

Q4 2022

Hudson County Market Report

COMPASS

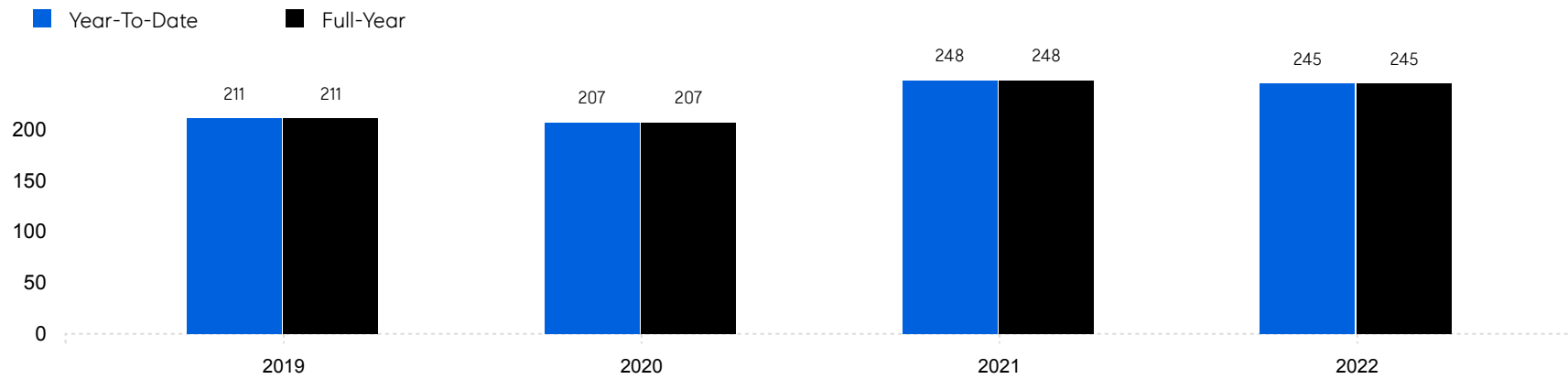


Bayonne

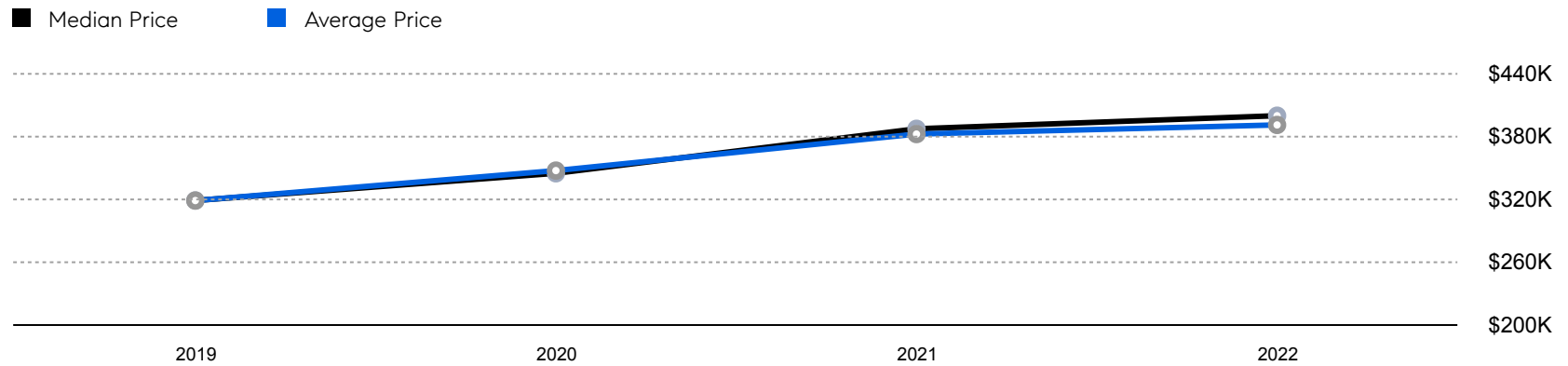
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	156	157	0.6%
	SALES VOLUME	\$69,753,790	\$72,355,092	3.7%
	MEDIAN PRICE	\$430,000	\$450,000	4.7%
	AVERAGE PRICE	\$447,140	\$460,860	3.1%
	AVERAGE DOM	30	37	23.3%
	# OF CONTRACTS	163	147	-9.8%
	# NEW LISTINGS	251	225	-10.4%
Condo/Co-op/Townhouse	# OF SALES	92	88	-4.3%
	SALES VOLUME	\$25,097,149	\$23,485,981	-6.4%
	MEDIAN PRICE	\$255,000	\$224,950	-11.8%
	AVERAGE PRICE	\$272,795	\$266,886	-2.2%
	AVERAGE DOM	35	24	-31.4%
	# OF CONTRACTS	87	88	1.1%
	# NEW LISTINGS	133	143	7.5%

Bayonne

Historic Sales



Historic Sales Prices

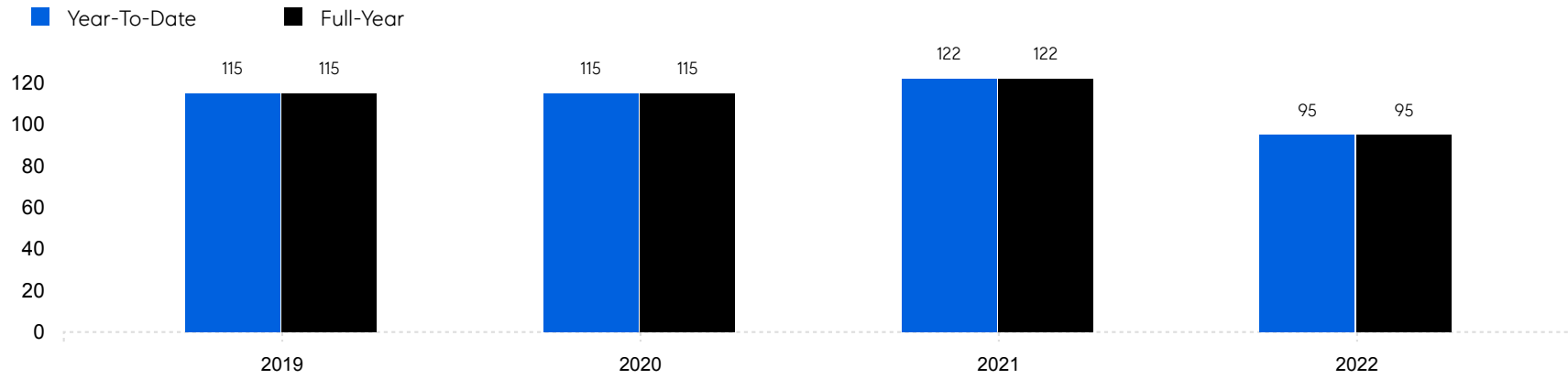


Guttenberg

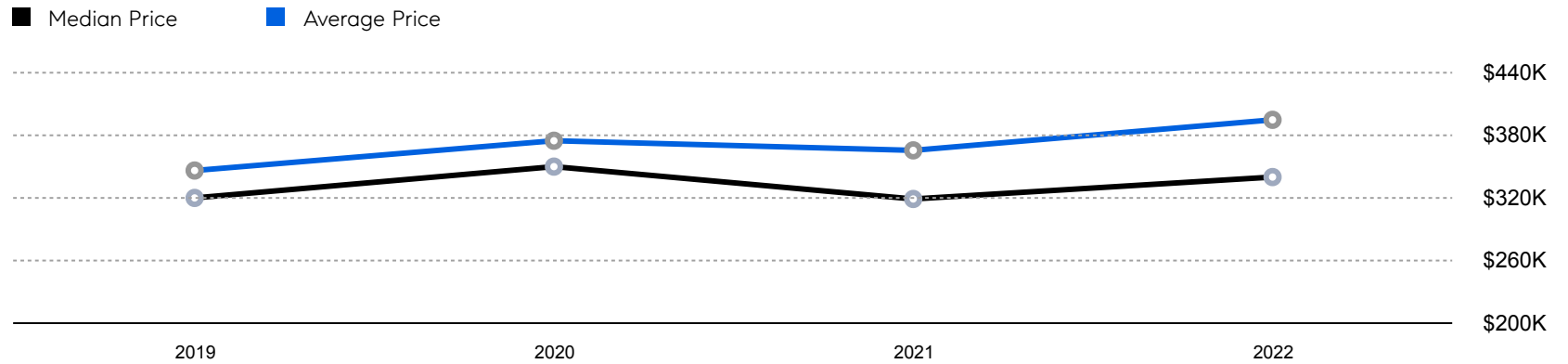
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	7	1	-85.7%
	SALES VOLUME	\$2,983,000	\$435,000	-85.4%
	MEDIAN PRICE	\$450,000	\$435,000	-3.3%
	AVERAGE PRICE	\$426,143	\$435,000	2.1%
	AVERAGE DOM	44	44	0.0%
	# OF CONTRACTS	5	5	0.0%
	# NEW LISTINGS	8	7	-12.5%
Condo/Co-op/Townhouse	# OF SALES	115	94	-18.3%
	SALES VOLUME	\$41,618,274	\$37,075,317	-10.9%
	MEDIAN PRICE	\$315,000	\$339,000	7.6%
	AVERAGE PRICE	\$361,898	\$394,418	9.0%
	AVERAGE DOM	62	55	-11.3%
	# OF CONTRACTS	118	85	-28.0%
	# NEW LISTINGS	195	187	-4.1%

Guttenberg

Historic Sales



Historic Sales Prices

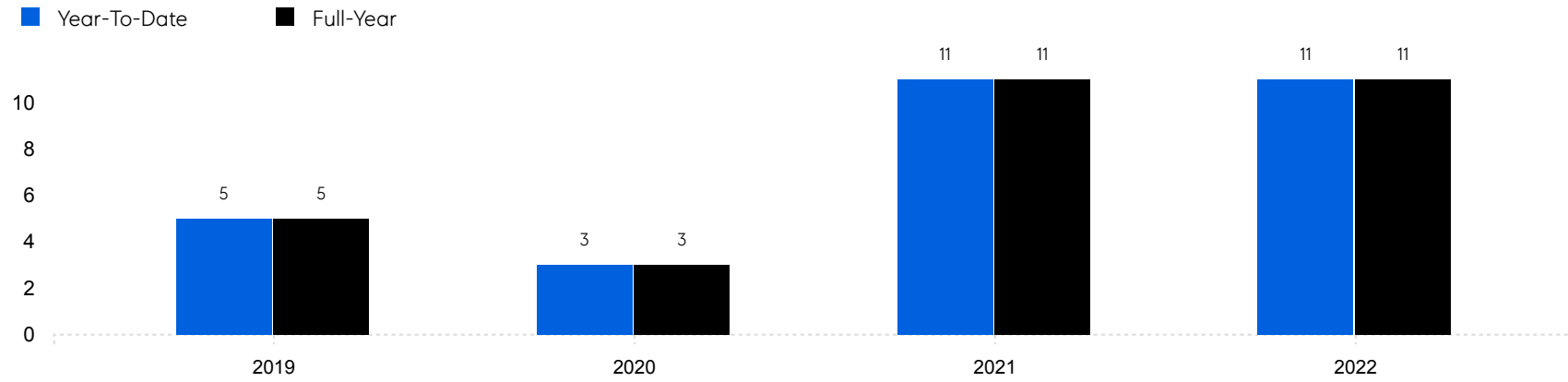


Harrison

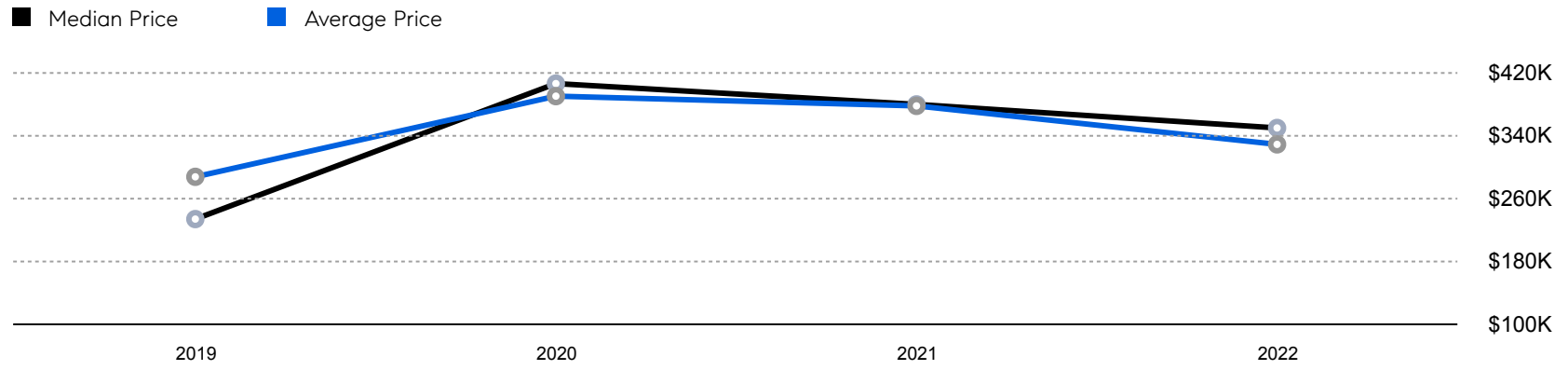
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	4	4	0.0%
	SALES VOLUME	\$1,777,999	\$1,500,000	-15.6%
	MEDIAN PRICE	\$450,000	\$362,500	-19.4%
	AVERAGE PRICE	\$444,500	\$375,000	-15.6%
	AVERAGE DOM	22	30	36.4%
	# OF CONTRACTS	7	1	-85.7%
	# NEW LISTINGS	10	2	-80.0%
Condo/Co-op/Townhouse	# OF SALES	7	7	0.0%
	SALES VOLUME	\$2,381,000	\$2,119,999	-11.0%
	MEDIAN PRICE	\$365,000	\$280,000	-23.3%
	AVERAGE PRICE	\$340,143	\$302,857	-11.0%
	AVERAGE DOM	48	35	-27.1%
	# OF CONTRACTS	7	7	0.0%
	# NEW LISTINGS	14	10	-28.6%

Harrison

Historic Sales



Historic Sales Prices

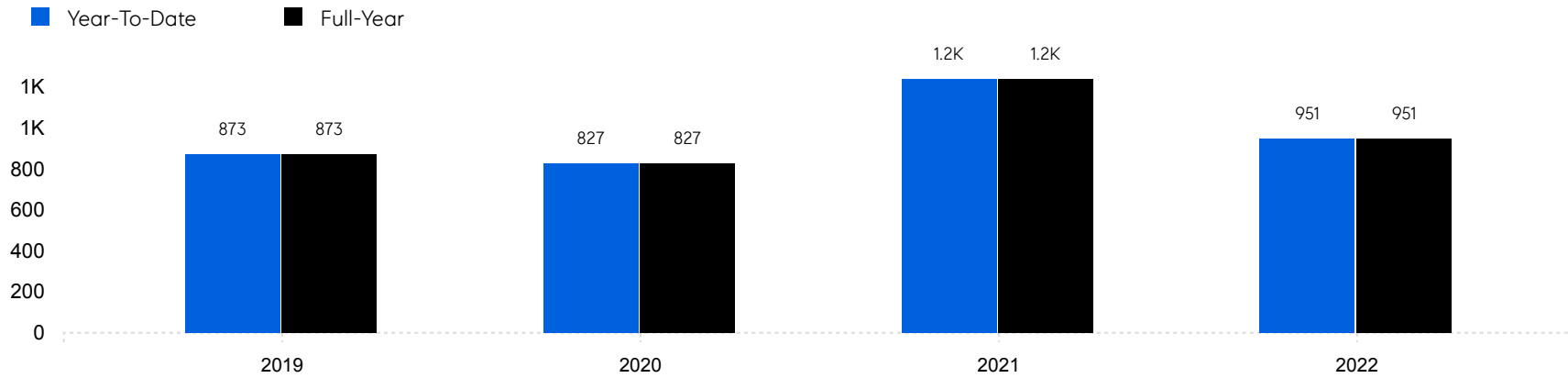


Hoboken

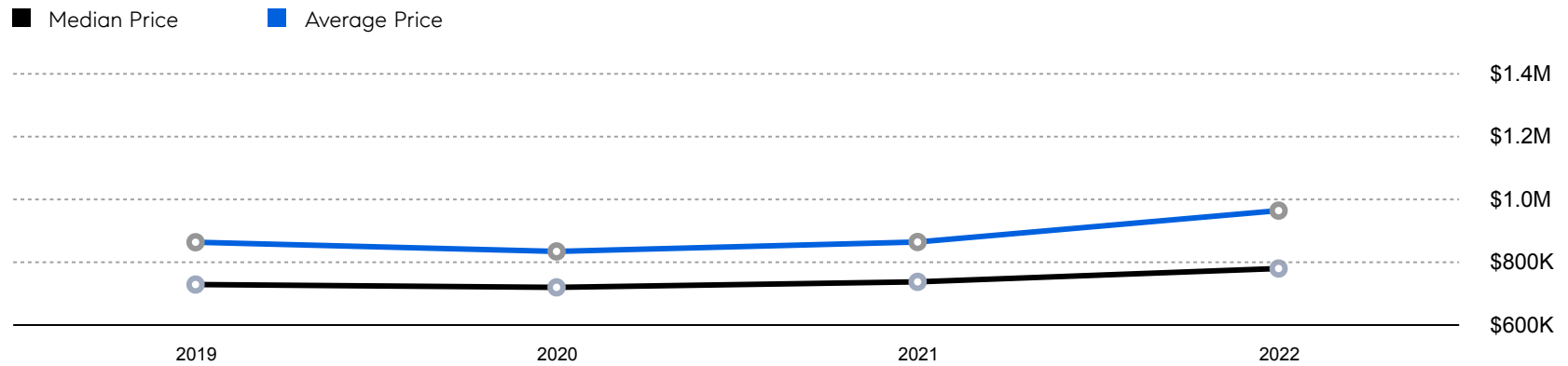
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	55	43	-21.8%
	SALES VOLUME	\$101,783,000	\$103,000,199	1.2%
	MEDIAN PRICE	\$1,825,000	\$2,250,000	23.3%
	AVERAGE PRICE	\$1,850,600	\$2,395,353	29.4%
	AVERAGE DOM	40	31	-22.5%
	# OF CONTRACTS	61	58	-4.9%
	# NEW LISTINGS	93	84	-9.7%
Condo/Co-op/Townhouse	# OF SALES	1,185	908	-23.4%
	SALES VOLUME	\$970,114,152	\$814,178,452	-16.1%
	MEDIAN PRICE	\$717,000	\$752,500	5.0%
	AVERAGE PRICE	\$818,662	\$896,672	9.5%
	AVERAGE DOM	37	29	-21.6%
	# OF CONTRACTS	1,315	929	-29.4%
	# NEW LISTINGS	1,607	1,218	-24.2%

Hoboken

Historic Sales



Historic Sales Prices

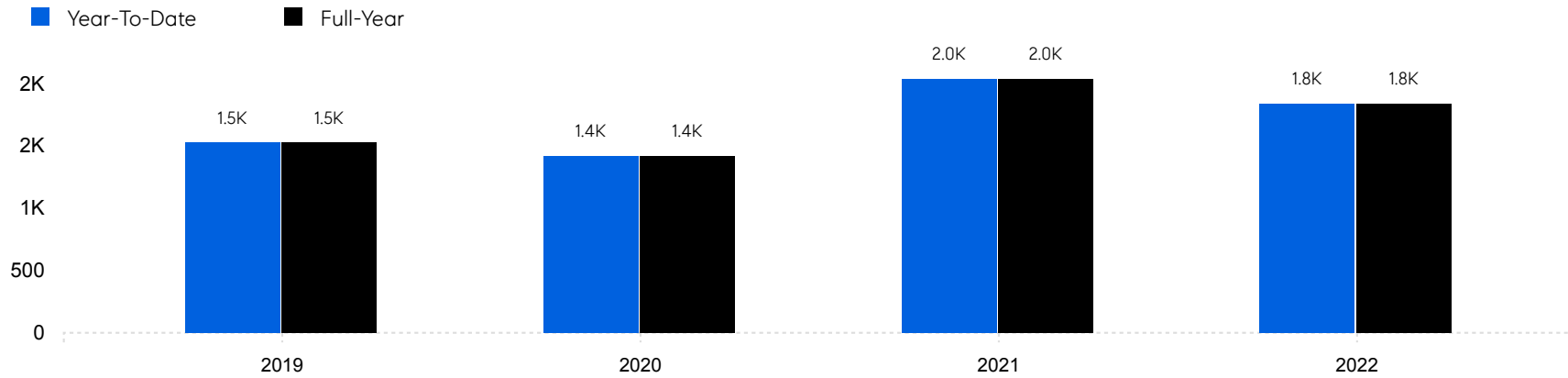


Jersey City

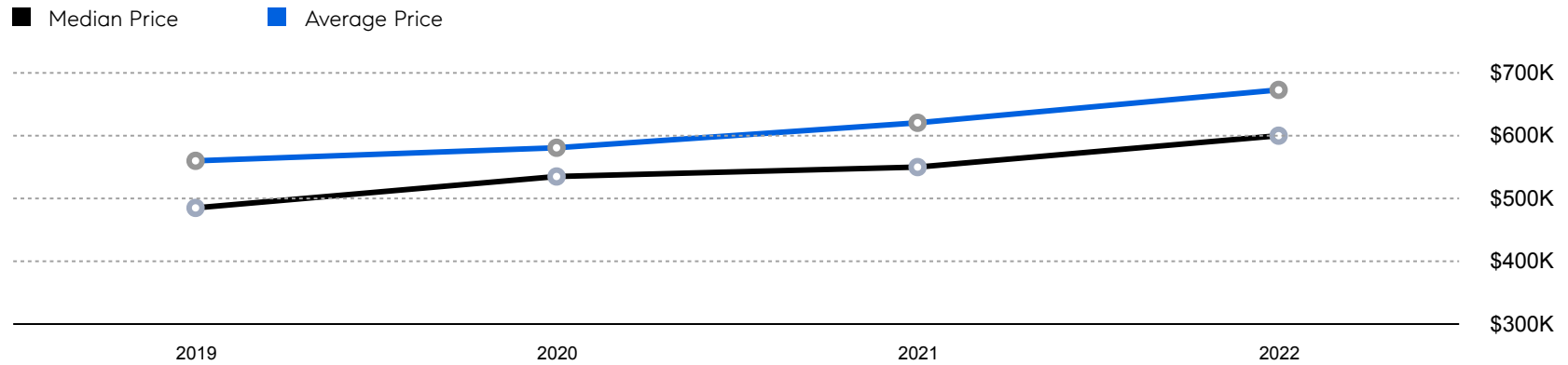
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	304	291	-4.3%
	SALES VOLUME	\$196,898,305	\$218,684,895	11.1%
	MEDIAN PRICE	\$517,500	\$600,000	15.9%
	AVERAGE PRICE	\$647,692	\$751,494	16.0%
	AVERAGE DOM	36	35	-2.8%
	# OF CONTRACTS	343	288	-16.0%
	# NEW LISTINGS	555	486	-12.4%
Condo/Co-op/Townhouse	# OF SALES	1,734	1,551	-10.6%
	SALES VOLUME	\$1,067,712,999	\$1,020,843,097	-4.4%
	MEDIAN PRICE	\$564,000	\$600,000	6.4%
	AVERAGE PRICE	\$615,751	\$658,184	6.9%
	AVERAGE DOM	47	35	-25.5%
	# OF CONTRACTS	1,832	1,661	-9.3%
	# NEW LISTINGS	3,089	2,965	-4.0%

Jersey City

Historic Sales



Historic Sales Prices

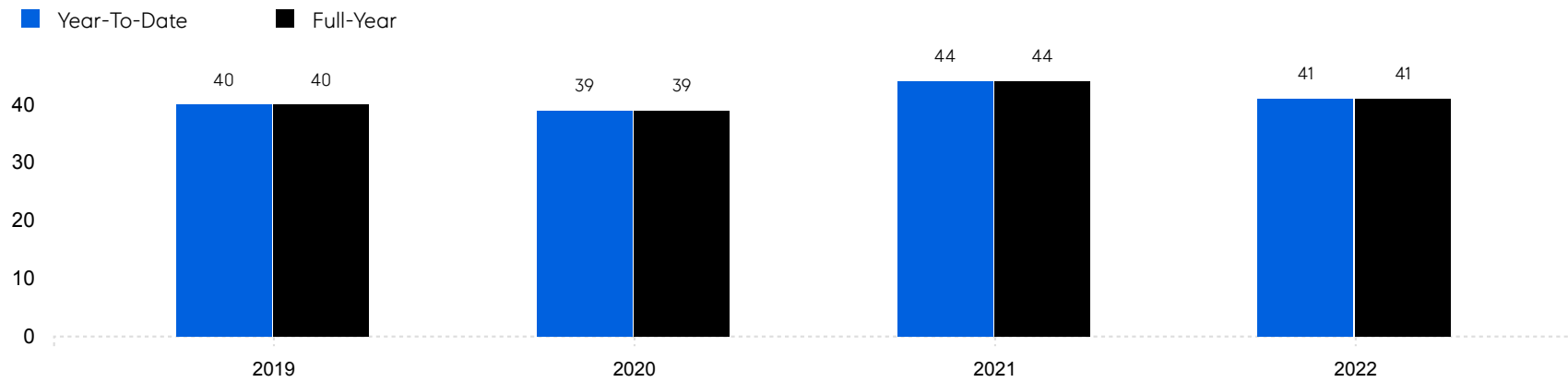


Kearny

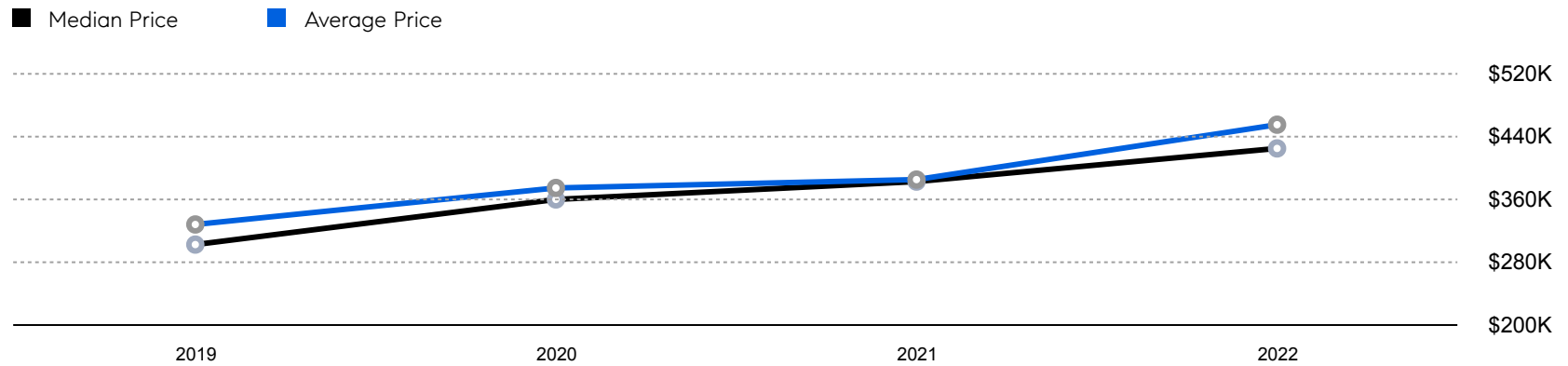
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	38	36	-5.3%
	SALES VOLUME	\$15,131,900	\$17,294,150	14.3%
	MEDIAN PRICE	\$400,000	\$472,500	18.1%
	AVERAGE PRICE	\$398,208	\$480,393	20.6%
	AVERAGE DOM	39	30	-23.1%
	# OF CONTRACTS	40	37	-7.5%
	# NEW LISTINGS	50	55	10.0%
Condo/Co-op/Townhouse	# OF SALES	6	5	-16.7%
	SALES VOLUME	\$1,821,000	\$1,370,000	-24.8%
	MEDIAN PRICE	\$307,500	\$240,000	-22.0%
	AVERAGE PRICE	\$303,500	\$274,000	-9.7%
	AVERAGE DOM	31	36	16.1%
	# OF CONTRACTS	6	4	-33.3%
	# NEW LISTINGS	7	3	-57.1%

Kearny

Historic Sales



Historic Sales Prices

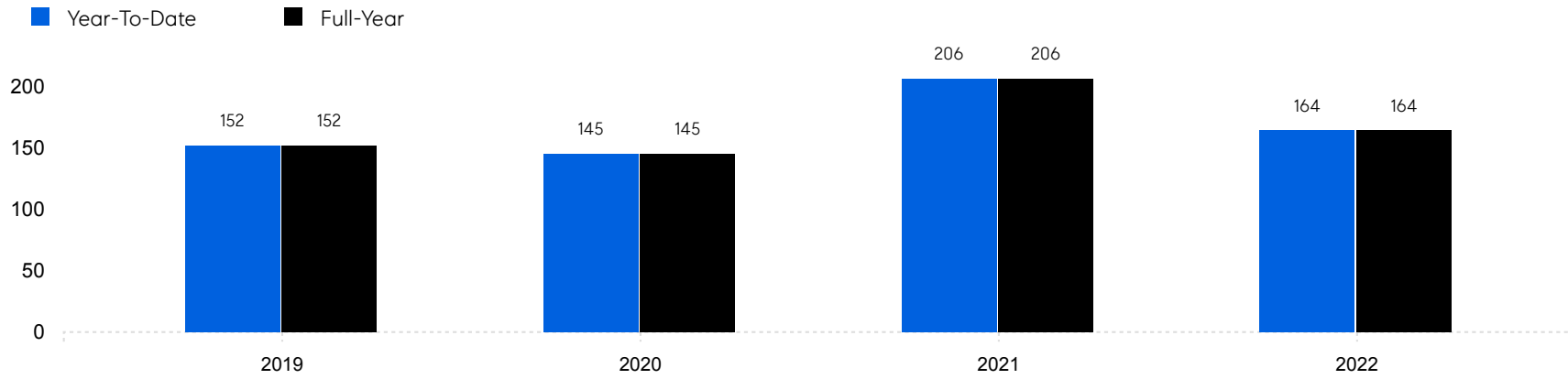


Secaucus

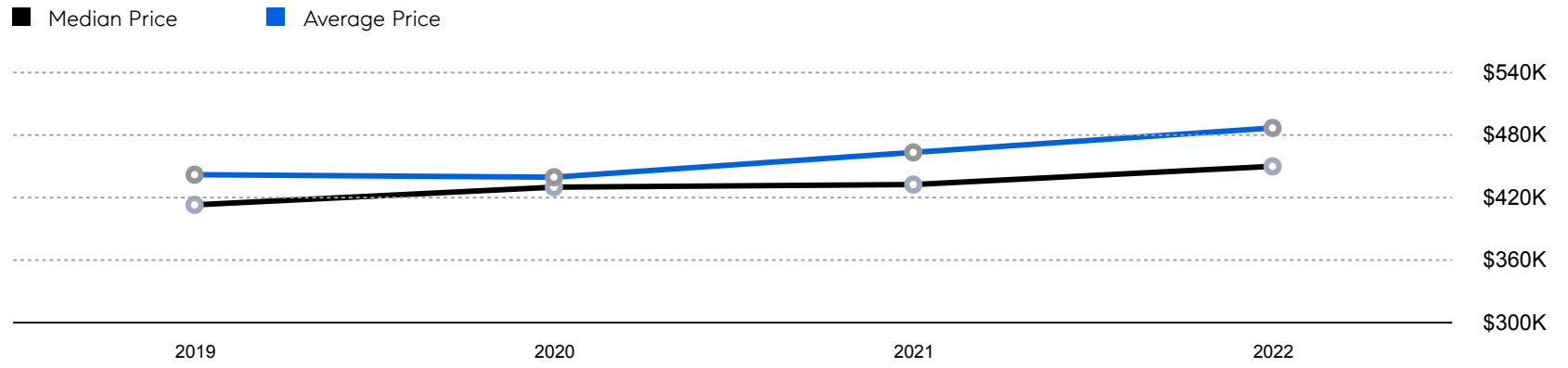
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	59	41	-30.5%
	SALES VOLUME	\$36,162,421	\$27,804,425	-23.1%
	MEDIAN PRICE	\$589,000	\$670,000	13.8%
	AVERAGE PRICE	\$612,922	\$678,157	10.6%
	AVERAGE DOM	43	36	-16.3%
	# OF CONTRACTS	54	40	-25.9%
	# NEW LISTINGS	78	62	-20.5%
Condo/Co-op/Townhouse	# OF SALES	147	123	-16.3%
	SALES VOLUME	\$59,291,318	\$52,039,349	-12.2%
	MEDIAN PRICE	\$380,000	\$415,000	9.2%
	AVERAGE PRICE	\$403,342	\$423,084	4.9%
	AVERAGE DOM	44	36	-18.2%
	# OF CONTRACTS	132	123	-6.8%
	# NEW LISTINGS	227	205	-9.7%

Secaucus

Historic Sales



Historic Sales Prices

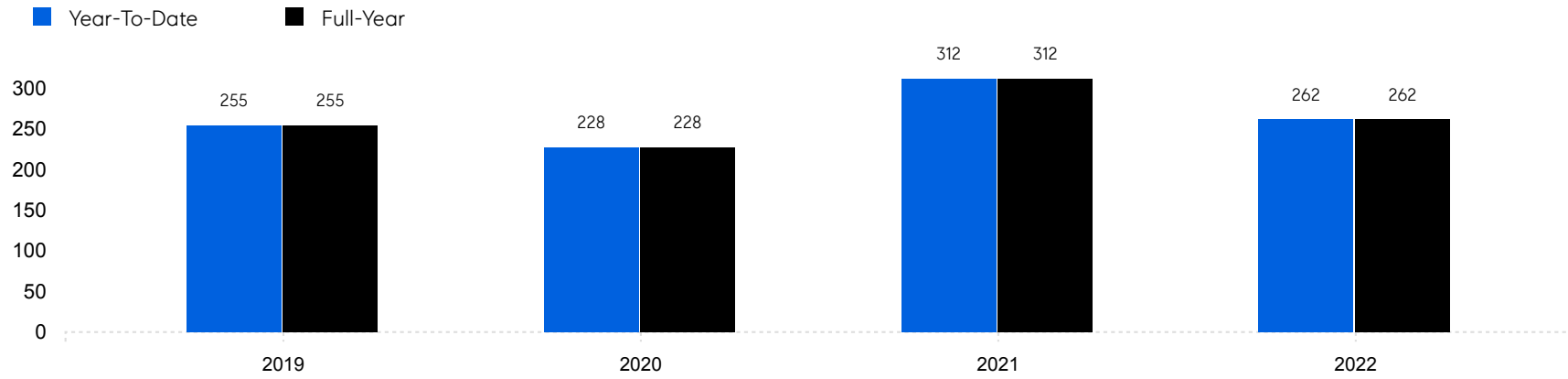


Union City

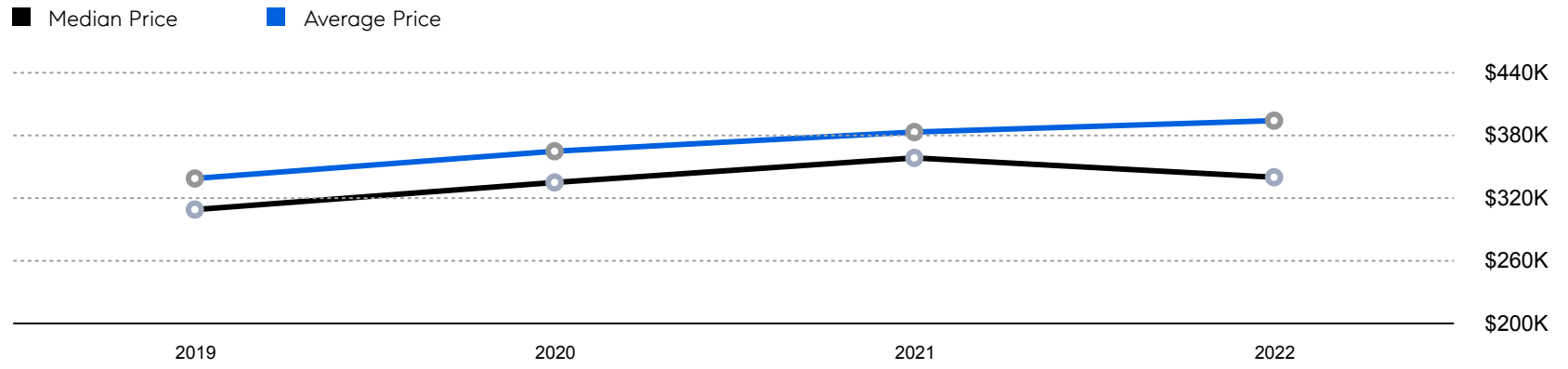
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	31	25	-19.4%
	SALES VOLUME	\$15,018,500	\$14,460,500	-3.7%
	MEDIAN PRICE	\$440,000	\$515,000	17.0%
	AVERAGE PRICE	\$484,468	\$578,420	19.4%
	AVERAGE DOM	35	43	22.9%
	# OF CONTRACTS	38	35	-7.9%
	# NEW LISTINGS	66	44	-33.3%
Condo/Co-op/Townhouse	# OF SALES	281	237	-15.7%
	SALES VOLUME	\$104,555,026	\$88,813,151	-15.1%
	MEDIAN PRICE	\$345,000	\$322,000	-6.7%
	AVERAGE PRICE	\$372,082	\$374,739	0.7%
	AVERAGE DOM	51	54	5.9%
	# OF CONTRACTS	323	260	-19.5%
	# NEW LISTINGS	468	376	-19.7%

Union City

Historic Sales



Historic Sales Prices

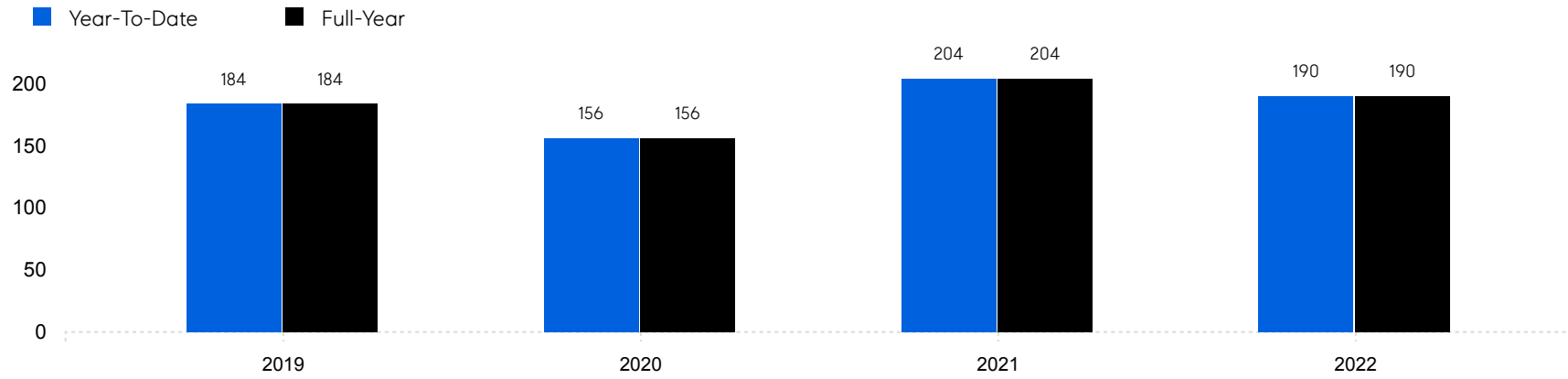


Weehawken

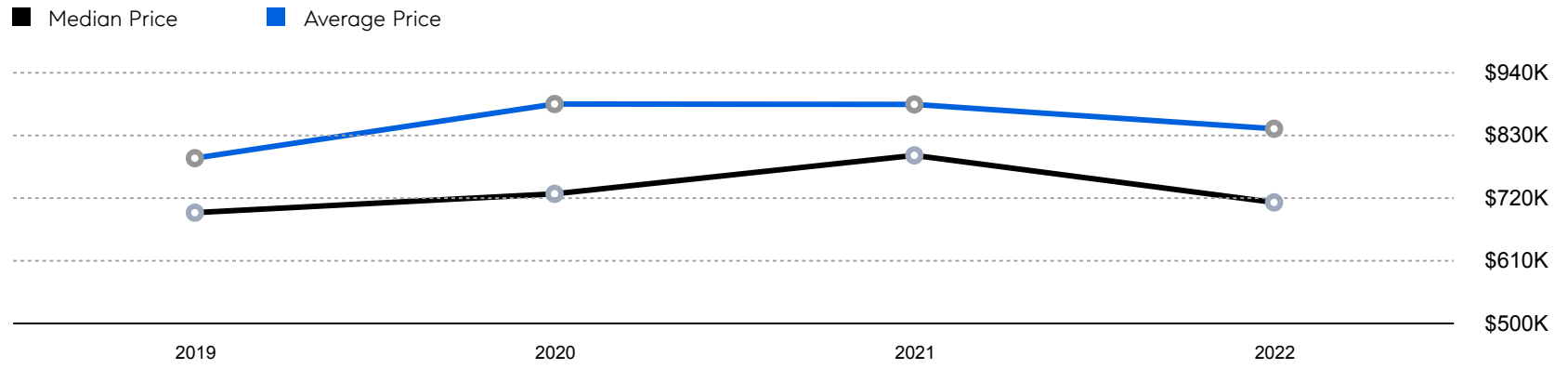
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	34	29	-14.7%
	SALES VOLUME	\$36,301,999	\$33,358,997	-8.1%
	MEDIAN PRICE	\$1,062,500	\$1,050,000	-1.2%
	AVERAGE PRICE	\$1,067,706	\$1,150,310	7.7%
	AVERAGE DOM	50	55	10.0%
	# OF CONTRACTS	39	42	7.7%
	# NEW LISTINGS	57	63	10.5%
Condo/Co-op/Townhouse	# OF SALES	170	161	-5.3%
	SALES VOLUME	\$144,132,998	\$126,581,069	-12.2%
	MEDIAN PRICE	\$692,500	\$646,000	-6.7%
	AVERAGE PRICE	\$847,841	\$786,218	-7.3%
	AVERAGE DOM	59	53	-10.2%
	# OF CONTRACTS	236	204	-13.6%
	# NEW LISTINGS	375	271	-27.7%

Weehawken

Historic Sales



Historic Sales Prices

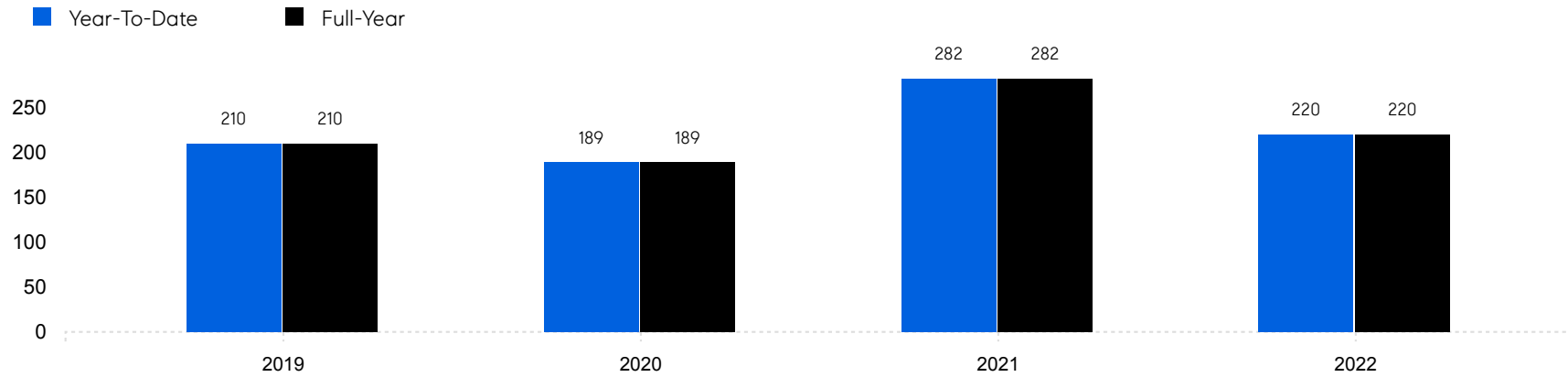


West New York

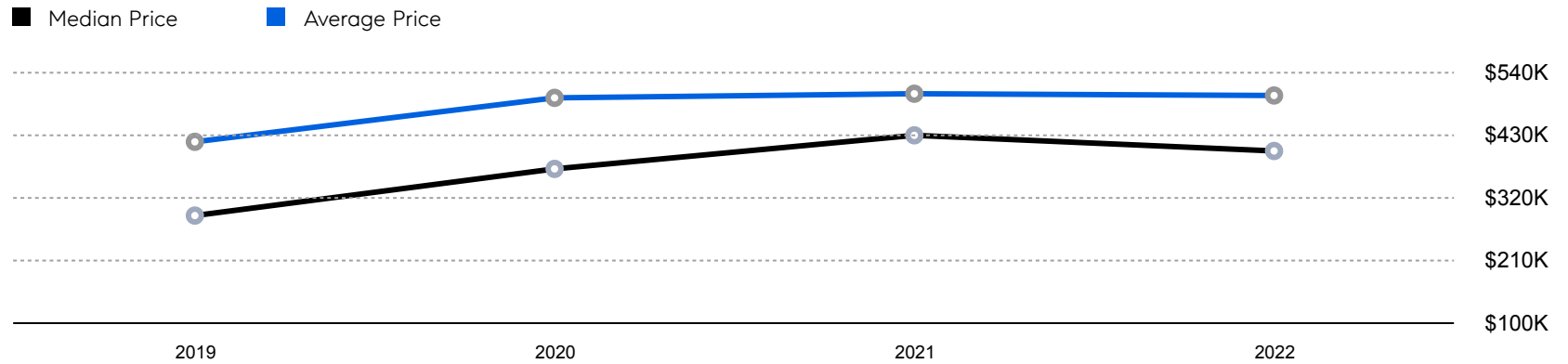
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	10	18	80.0%
	SALES VOLUME	\$6,158,000	\$9,741,000	58.2%
	MEDIAN PRICE	\$514,000	\$495,000	-3.7%
	AVERAGE PRICE	\$615,800	\$541,167	-12.1%
	AVERAGE DOM	32	40	25.0%
	# OF CONTRACTS	11	16	45.5%
	# NEW LISTINGS	21	23	9.5%
Condo/Co-op/Townhouse	# OF SALES	272	202	-25.7%
	SALES VOLUME	\$135,706,391	\$100,251,747	-26.1%
	MEDIAN PRICE	\$429,000	\$367,500	-14.3%
	AVERAGE PRICE	\$498,921	\$496,296	-0.5%
	AVERAGE DOM	60	50	-16.7%
	# OF CONTRACTS	274	197	-28.1%
	# NEW LISTINGS	473	311	-34.2%

West New York

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2020 to 12/31/2022
Source: NJMLS, 01/01/2020 to 12/31/2022
Source: Hudson MLS, 01/01/2020 to 12/31/2022

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