



COMPASS

June 2023

Hudson Market Insights

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JUNE 2023

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Bayonne

JUNE 2023

UNDER CONTRACT

17	\$311K	\$240K
Total Properties	Average Price	Median Price
-37%	-17%	-31%
Decrease From Jun 2022	Decrease From Jun 2022	Decrease From Jun 2022

UNITS SOLD

18	\$314K	\$309K
Total Properties	Average Price	Median Price
-22%	-22%	-26%
Decrease From Jun 2022	Decrease From Jun 2022	Decrease From Jun 2022

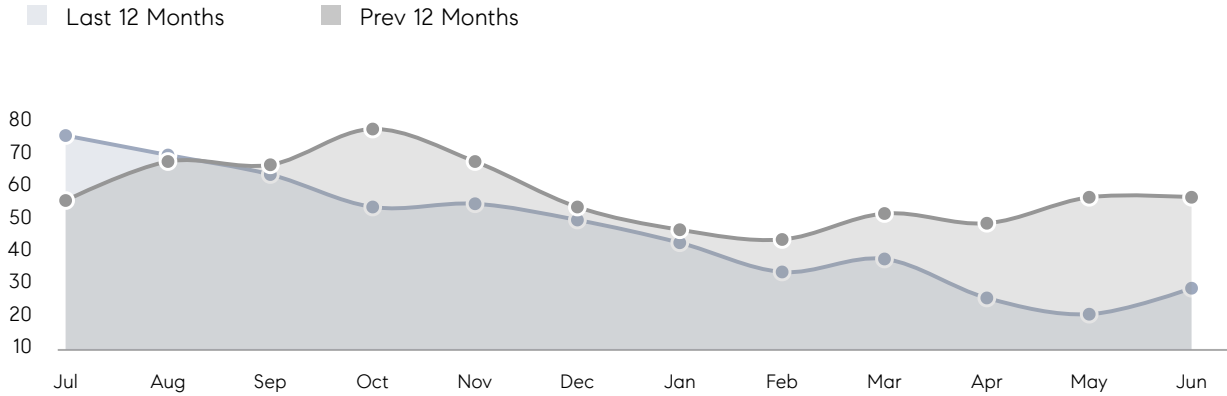
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	12	18	-33%
	% OF ASKING PRICE	99%	102%	
	AVERAGE SOLD PRICE	\$314,181	\$403,304	-22.1%
	# OF CONTRACTS	17	27	-37.0%
	NEW LISTINGS	27	41	-34%
Houses	AVERAGE DOM	13	13	0%
	% OF ASKING PRICE	99%	103%	
	AVERAGE SOLD PRICE	\$413,056	\$502,000	-18%
	# OF CONTRACTS	5	11	-55%
	NEW LISTINGS	14	25	-44%
Condo/Co-op/TH	AVERAGE DOM	11	25	-56%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$215,306	\$249,778	-14%
	# OF CONTRACTS	12	16	-25%
	NEW LISTINGS	13	16	-19%

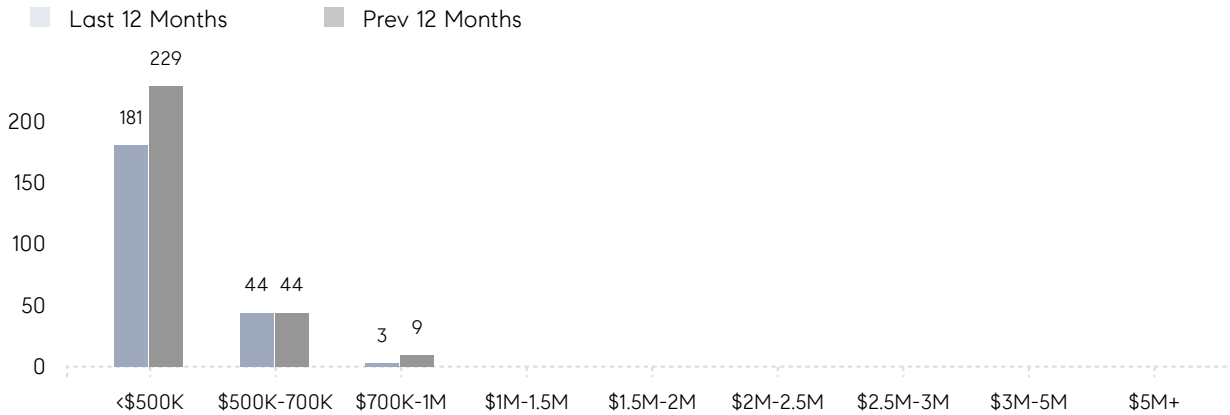
Bayonne

JUNE 2023

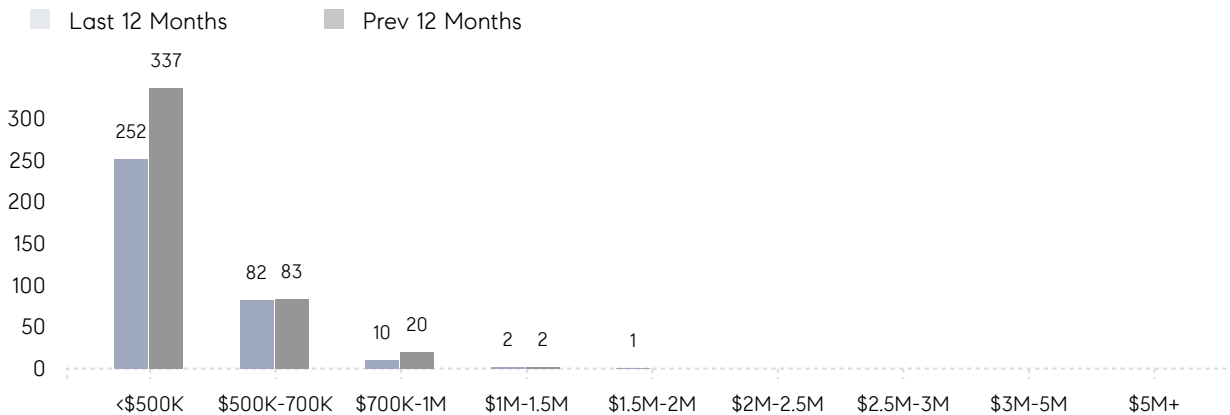
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Guttenberg

JUNE 2023

UNDER CONTRACT

7	\$351K	\$329K
Total Properties	Average Price	Median Price
17%	-31%	-25%
Increase From Jun 2022	Decrease From Jun 2022	Decrease From Jun 2022

UNITS SOLD

8	\$475K	\$350K
Total Properties	Average Price	Median Price
-11%	26%	9%
Decrease From Jun 2022	Increase From Jun 2022	Increase From Jun 2022

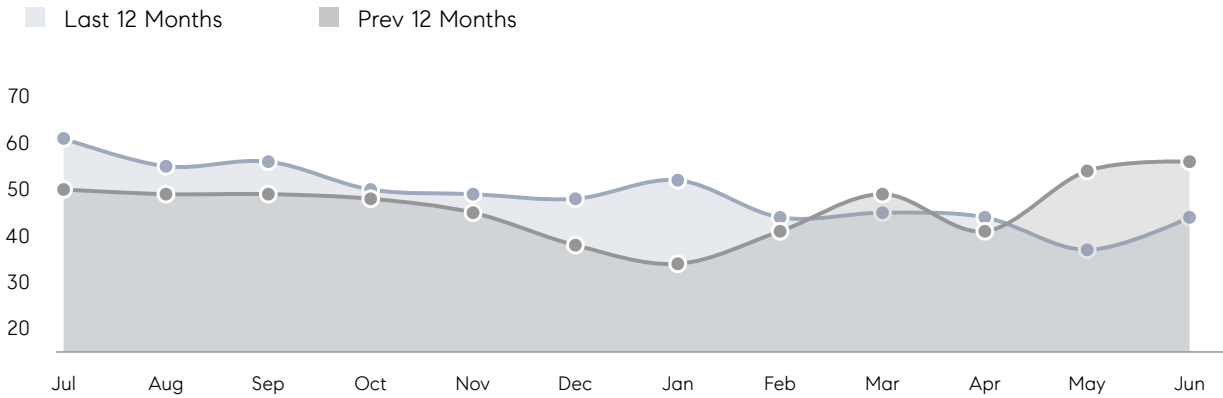
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	39	40	-2%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$475,750	\$378,100	25.8%
	# OF CONTRACTS	7	6	16.7%
	NEW LISTINGS	21	13	62%
Houses	AVERAGE DOM	21	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$799,000	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	2	0	0%
Condo/Co-op/TH	AVERAGE DOM	41	40	3%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$429,571	\$378,100	14%
	# OF CONTRACTS	6	6	0%
	NEW LISTINGS	19	13	46%

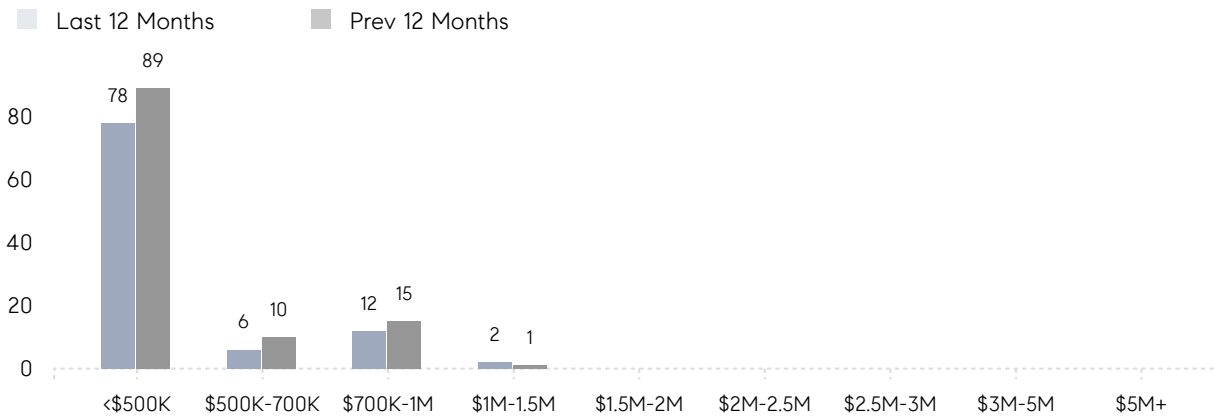
Guttenberg

JUNE 2023

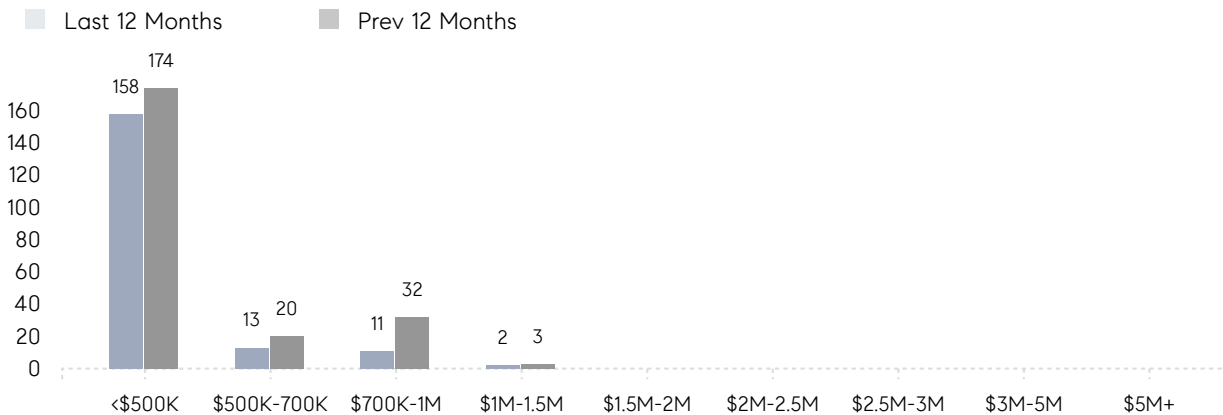
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Harrison

JUNE 2023

UNDER CONTRACT

3	\$303K	\$295K
Total Properties	Average Price	Median Price
200%	-19%	-21%
Increase From Jun 2022	Decrease From Jun 2022	Decrease From Jun 2022

UNITS SOLD

1	\$300K	\$300K
Total Properties	Average Price	Median Price
0%	-	-
Change From Jun 2022	Change From Jun 2022	Change From Jun 2022

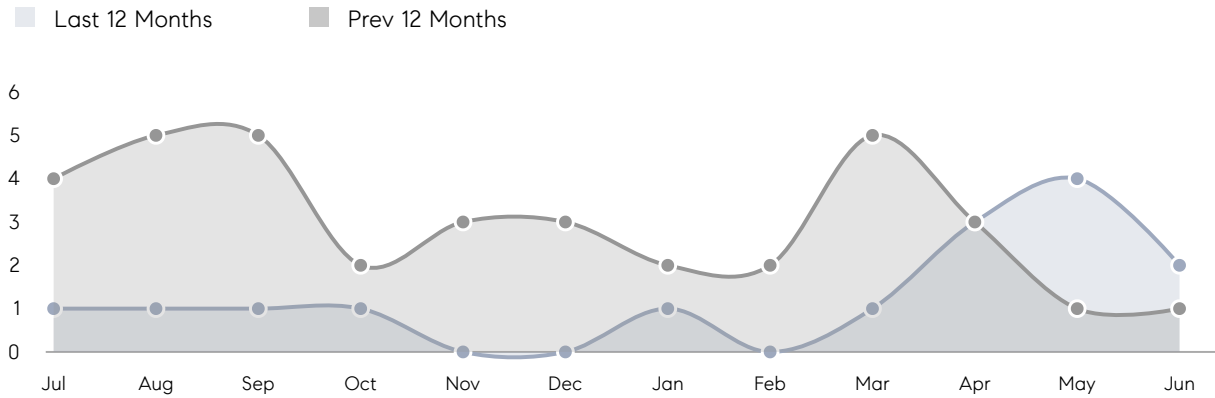
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	34	-	-
	% OF ASKING PRICE	102%	-	
	AVERAGE SOLD PRICE	\$300,000	-	-
	# OF CONTRACTS	3	1	200.0%
	NEW LISTINGS	1	1	0%
Houses	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%
Condo/Co-op/TH	AVERAGE DOM	34	-	-
	% OF ASKING PRICE	102%	-	
	AVERAGE SOLD PRICE	\$300,000	-	-
	# OF CONTRACTS	3	1	200%
	NEW LISTINGS	1	1	0%

Harrison

JUNE 2023

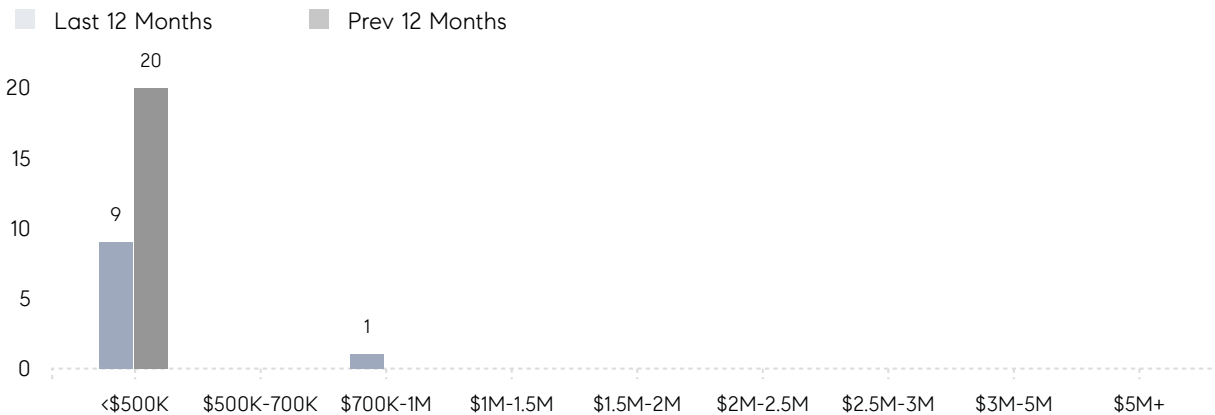
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Hoboken

JUNE 2023

UNDER CONTRACT

58	\$933K	\$710K
Total Properties	Average Price	Median Price
-31%	1%	-5%
Decrease From Jun 2022	Increase From Jun 2022	Decrease From Jun 2022

UNITS SOLD

86	\$1.0M	\$840K
Total Properties	Average Price	Median Price
-20%	6%	3%
Decrease From Jun 2022	Increase From Jun 2022	Increase From Jun 2022

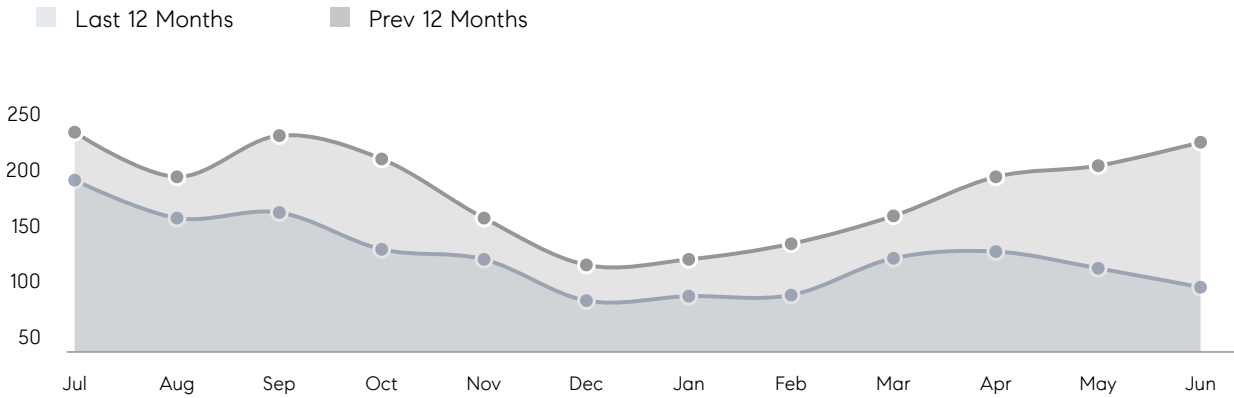
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	19	16	19%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$1,013,814	\$958,211	5.8%
	# OF CONTRACTS	58	84	-31.0%
	NEW LISTINGS	60	164	-63%
Houses	AVERAGE DOM	11	12	-8%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$2,147,400	\$2,596,667	-17%
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	5	7	-29%
Condo/Co-op/TH	AVERAGE DOM	19	16	19%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$943,840	\$861,831	10%
	# OF CONTRACTS	56	80	-30%
	NEW LISTINGS	55	157	-65%

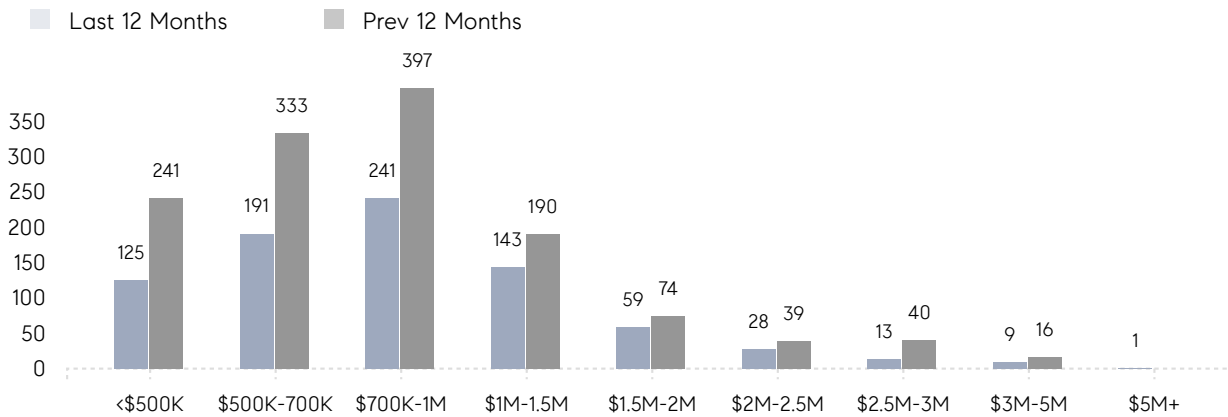
Hoboken

JUNE 2023

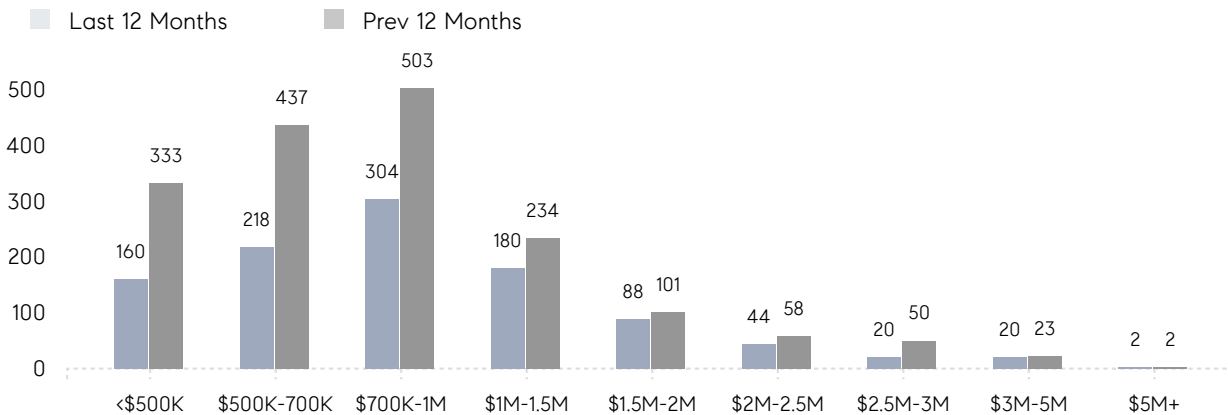
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Jersey City

JUNE 2023

UNDER CONTRACT

149
Total
Properties

\$660K
Average
Price

\$625K
Median
Price

-18%
Decrease From
Jun 2022

1%
Change From
Jun 2022

7%
Increase From
Jun 2022

UNITS SOLD

136
Total
Properties

\$661K
Average
Price

\$590K
Median
Price

-32%
Decrease From
Jun 2022

-7%
Decrease From
Jun 2022

-11%
Decrease From
Jun 2022

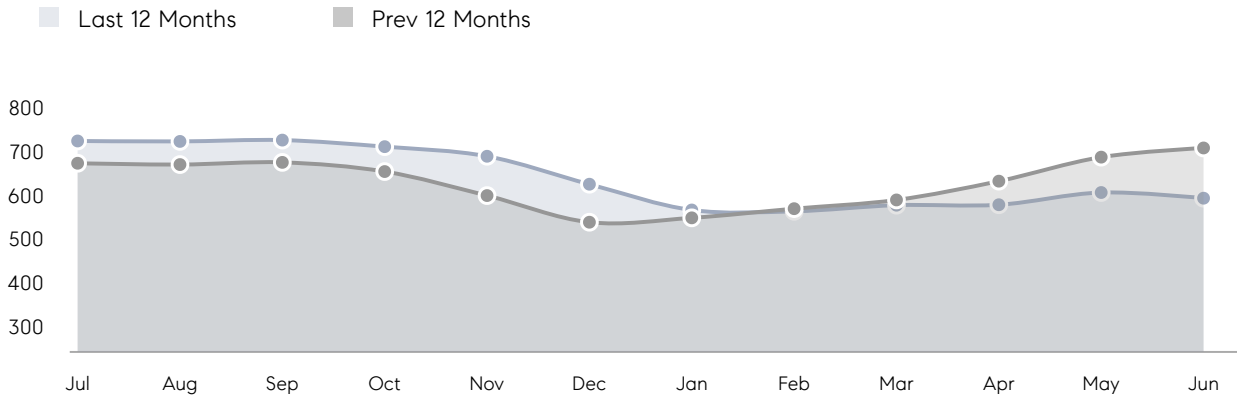
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	36	27	33%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$661,425	\$707,683	-6.5%
	# OF CONTRACTS	149	182	-18.1%
	NEW LISTINGS	254	346	-27%
Houses	AVERAGE DOM	34	22	55%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$678,217	\$805,550	-16%
	# OF CONTRACTS	30	37	-19%
	NEW LISTINGS	32	47	-32%
Condo/Co-op/TH	AVERAGE DOM	36	28	29%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$658,864	\$694,262	-5%
	# OF CONTRACTS	119	145	-18%
	NEW LISTINGS	222	299	-26%

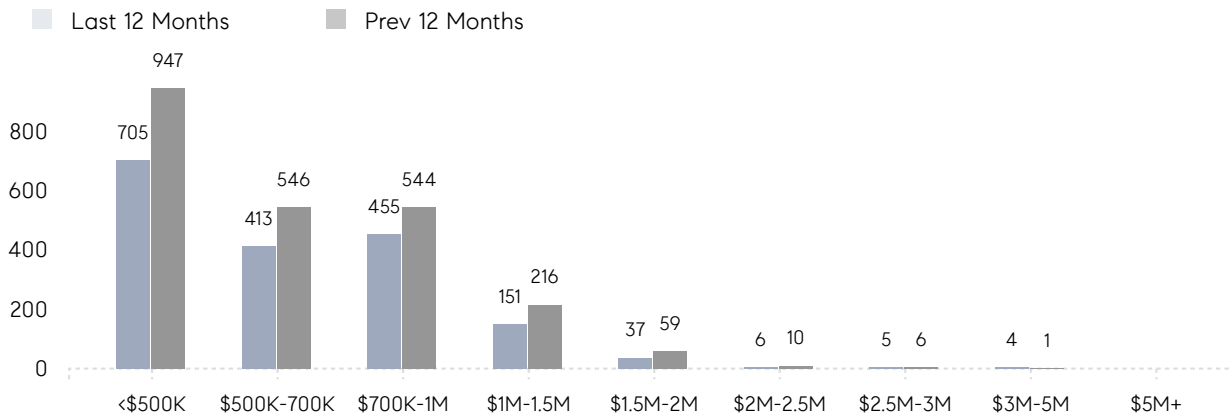
Jersey City

JUNE 2023

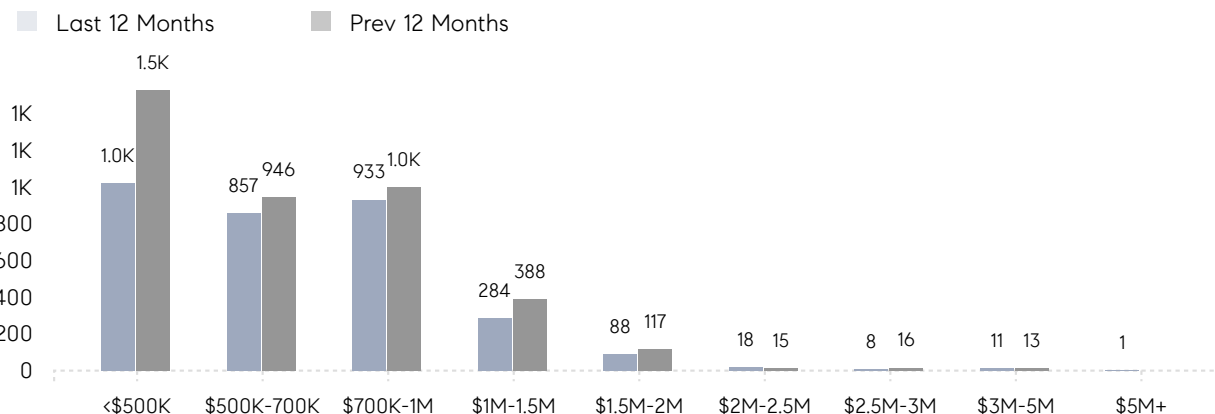
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Kearny

JUNE 2023

UNDER CONTRACT

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

UNITS SOLD

5	\$458K	\$450K
Total Properties	Average Price	Median Price
0%	-22%	-23%
Change From Jun 2022	Decrease From Jun 2022	Decrease From Jun 2022

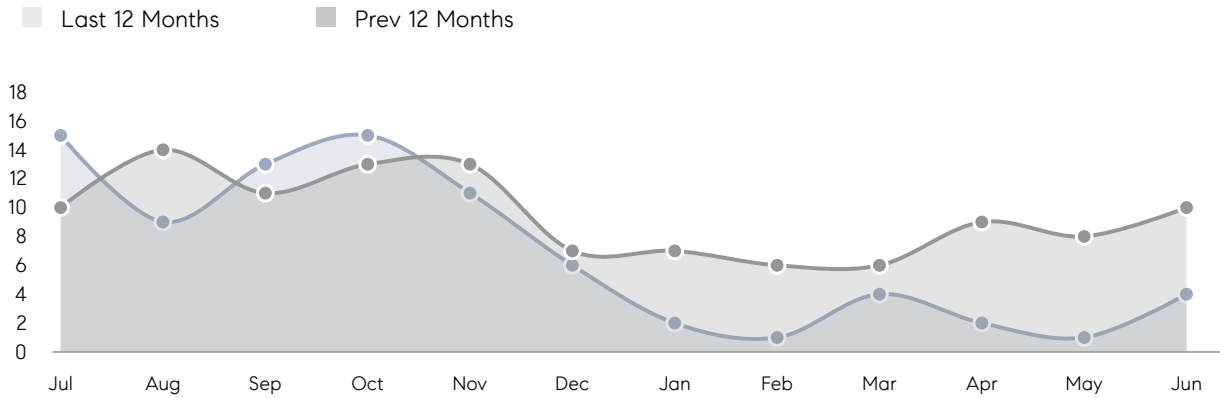
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	25	31	-19%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$458,800	\$590,800	-22.3%
	# OF CONTRACTS	0	2	0.0%
	NEW LISTINGS	3	6	-50%
Houses	AVERAGE DOM	25	31	-19%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$458,800	\$590,800	-22%
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	3	6	-50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

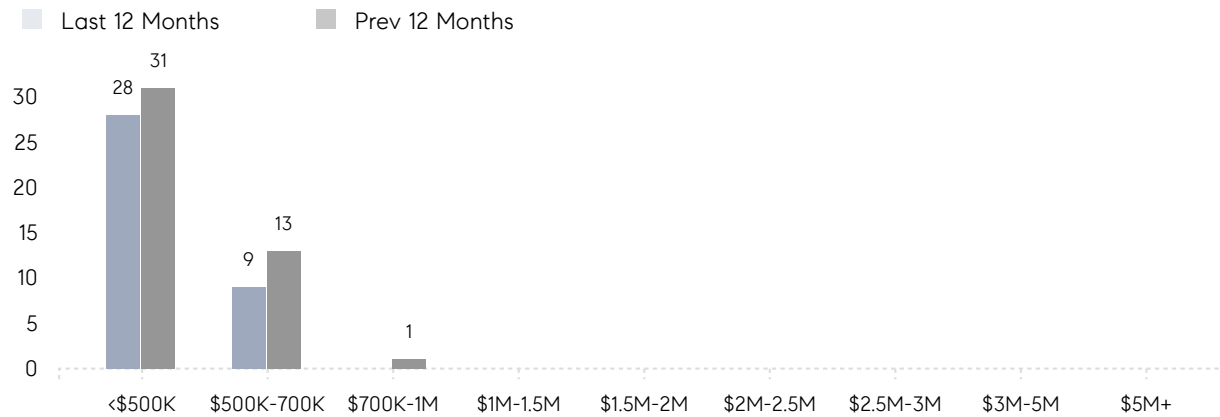
Kearny

JUNE 2023

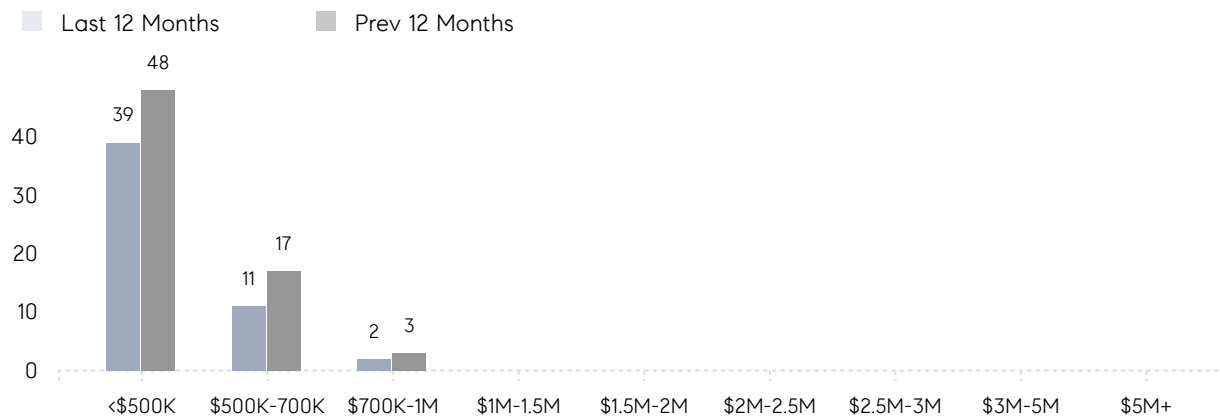
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Secaucus

JUNE 2023

UNDER CONTRACT

19
Total
Properties

\$516K
Average
Price

\$435K
Median
Price

0%
Change From
Jun 2022

17%
Increase From
Jun 2022

9%
Increase From
Jun 2022

UNITS SOLD

7
Total
Properties

\$389K
Average
Price

\$317K
Median
Price

-63%
Decrease From
Jun 2022

-29%
Decrease From
Jun 2022

-46%
Decrease From
Jun 2022

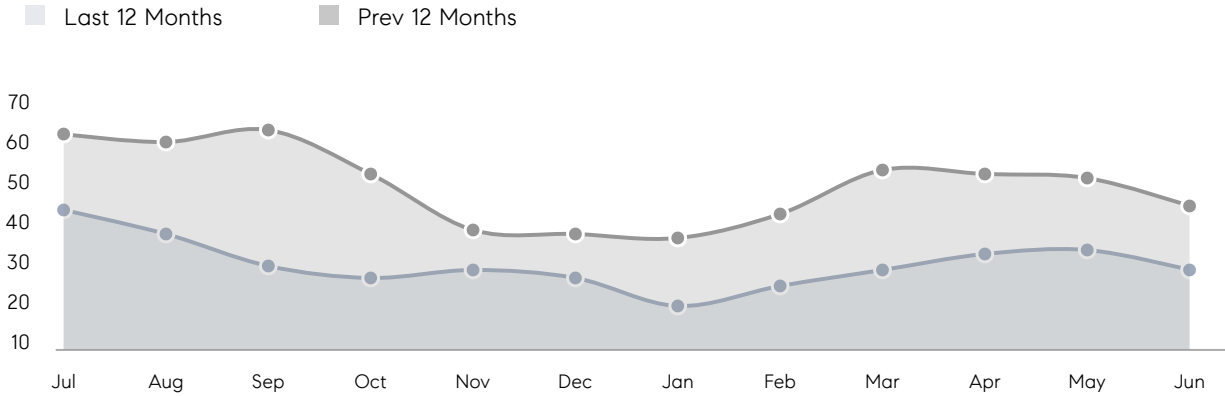
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	26	16	63%
	% OF ASKING PRICE	98%	102%	
	AVERAGE SOLD PRICE	\$389,857	\$550,916	-29.2%
	# OF CONTRACTS	19	19	0.0%
	NEW LISTINGS	20	25	-20%
Houses	AVERAGE DOM	18	14	29%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$820,000	\$656,900	25%
	# OF CONTRACTS	6	5	20%
	NEW LISTINGS	5	2	150%
Condo/Co-op/TH	AVERAGE DOM	27	16	69%
	% OF ASKING PRICE	98%	102%	
	AVERAGE SOLD PRICE	\$318,167	\$513,064	-38%
	# OF CONTRACTS	13	14	-7%
	NEW LISTINGS	15	23	-35%

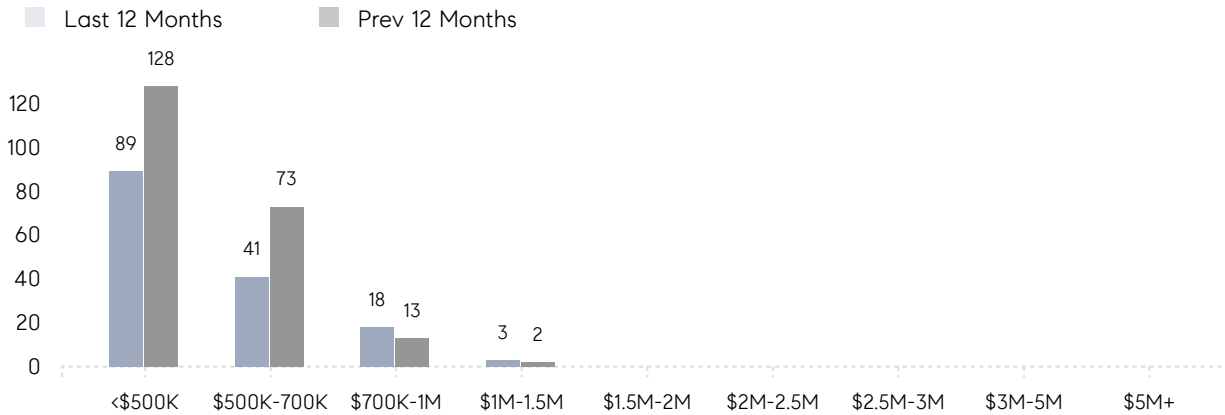
Secaucus

JUNE 2023

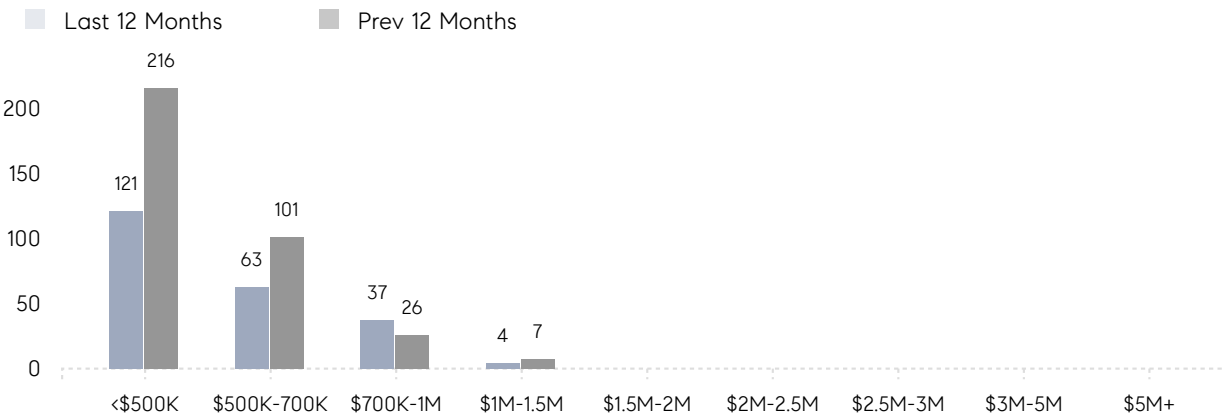
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Union City

JUNE 2023

UNDER CONTRACT

29
Total
Properties

\$475K
Average
Price

\$419K
Median
Price

61%
Increase From
Jun 2022

0%
Change From
Jun 2022

-5%
Decrease From
Jun 2022

UNITS SOLD

13
Total
Properties

\$402K
Average
Price

\$365K
Median
Price

-52%
Decrease From
Jun 2022

-11%
Decrease From
Jun 2022

-13%
Decrease From
Jun 2022

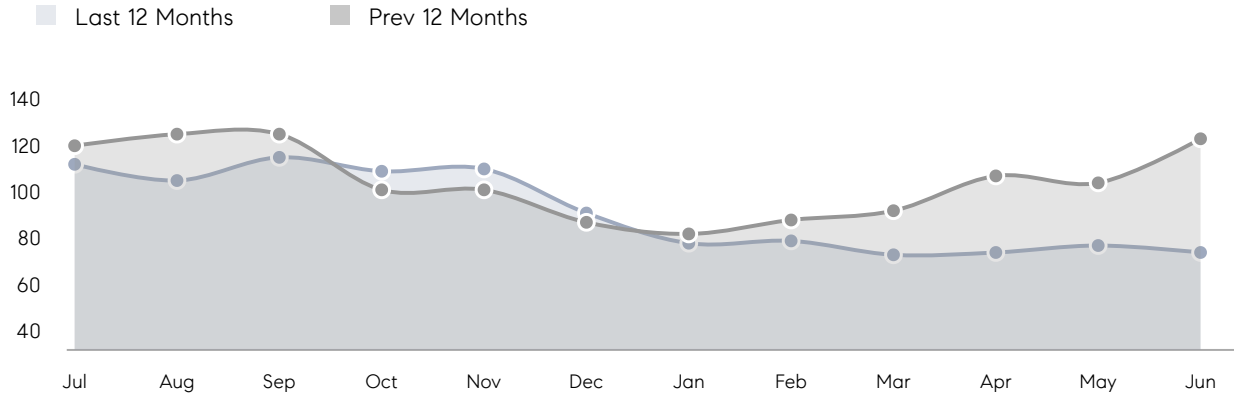
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	32	43	-26%
	% OF ASKING PRICE	101%	98%	
	AVERAGE SOLD PRICE	\$402,538	\$449,907	-10.5%
	# OF CONTRACTS	29	18	61.1%
	NEW LISTINGS	35	47	-26%
Houses	AVERAGE DOM	80	4	1,900%
	% OF ASKING PRICE	100%	92%	
	AVERAGE SOLD PRICE	\$460,000	\$230,000	100%
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	6	4	50%
Condo/Co-op/TH	AVERAGE DOM	23	45	-49%
	% OF ASKING PRICE	101%	98%	
	AVERAGE SOLD PRICE	\$392,091	\$458,365	-14%
	# OF CONTRACTS	28	16	75%
	NEW LISTINGS	29	43	-33%

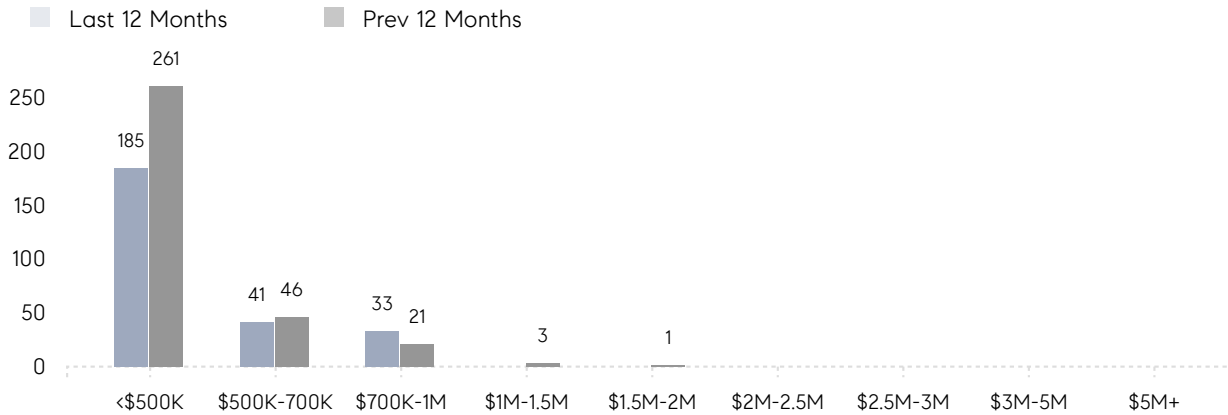
Union City

JUNE 2023

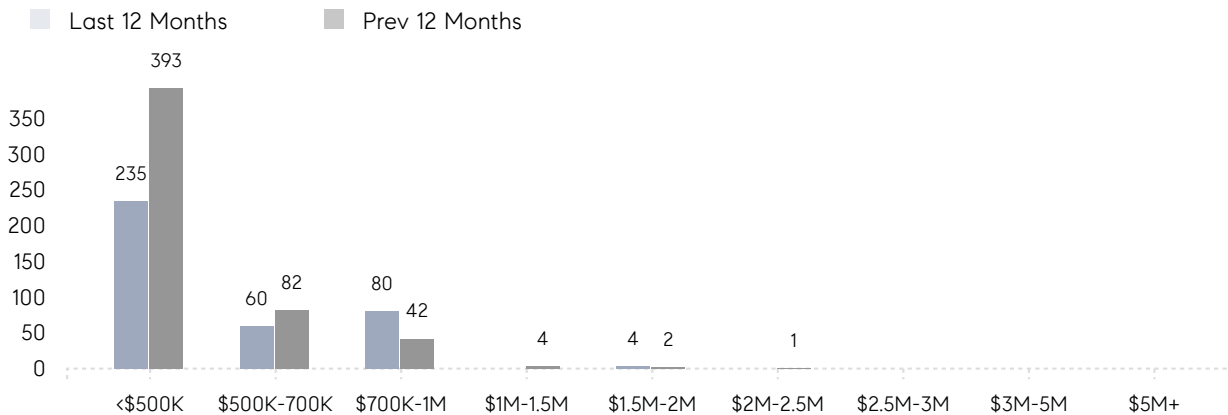
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Weehawken

JUNE 2023

UNDER CONTRACT

14
Total
Properties

\$904K
Average
Price

\$737K
Median
Price

0%
Change From
Jun 2022

-6%
Decrease From
Jun 2022

-4%
Decrease From
Jun 2022

UNITS SOLD

10
Total
Properties

\$777K
Average
Price

\$665K
Median
Price

-52%
Decrease From
Jun 2022

-3%
Decrease From
Jun 2022

3%
Increase From
Jun 2022

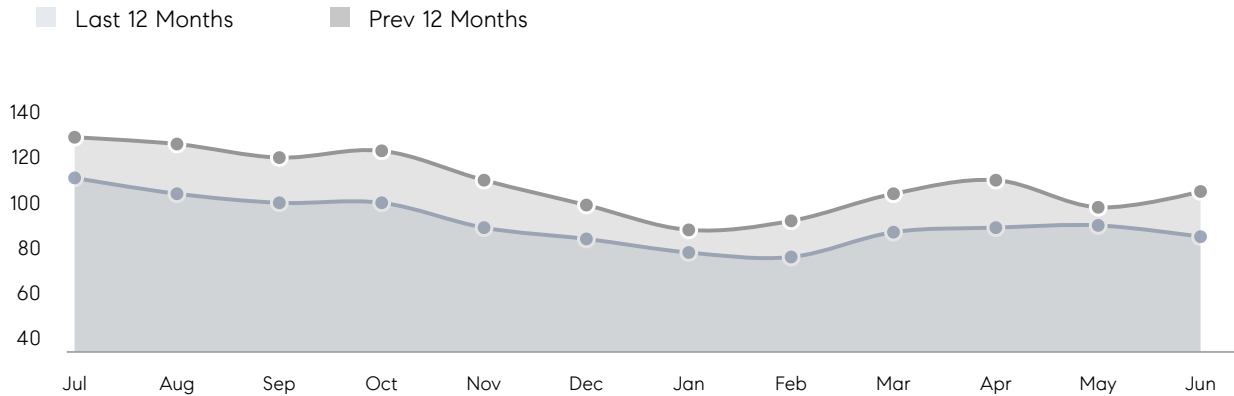
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	38	25	52%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$777,300	\$802,162	-3.1%
	# OF CONTRACTS	14	14	0.0%
	NEW LISTINGS	17	33	-48%
Houses	AVERAGE DOM	5	10	-50%
	% OF ASKING PRICE	100%	105%	
	AVERAGE SOLD PRICE	\$680,000	\$1,153,333	-41%
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	2	0	0%
Condo/Co-op/TH	AVERAGE DOM	42	28	50%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$788,111	\$743,633	6%
	# OF CONTRACTS	12	11	9%
	NEW LISTINGS	15	33	-55%

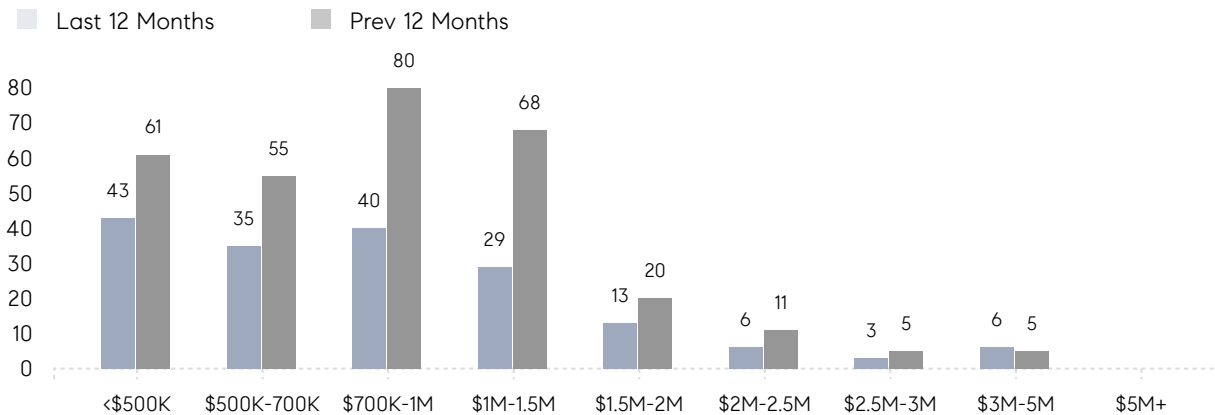
Weehawken

JUNE 2023

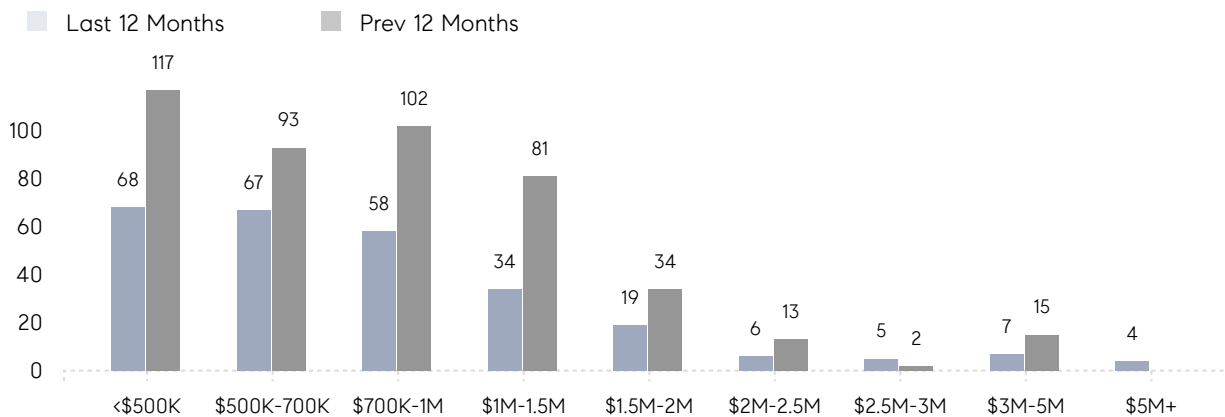
Monthly Inventory



Contracts By Price Range



Listings By Price Range



West New York

JUNE 2023

UNDER CONTRACT

14
Total
Properties

\$697K
Average
Price

\$587K
Median
Price

0%
Change From
Jun 2022

58%
Increase From
Jun 2022

67%
Increase From
Jun 2022

UNITS SOLD

9
Total
Properties

\$580K
Average
Price

\$393K
Median
Price

-57%
Decrease From
Jun 2022

11%
Increase From
Jun 2022

9%
Increase From
Jun 2022

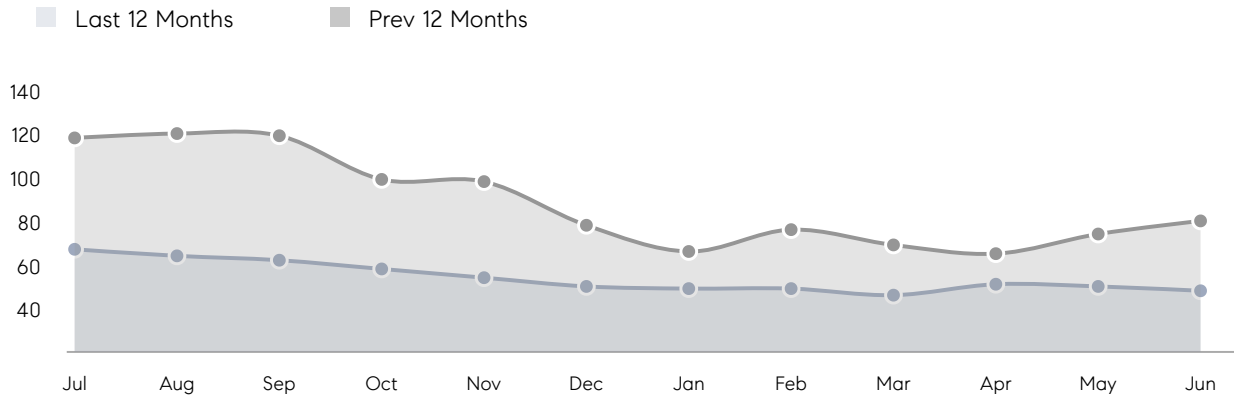
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	45	46	-2%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$580,667	\$521,333	11.4%
	# OF CONTRACTS	14	14	0.0%
	NEW LISTINGS	23	34	-32%
Houses	AVERAGE DOM	-	37	-
	% OF ASKING PRICE	-	104%	
	AVERAGE SOLD PRICE	-	\$656,500	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	3	-67%
Condo/Co-op/TH	AVERAGE DOM	45	47	-4%
	% OF ASKING PRICE	98%	99%	
	AVERAGE SOLD PRICE	\$580,667	\$507,105	15%
	# OF CONTRACTS	14	14	0%
	NEW LISTINGS	22	31	-29%

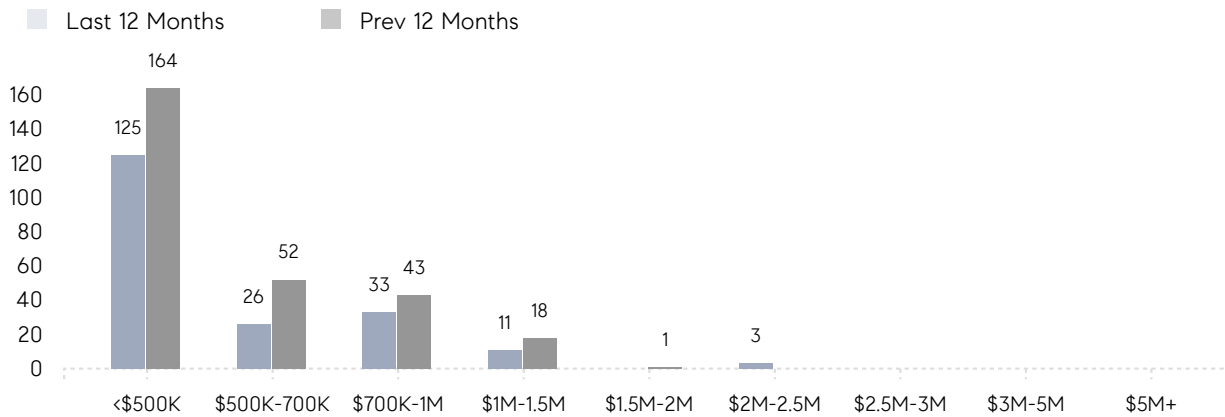
West New York

JUNE 2023

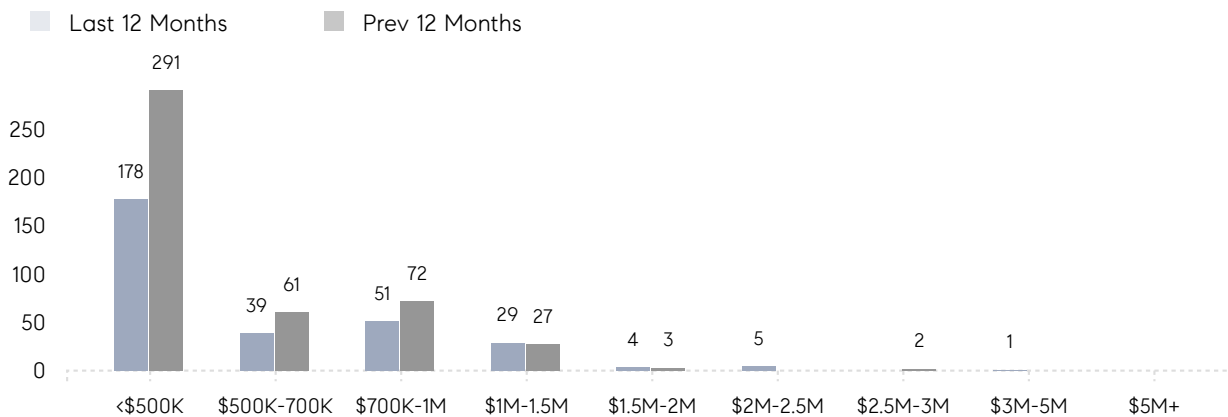
Monthly Inventory

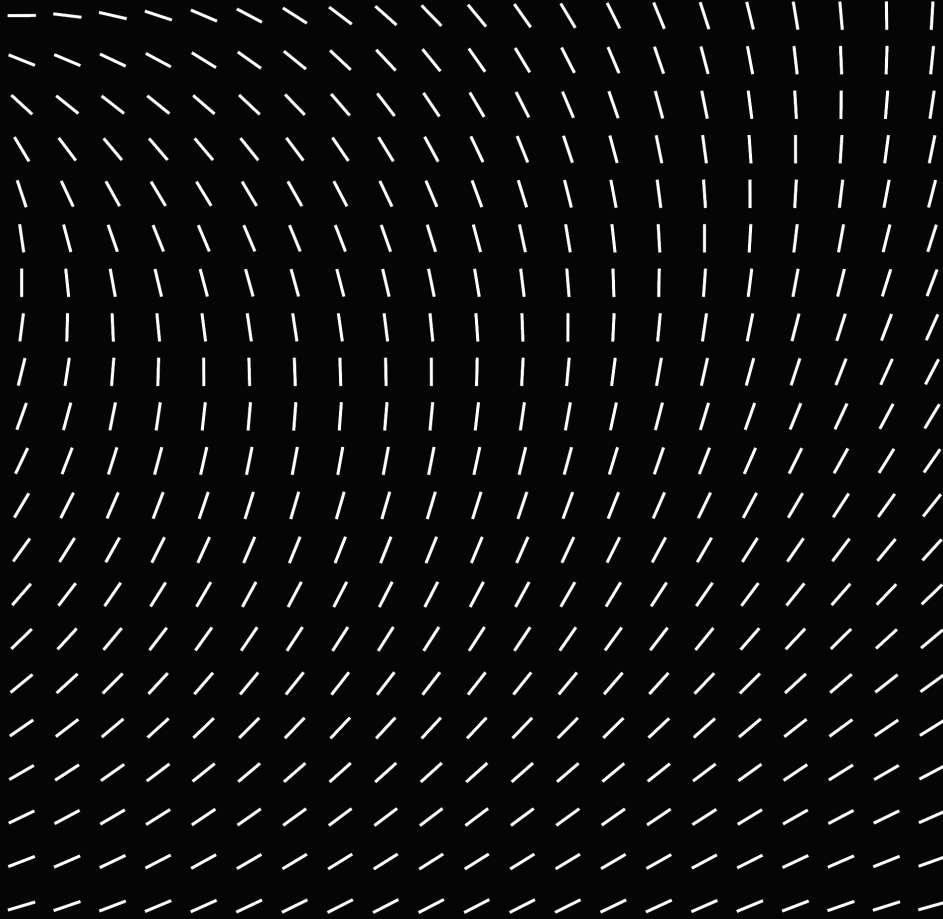


Contracts By Price Range



Listings By Price Range





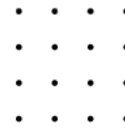
COMPASS

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Bayonne

JUNE 2023



\$314K

Average
Sales Price

-22%

Decrease In Sales
From Jun 2022

\$309K

Median
Sales Price

-37%

Decrease In Contracts
From Jun 2022

99%

Average %
Of Asking Price

-33%

Decrease In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Guttenberg

JUNE 2023



\$475K

Average
Sales Price

-11%

Decrease In Sales
From Jun 2022

\$350K

Median
Sales Price

17%

Increase In Contracts
From Jun 2022

98%

Average %
Of Asking Price

-2%

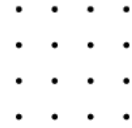
Decrease In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Harrison

JUNE 2023



\$300K

Average
Sales Price

0%

Change In Sales
From Jun 2022

\$300K

Median
Sales Price

200%

Increase In Contracts
From Jun 2022

102%

Average %
Of Asking Price

—

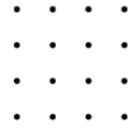
Change In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hoboken

JUNE 2023



\$1.0M

Average
Sales Price

-20%

Decrease In Sales
From Jun 2022

\$840K

Median
Sales Price

-31%

Decrease In Contracts
From Jun 2022

101%

Average %
Of Asking Price

19%

Increase In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Jersey City

JUNE 2023



\$661K

Average
Sales Price

-32%

Decrease In Sales
From Jun 2022

\$590K

Median
Sales Price

-18%

Decrease In Contracts
From Jun 2022

100%

Average %
Of Asking Price

33%

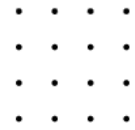
Increase In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Kearny

JUNE 2023



\$458K

Average
Sales Price

0%

Change In Sales
From Jun 2022

\$450K

Median
Sales Price

0%

Change In Contracts
From Jun 2022

105%

Average %
Of Asking Price

-19%

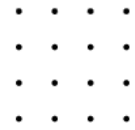
Decrease In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Secaucus

JUNE 2023



\$389K

Average
Sales Price

-63%

Decrease In Sales
From Jun 2022

\$317K

Median
Sales Price

0%

Change In Contracts
From Jun 2022

98%

Average %
Of Asking Price

63%

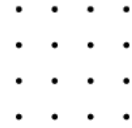
Increase In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Union City

JUNE 2023



\$402K

Average
Sales Price

-52%

Decrease In Sales
From Jun 2022

\$365K

Median
Sales Price

61%

Increase In Contracts
From Jun 2022

101%

Average %
Of Asking Price

-26%

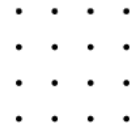
Decrease In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Weehawken

JUNE 2023



\$777K

Average
Sales Price

-52%

Decrease In Sales
From Jun 2022

\$665K

Median
Sales Price

0%

Change In Contracts
From Jun 2022

100%

Average %
Of Asking Price

52%

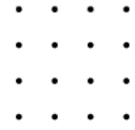
Increase In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

West New York

JUNE 2023



\$580K

Average
Sales Price

-57%

Decrease In Sales
From Jun 2022

\$393K

Median
Sales Price

0%

Change In Contracts
From Jun 2022

98%

Average %
Of Asking Price

-2%

Decrease In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS