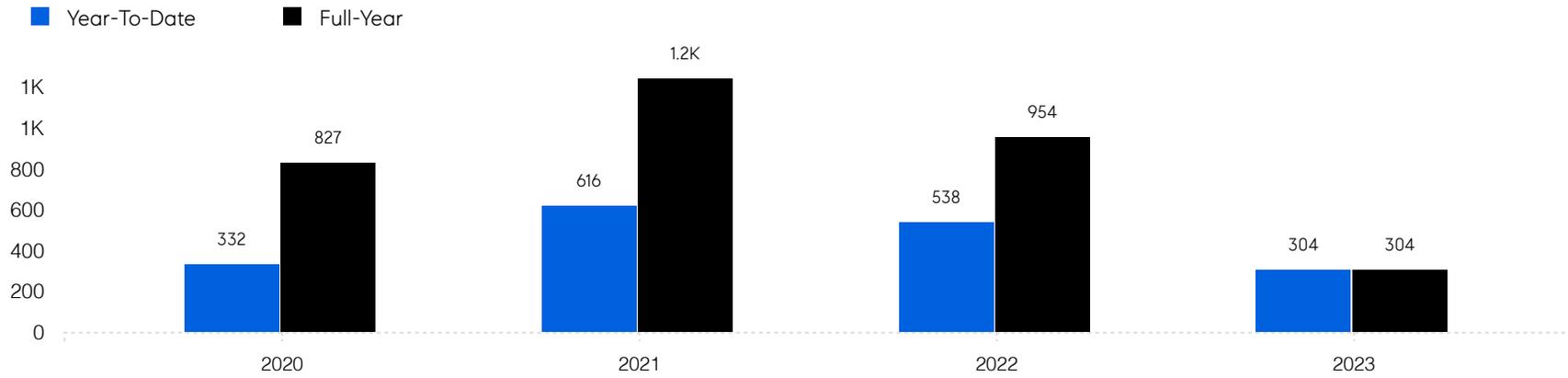


# Hoboken

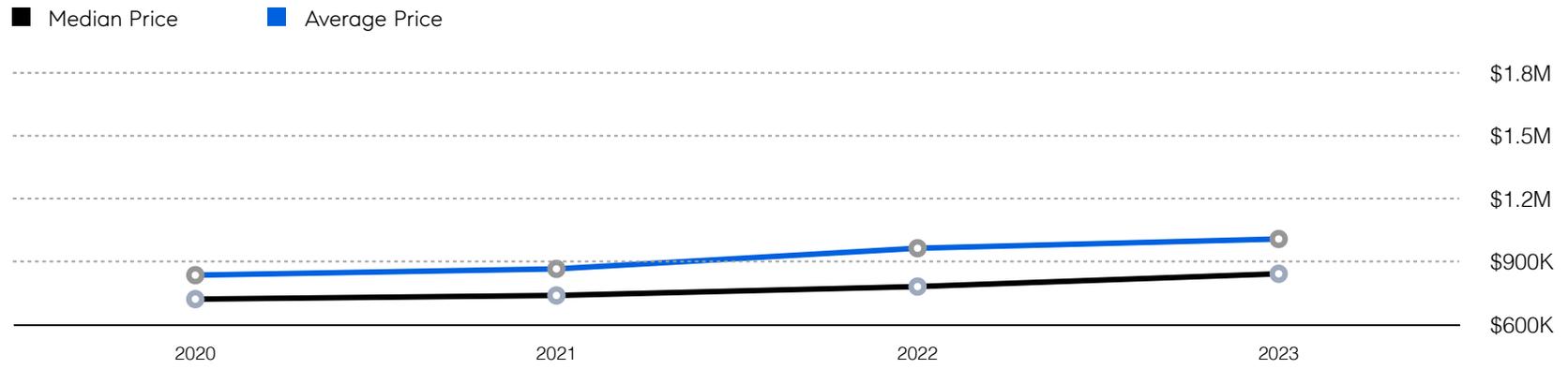
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	20	23	15.0%
	SALES VOLUME	\$44,724,000	\$45,233,024	1.1%
	MEDIAN PRICE	\$2,175,000	\$1,850,000	-14.9%
	AVERAGE PRICE	\$2,236,200	\$1,966,653	-12.1%
	AVERAGE DOM	28	31	10.7%
	# OF CONTRACTS	36	18	-50.0%
	# NEW LISTINGS	49	28	-42.9%
Condo/Co-op/Townhouse	# OF SALES	518	281	-45.8%
	SALES VOLUME	\$461,230,948	\$260,950,822	-43.4%
	MEDIAN PRICE	\$749,950	\$818,000	9.1%
	AVERAGE PRICE	\$890,407	\$928,651	4.3%
	AVERAGE DOM	29	26	-10.3%
	# OF CONTRACTS	599	354	-40.9%
	# NEW LISTINGS	869	451	-48.1%

# Hoboken

## Historic Sales



## Historic Sales Prices

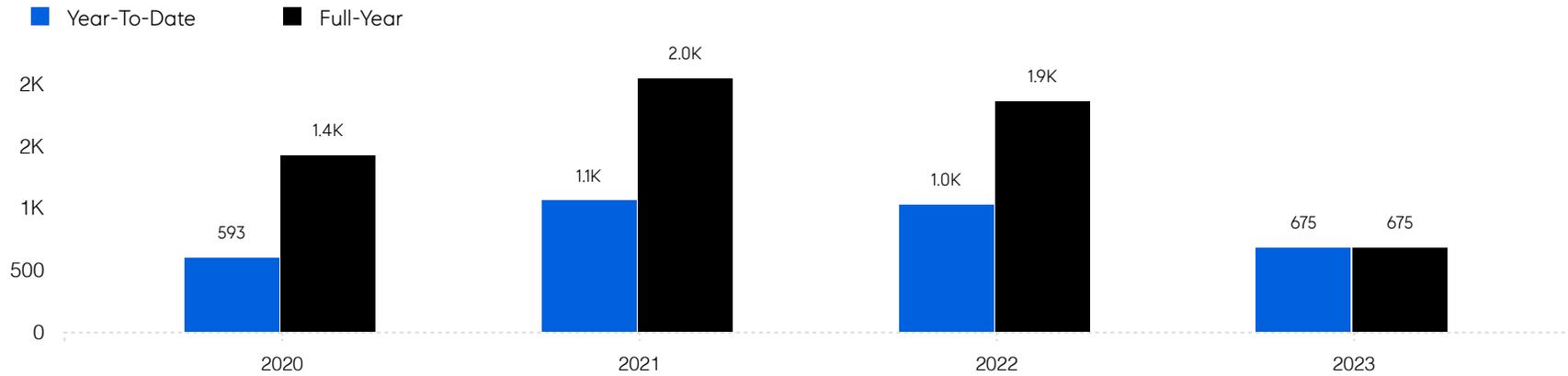


# Jersey City

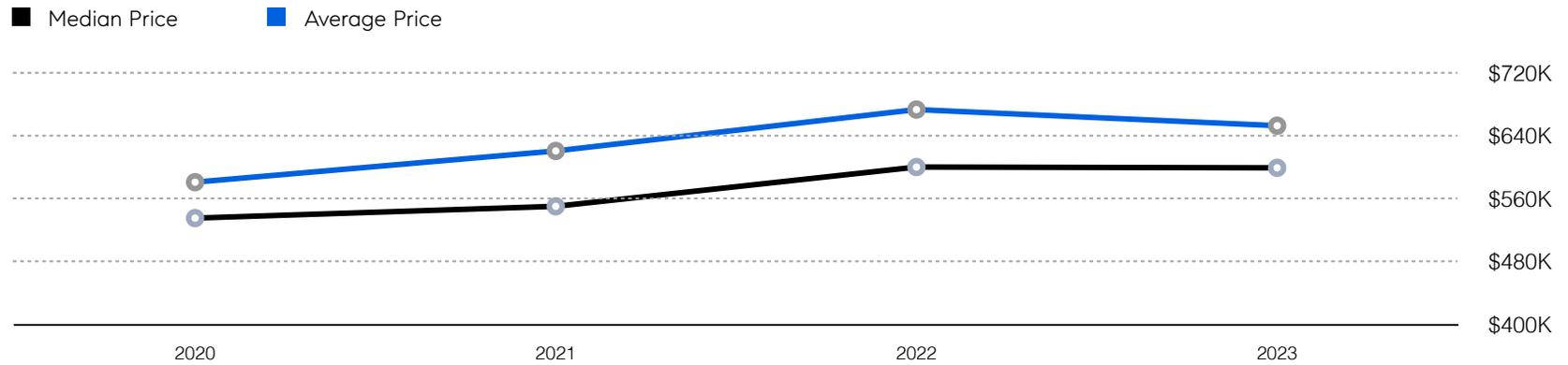
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	154	90	-41.6%
	SALES VOLUME	\$113,150,995	\$67,051,710	-40.7%
	MEDIAN PRICE	\$620,000	\$568,000	-8.4%
	AVERAGE PRICE	\$734,747	\$745,019	1.4%
	AVERAGE DOM	38	40	5.3%
	# OF CONTRACTS	169	140	-17.2%
	# NEW LISTINGS	274	222	-19.0%
Condo/Co-op/Townhouse	# OF SALES	870	585	-32.8%
	SALES VOLUME	\$576,008,478	\$373,498,836	-35.2%
	MEDIAN PRICE	\$600,000	\$600,000	-
	AVERAGE PRICE	\$662,079	\$638,460	-3.6%
	AVERAGE DOM	34	41	20.6%
	# OF CONTRACTS	990	692	-30.1%
	# NEW LISTINGS	1,738	1,191	-31.5%

# Jersey City

## Historic Sales



## Historic Sales Prices

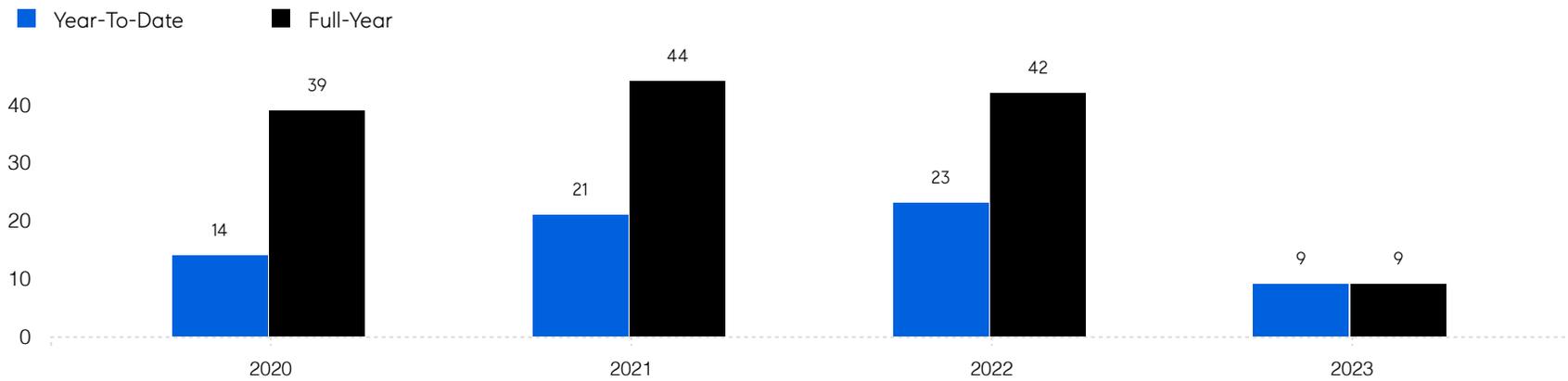


# Kearny

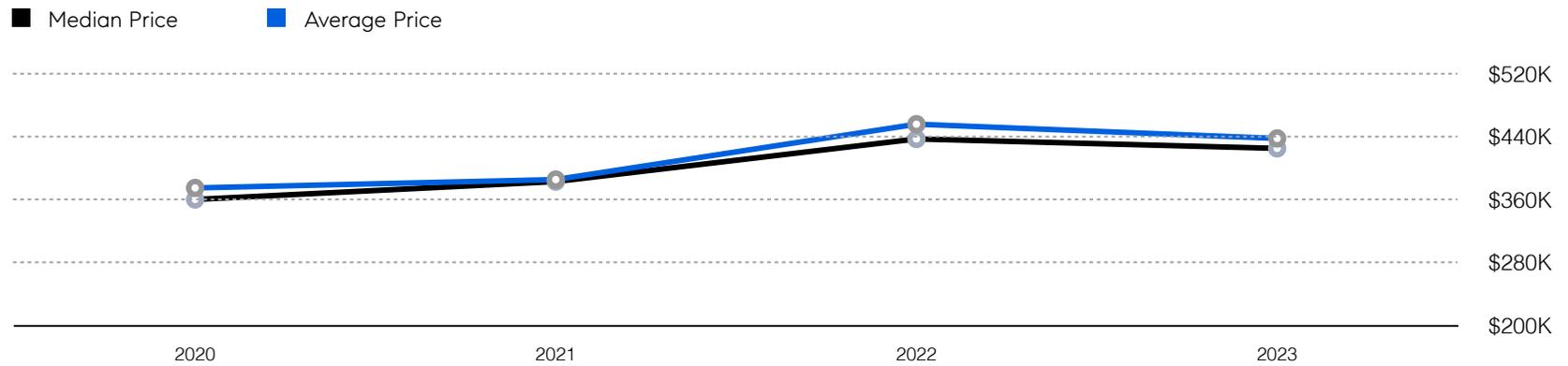
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	20	8	-60.0%
	SALES VOLUME	\$9,887,900	\$3,549,000	-64.1%
	MEDIAN PRICE	\$507,500	\$432,500	-14.8%
	AVERAGE PRICE	\$494,395	\$443,625	-10.3%
	AVERAGE DOM	32	18	-43.7%
	# OF CONTRACTS	14	10	-28.6%
	# NEW LISTINGS	27	15	-44.4%
Condo/Co-op/Townhouse	# OF SALES	3	1	-66.7%
	SALES VOLUME	\$655,000	\$390,000	-40.5%
	MEDIAN PRICE	\$230,000	\$390,000	69.6%
	AVERAGE PRICE	\$218,333	\$390,000	78.6%
	AVERAGE DOM	41	9	-78.0%
	# OF CONTRACTS	2	1	-50.0%
	# NEW LISTINGS	1	1	0.0%

# Kearny

## Historic Sales



## Historic Sales Prices

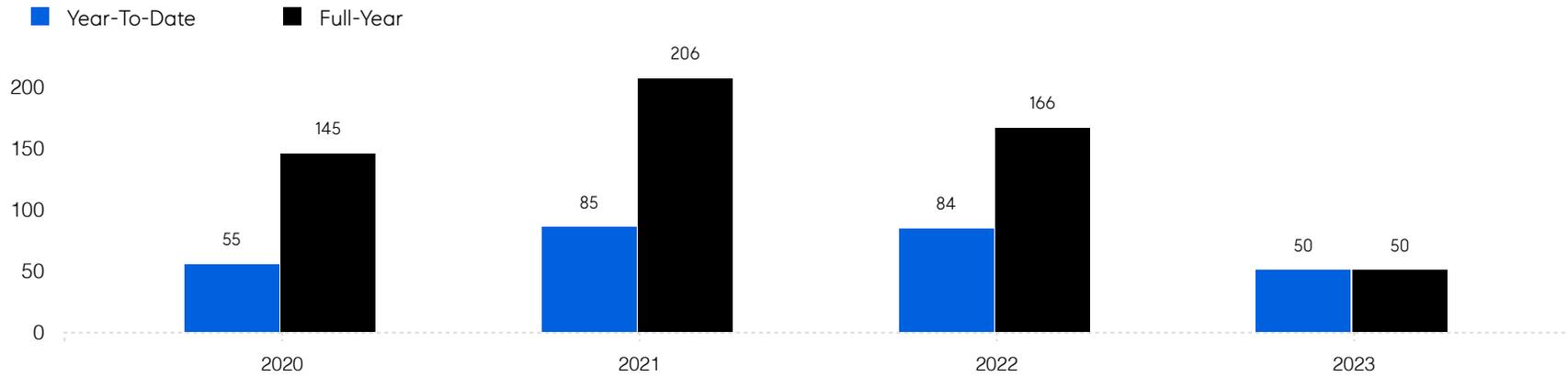


# Secaucus

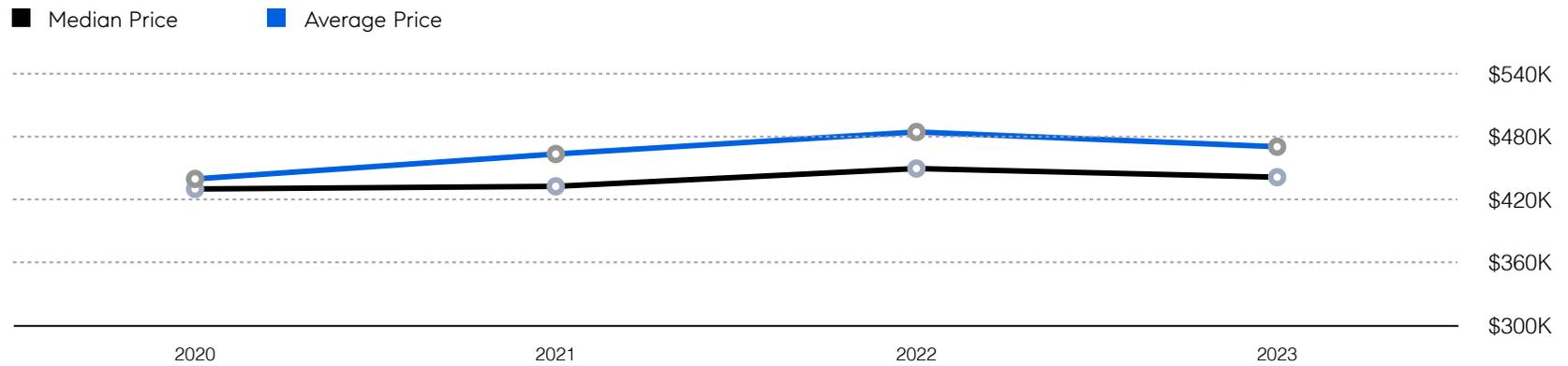
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	21	13	-38.1%
	SALES VOLUME	\$14,317,500	\$8,359,900	-41.6%
	MEDIAN PRICE	\$672,500	\$615,000	-8.6%
	AVERAGE PRICE	\$681,786	\$643,069	-5.7%
	AVERAGE DOM	46	52	13.0%
	# OF CONTRACTS	23	25	8.7%
	# NEW LISTINGS	31	32	3.2%
Condo/Co-op/Townhouse	# OF SALES	63	37	-41.3%
	SALES VOLUME	\$28,667,594	\$15,155,650	-47.1%
	MEDIAN PRICE	\$449,000	\$360,000	-19.8%
	AVERAGE PRICE	\$455,041	\$409,612	-10.0%
	AVERAGE DOM	32	32	0.0%
	# OF CONTRACTS	79	49	-38.0%
	# NEW LISTINGS	140	71	-49.3%

# Secaucus

## Historic Sales



## Historic Sales Prices

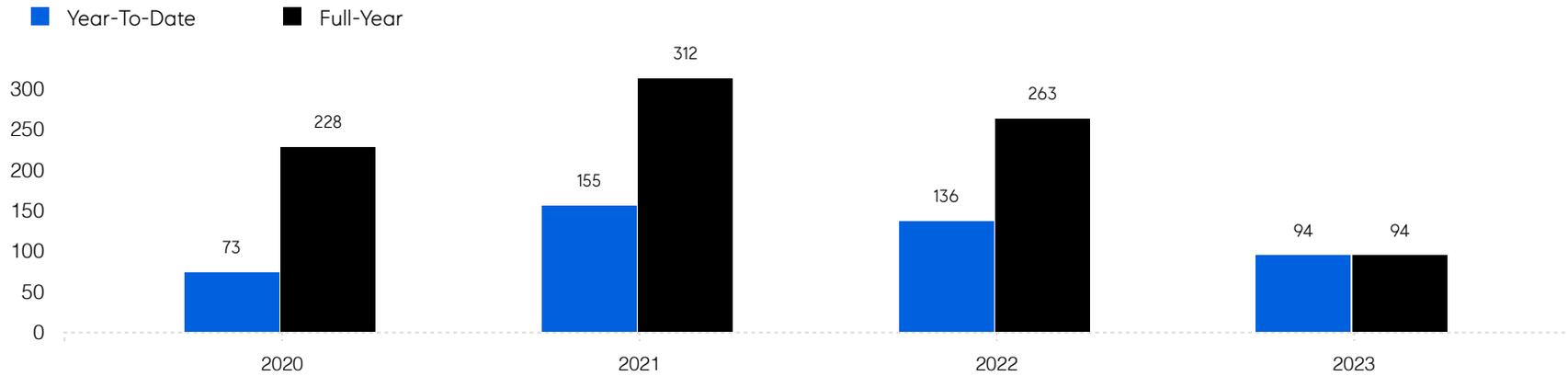


# Union City

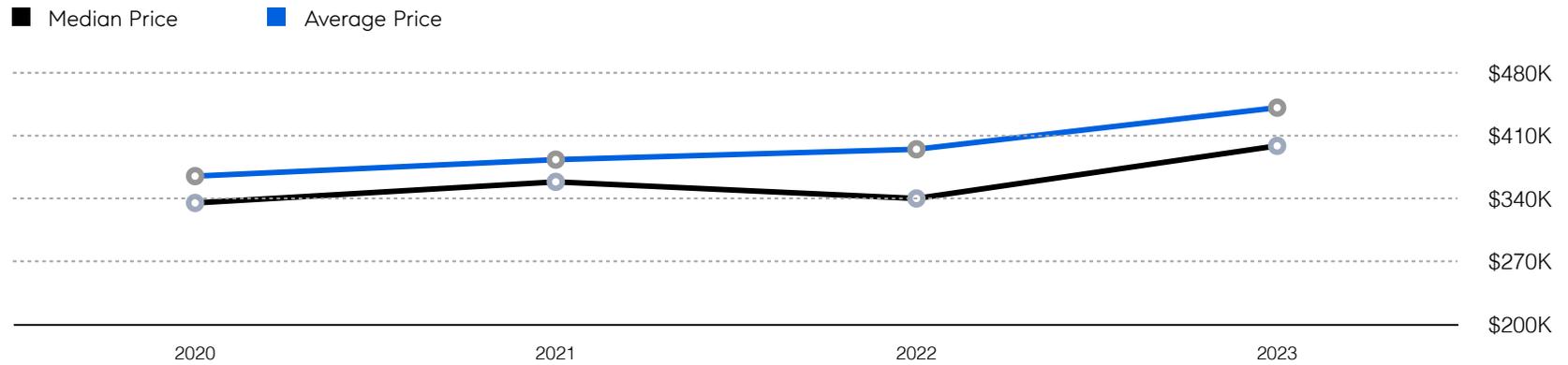
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	12	12	0.0%
	SALES VOLUME	\$7,610,500	\$7,637,633	0.4%
	MEDIAN PRICE	\$582,500	\$592,500	1.7%
	AVERAGE PRICE	\$634,208	\$636,469	0.4%
	AVERAGE DOM	45	68	51.1%
	# OF CONTRACTS	17	10	-41.2%
	# NEW LISTINGS	26	26	0.0%
Condo/Co-op/Townhouse	# OF SALES	124	82	-33.9%
	SALES VOLUME	\$45,613,103	\$33,833,600	-25.8%
	MEDIAN PRICE	\$312,000	\$367,000	17.6%
	AVERAGE PRICE	\$367,848	\$412,605	12.2%
	AVERAGE DOM	50	52	4.0%
	# OF CONTRACTS	141	103	-27.0%
	# NEW LISTINGS	236	143	-39.4%

# Union City

## Historic Sales



## Historic Sales Prices

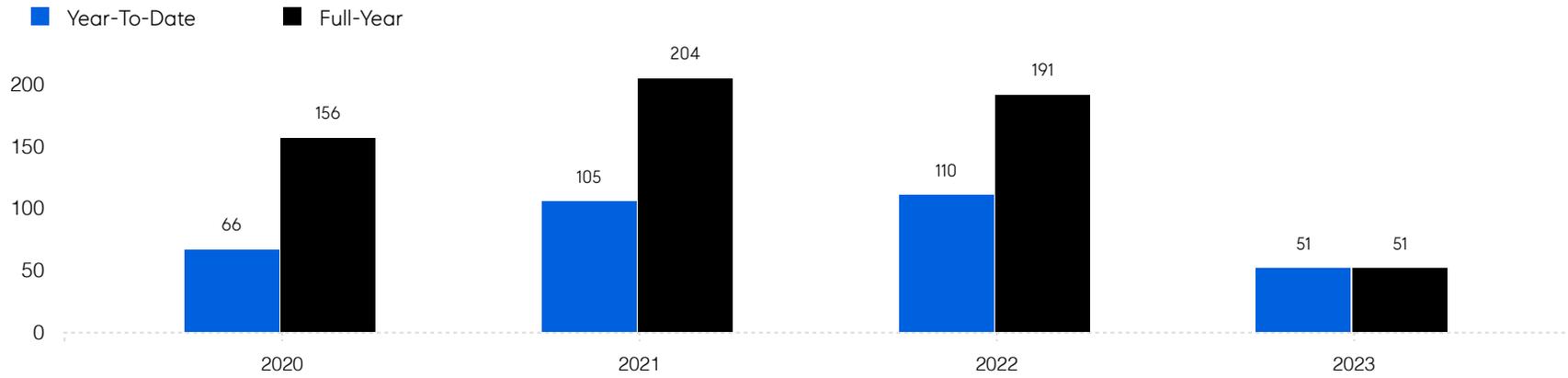


# Weehawken

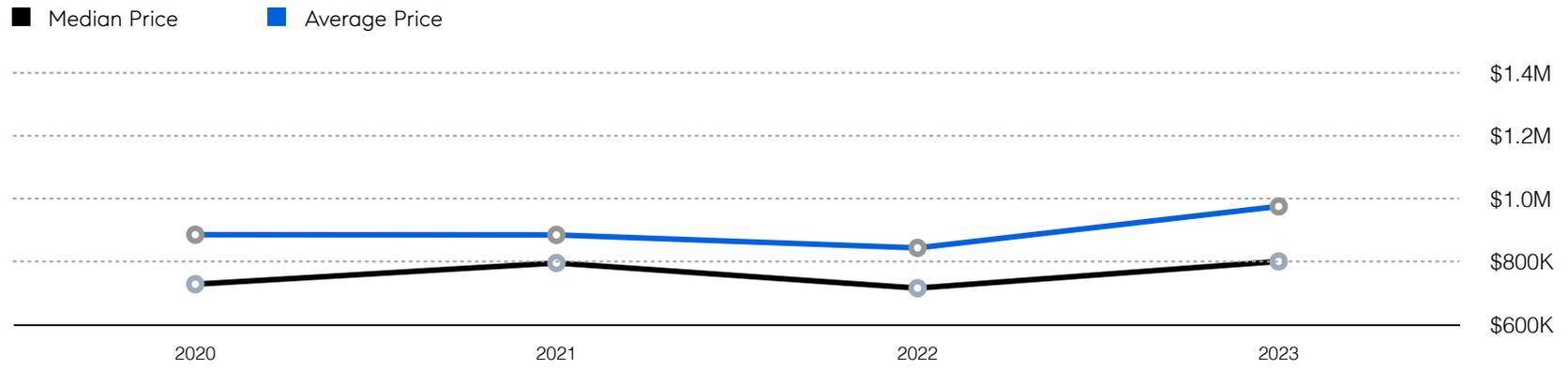
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	19	10	-47.4%
	SALES VOLUME	\$20,912,998	\$10,470,000	-49.9%
	MEDIAN PRICE	\$999,999	\$800,000	-20.0%
	AVERAGE PRICE	\$1,100,684	\$1,047,000	-4.9%
	AVERAGE DOM	68	37	-45.6%
	# OF CONTRACTS	29	15	-48.3%
	# NEW LISTINGS	36	20	-44.4%
Condo/Co-op/Townhouse	# OF SALES	91	41	-54.9%
	SALES VOLUME	\$70,450,988	\$39,268,000	-44.3%
	MEDIAN PRICE	\$646,000	\$800,000	23.8%
	AVERAGE PRICE	\$774,187	\$957,756	23.7%
	AVERAGE DOM	60	59	-1.7%
	# OF CONTRACTS	123	58	-52.8%
	# NEW LISTINGS	178	90	-49.4%

# Weehawken

## Historic Sales



## Historic Sales Prices

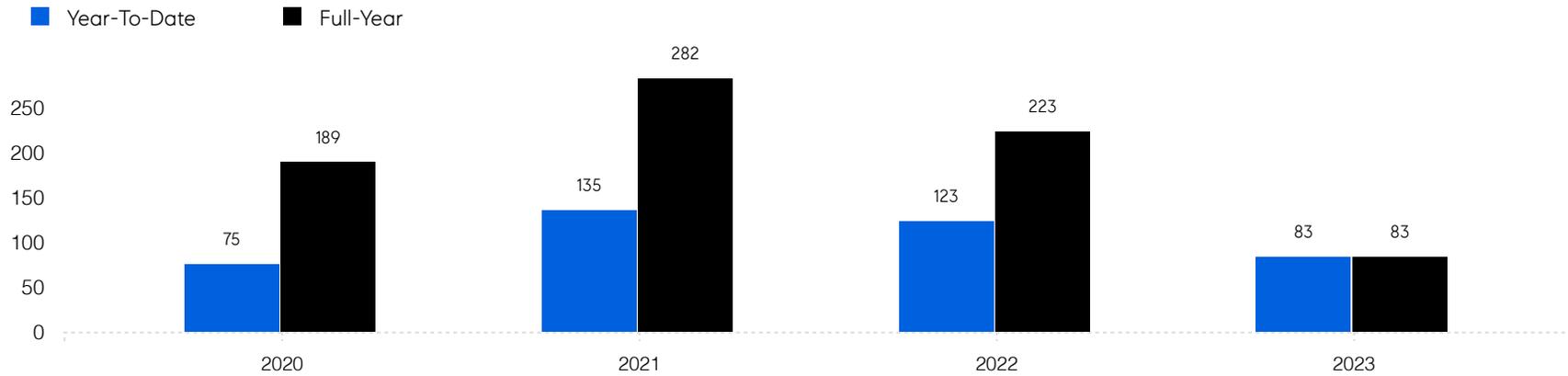


# West New York

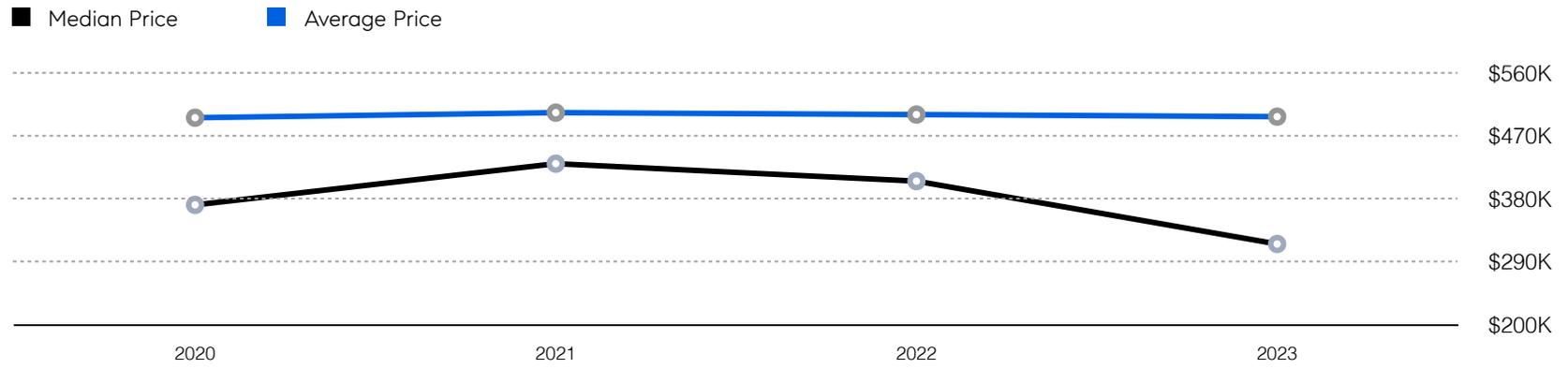
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	14	3	-78.6%
	SALES VOLUME	\$7,767,000	\$1,352,000	-82.6%
	MEDIAN PRICE	\$517,500	\$482,000	-6.9%
	AVERAGE PRICE	\$554,786	\$450,667	-18.8%
	AVERAGE DOM	43	216	402.3%
	# OF CONTRACTS	12	3	-75.0%
	# NEW LISTINGS	17	5	-70.6%
Condo/Co-op/Townhouse	# OF SALES	109	80	-26.6%
	SALES VOLUME	\$55,846,998	\$39,926,270	-28.5%
	MEDIAN PRICE	\$390,000	\$312,500	-19.9%
	AVERAGE PRICE	\$512,358	\$499,078	-2.6%
	AVERAGE DOM	55	42	-23.6%
	# OF CONTRACTS	111	96	-13.5%
	# NEW LISTINGS	191	142	-25.7%

# West New York

## Historic Sales



## Historic Sales Prices



# COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023  
Source: NJMLS, 01/01/2021 to 06/30/2023  
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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