

Q1 2022

# Hudson County Market Report

COMPASS

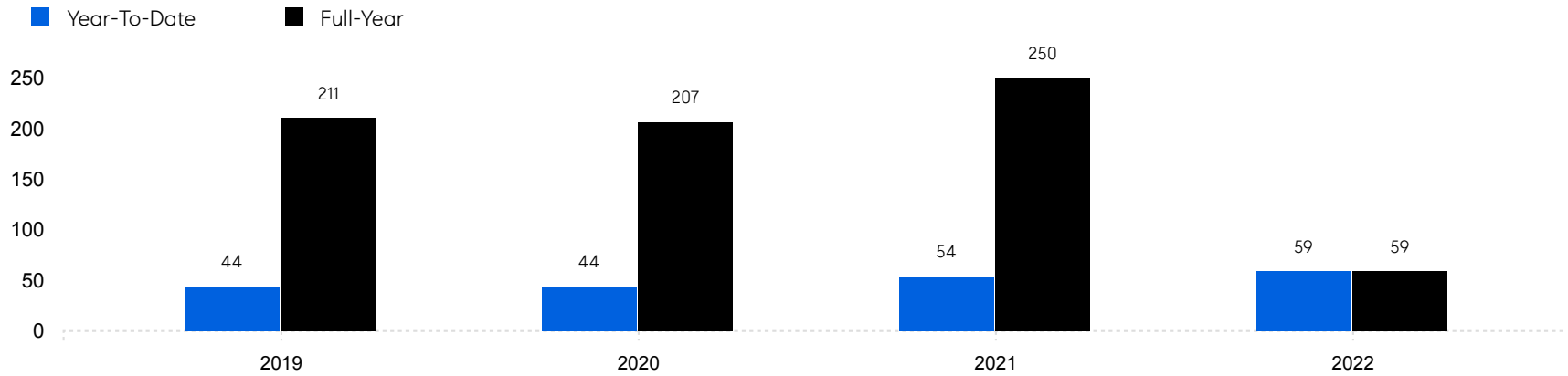


# Bayonne

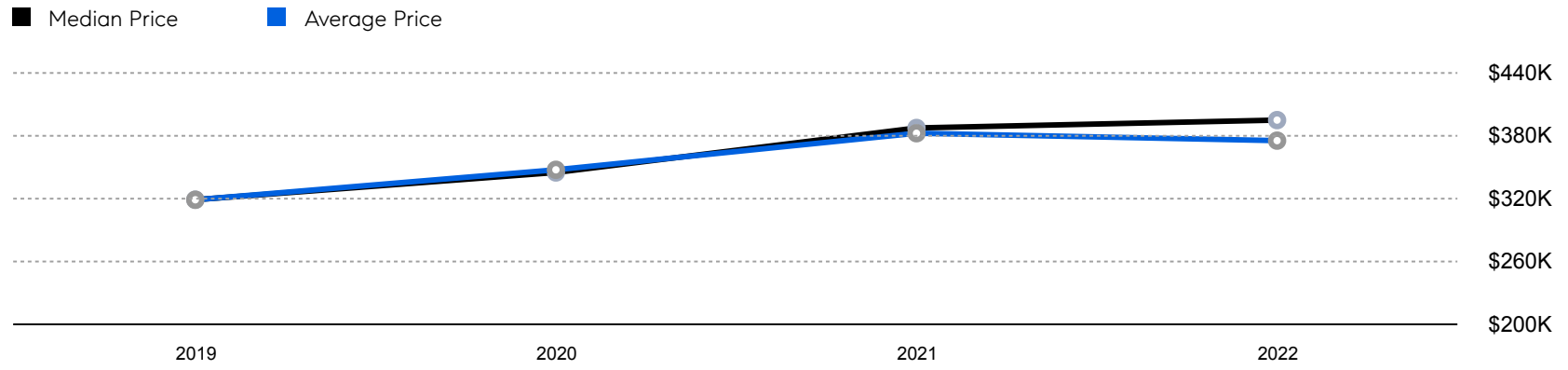
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	33	43	30.3%
	SALES VOLUME	\$12,606,500	\$16,910,000	34.1%
	MEDIAN PRICE	\$390,000	\$420,000	7.7%
	AVERAGE PRICE	\$393,953	\$422,750	7.3%
	AVERAGE DOM	40	47	17.5%
	# OF CONTRACTS	40	47	17.5%
	# NEW LISTINGS	60	60	0.0%
Condo/Co-op/Townhouse	# OF SALES	21	16	-23.8%
	SALES VOLUME	\$5,964,000	\$3,361,780	-43.6%
	MEDIAN PRICE	\$260,000	\$197,440	-24.1%
	AVERAGE PRICE	\$284,000	\$240,127	-15.4%
	AVERAGE DOM	35	39	11.4%
	# OF CONTRACTS	23	31	34.8%
	# NEW LISTINGS	32	41	28.1%

# Bayonne

## Historic Sales



## Historic Sales Prices

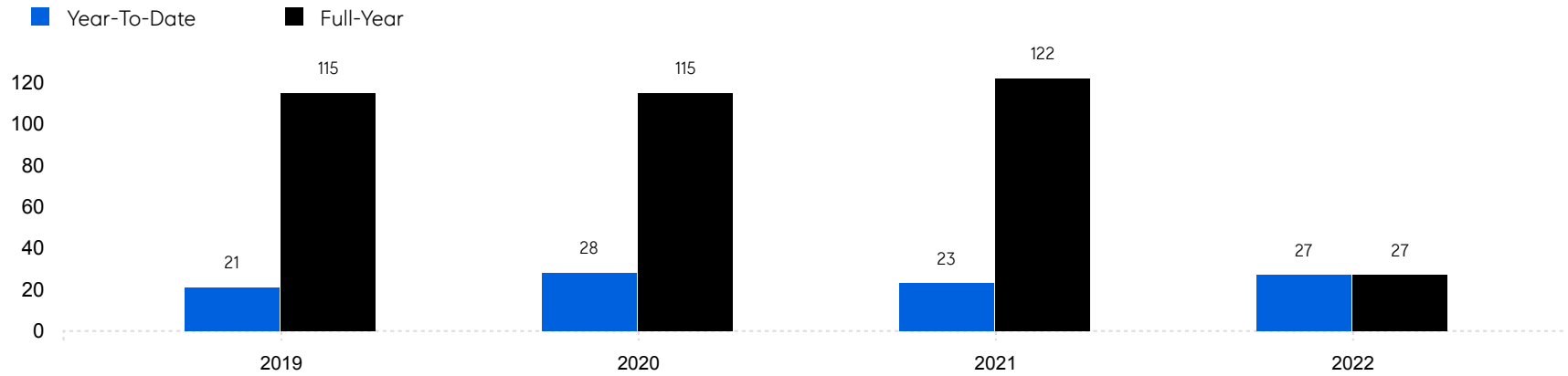


# Guttenberg

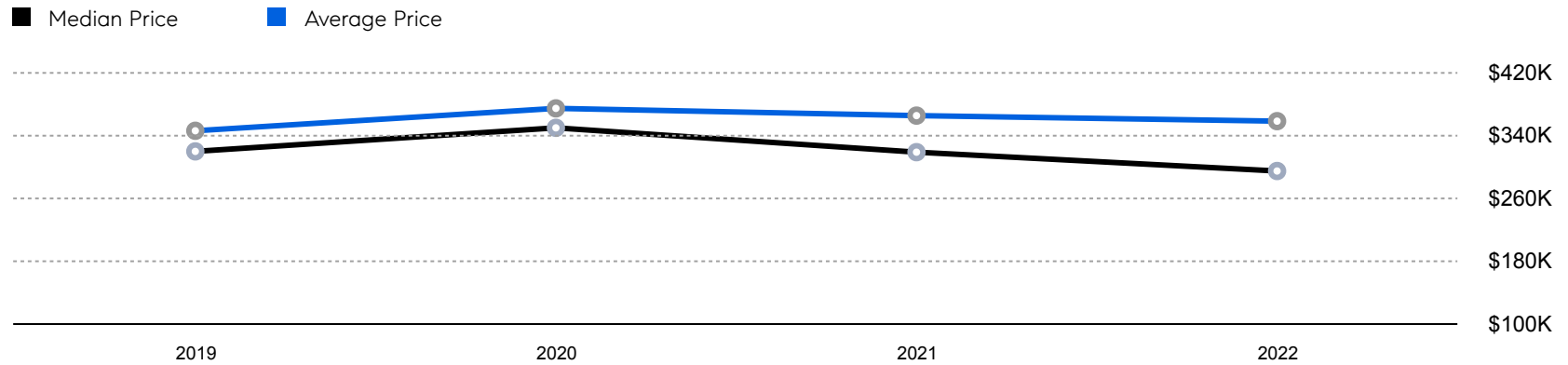
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	3	1	-66.7%
	SALES VOLUME	\$1,410,000	\$435,000	-69.1%
	MEDIAN PRICE	\$455,000	\$435,000	-4.4%
	AVERAGE PRICE	\$470,000	\$435,000	-7.4%
	AVERAGE DOM	22	44	100.0%
	# OF CONTRACTS	2	1	-50.0%
	# NEW LISTINGS	3	2	-33.3%
Condo/Co-op/Townhouse	# OF SALES	20	26	30.0%
	SALES VOLUME	\$5,296,500	\$8,886,617	67.8%
	MEDIAN PRICE	\$294,000	\$290,000	-1.4%
	AVERAGE PRICE	\$264,825	\$355,465	34.2%
	AVERAGE DOM	61	54	-11.5%
	# OF CONTRACTS	27	20	-25.9%
	# NEW LISTINGS	51	54	5.9%

# Guttenberg

## Historic Sales



## Historic Sales Prices

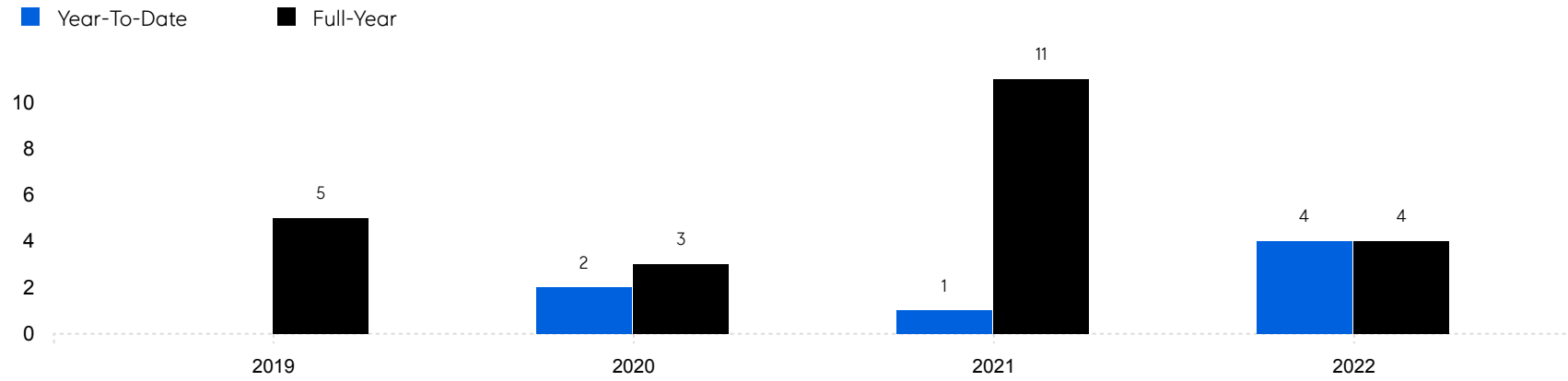


# Harrison

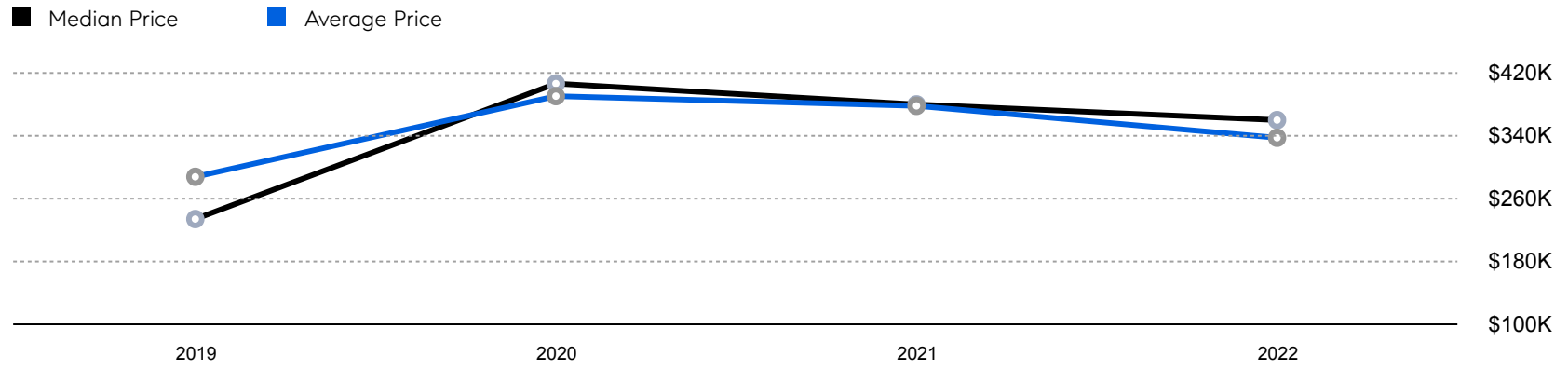
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	0	3	0.0%
	SALES VOLUME	-	\$1,150,000	-
	MEDIAN PRICE	-	\$375,000	-
	AVERAGE PRICE	-	\$383,333	-
	AVERAGE DOM	-	26	-
	# OF CONTRACTS	0	1	0.0%
	# NEW LISTINGS	2	1	-50.0%
Condo/Co-op/Townhouse	# OF SALES	1	1	0.0%
	SALES VOLUME	\$212,000	\$199,999	-5.7%
	MEDIAN PRICE	\$212,000	\$199,999	-5.7%
	AVERAGE PRICE	\$212,000	\$199,999	-5.7%
	AVERAGE DOM	39	3	-92.3%
	# OF CONTRACTS	2	1	-50.0%
	# NEW LISTINGS	3	5	66.7%

# Harrison

## Historic Sales



## Historic Sales Prices



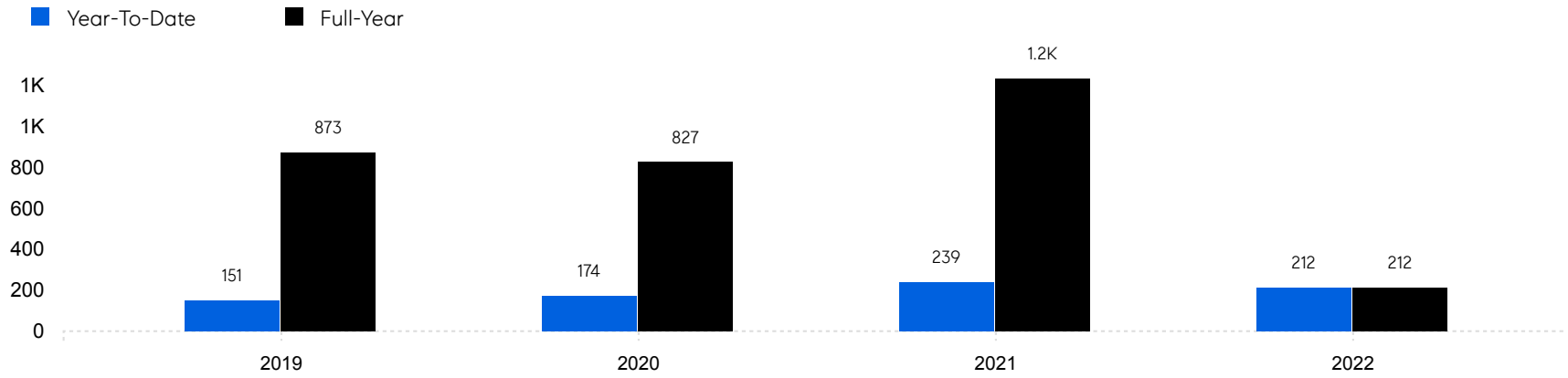
# Hoboken

		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	12	4	-66.7%
	SALES VOLUME	\$18,172,000	\$7,545,000	-58.5%
	MEDIAN PRICE	\$1,430,000	\$2,600,000	81.8%
	AVERAGE PRICE	\$1,514,333	\$2,515,000	66.1%
	AVERAGE DOM	72	19	-73.6%
	# OF CONTRACTS	16	16	0.0%
	# NEW LISTINGS	29	15	-48.3%
Condo/Co-op/Townhouse	# OF SALES	227	208	-8.4%
	SALES VOLUME	\$178,214,600	\$184,450,505	3.5%
	MEDIAN PRICE	\$701,500	\$739,000	5.3%
	AVERAGE PRICE	\$785,086	\$891,065	13.5%
	AVERAGE DOM	50	38	-24.0%
	# OF CONTRACTS	352	305	-13.4%
	# NEW LISTINGS	431	397	-7.9%

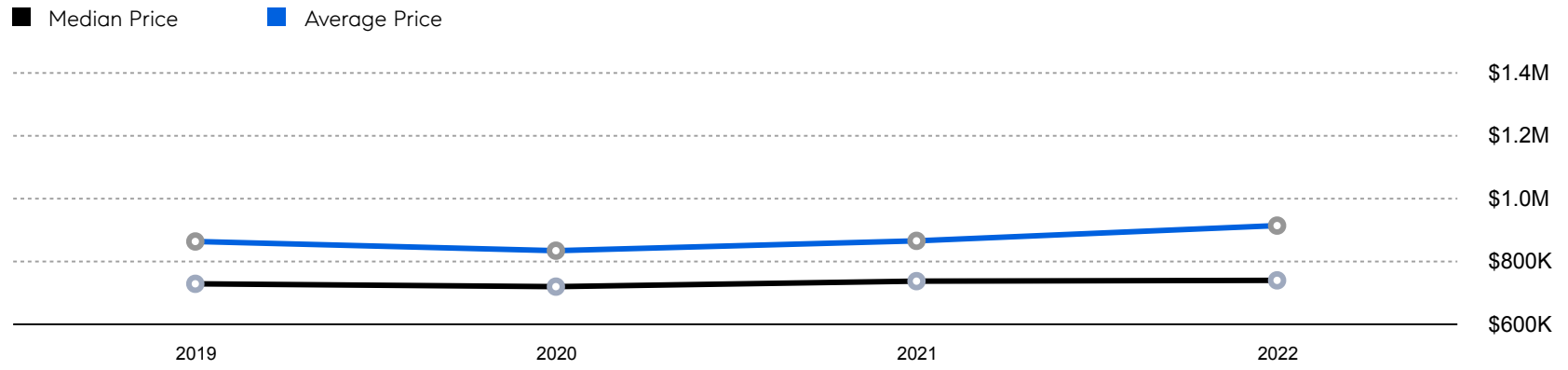


# Hoboken

## Historic Sales



## Historic Sales Prices

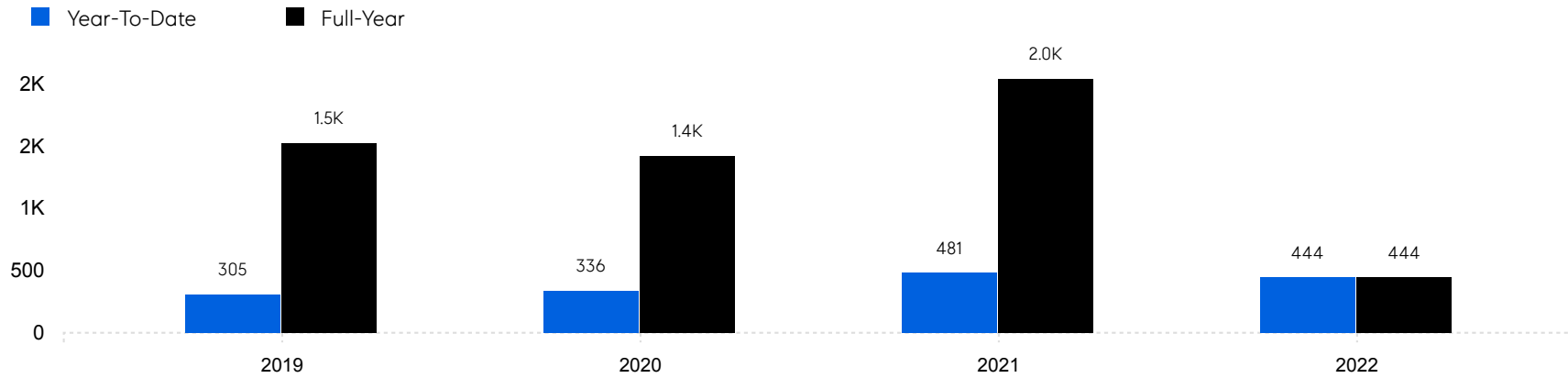


# Jersey City

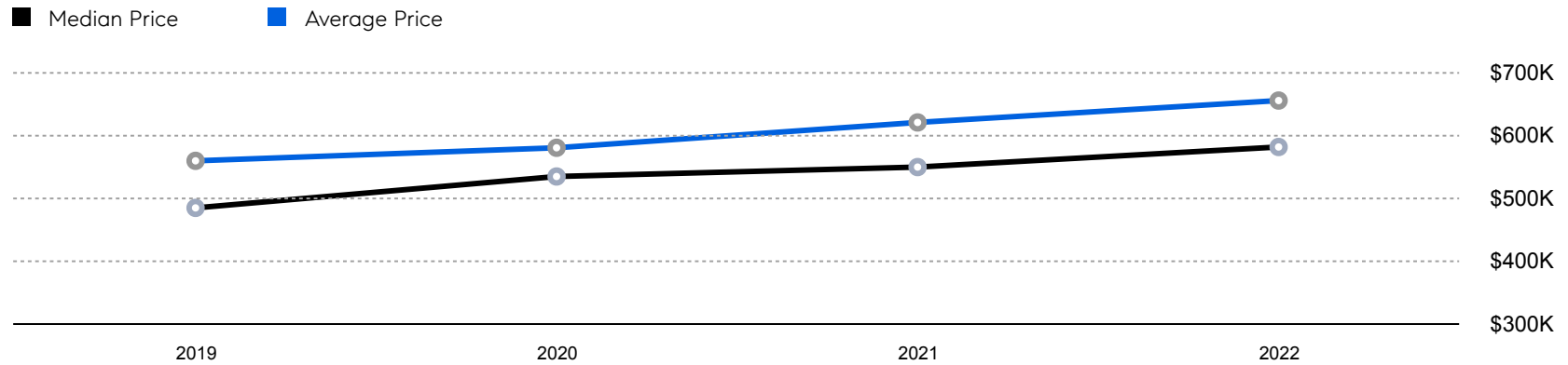
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	72	83	15.3%
	SALES VOLUME	\$43,591,517	\$54,725,609	25.5%
	MEDIAN PRICE	\$529,000	\$565,000	6.8%
	AVERAGE PRICE	\$613,965	\$692,729	12.8%
	AVERAGE DOM	35	46	31.4%
	# OF CONTRACTS	90	85	-5.6%
	# NEW LISTINGS	120	124	3.3%
Condo/Co-op/Townhouse	# OF SALES	409	361	-11.7%
	SALES VOLUME	\$247,735,327	\$222,084,800	-10.4%
	MEDIAN PRICE	\$564,000	\$590,000	4.6%
	AVERAGE PRICE	\$605,710	\$647,478	6.9%
	AVERAGE DOM	54	39	-27.8%
	# OF CONTRACTS	522	514	-1.5%
	# NEW LISTINGS	800	813	1.6%

# Jersey City

## Historic Sales



## Historic Sales Prices

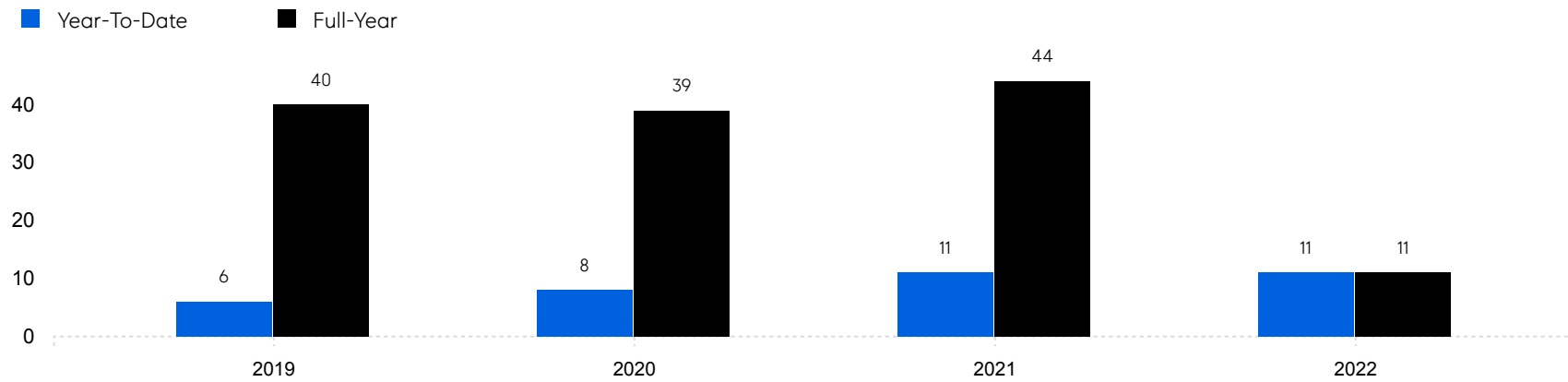


# Kearny

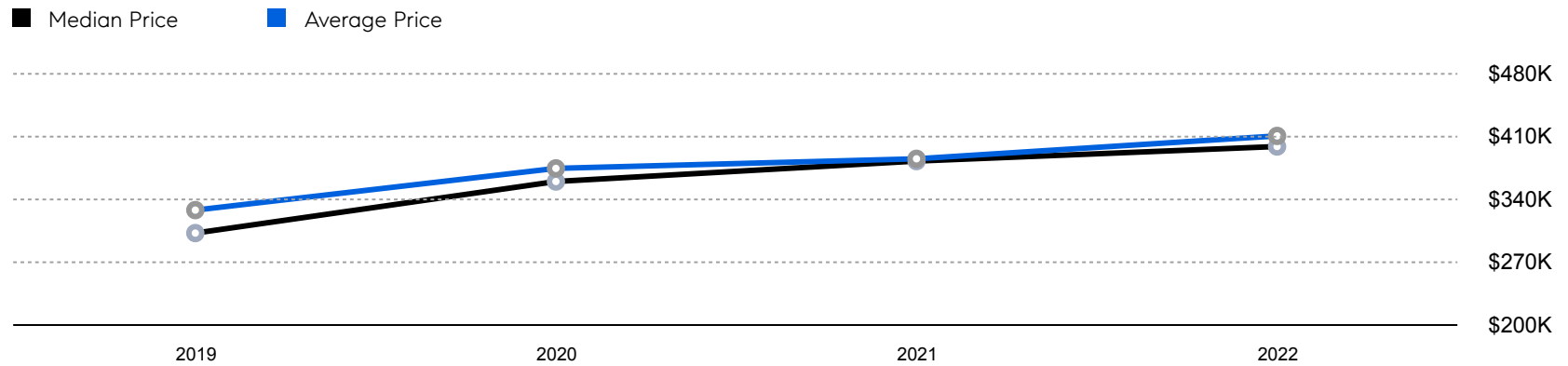
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	10	9	-10.0%
	SALES VOLUME	\$4,076,900	\$4,103,900	0.7%
	MEDIAN PRICE	\$400,250	\$425,000	6.2%
	AVERAGE PRICE	\$407,690	\$455,989	11.8%
	AVERAGE DOM	55	41	-25.5%
	# OF CONTRACTS	9	7	-22.2%
	# NEW LISTINGS	8	12	50.0%
Condo/Co-op/Townhouse	# OF SALES	1	2	100.0%
	SALES VOLUME	\$326,000	\$415,000	27.3%
	MEDIAN PRICE	\$326,000	\$207,500	-36.3%
	AVERAGE PRICE	\$326,000	\$207,500	-36.3%
	AVERAGE DOM	6	40	566.7%
	# OF CONTRACTS	1	2	100.0%
	# NEW LISTINGS	1	1	0.0%

# Kearny

## Historic Sales



## Historic Sales Prices

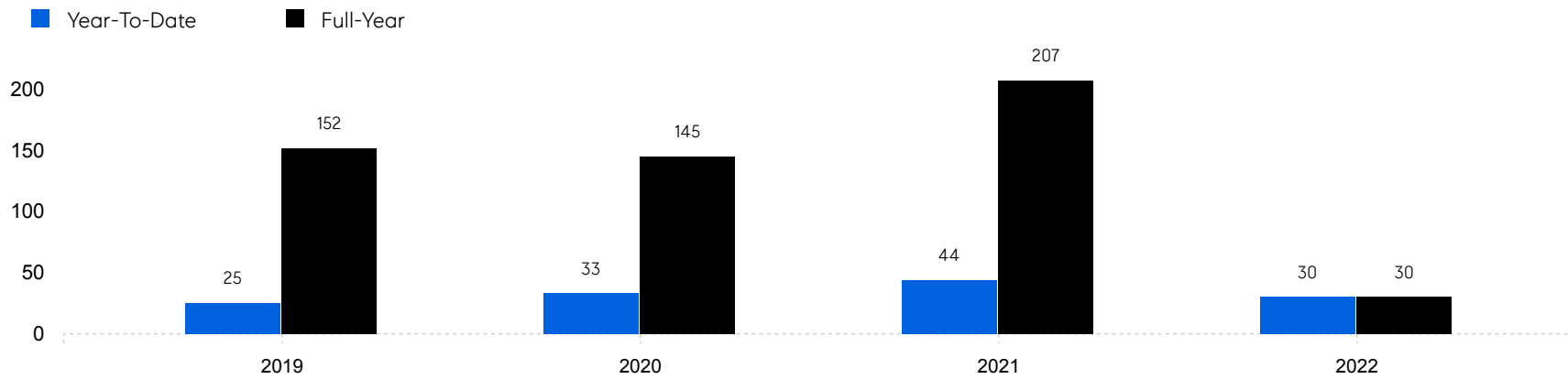


# Secaucus

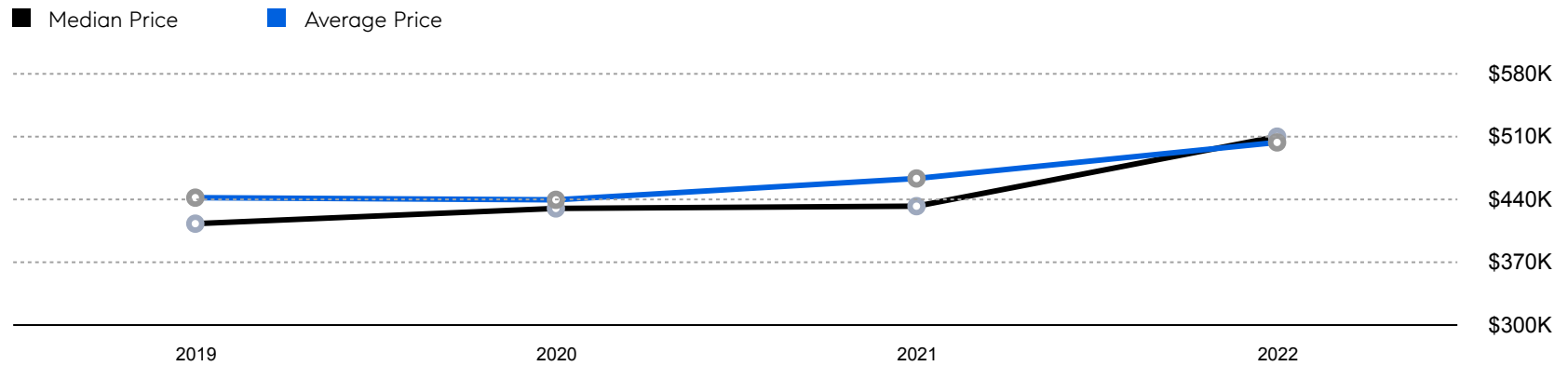
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	11	10	-9.1%
	SALES VOLUME	\$5,799,000	\$6,074,000	4.7%
	MEDIAN PRICE	\$550,000	\$665,000	20.9%
	AVERAGE PRICE	\$527,182	\$674,889	28.0%
	AVERAGE DOM	90	59	-34.4%
	# OF CONTRACTS	12	16	33.3%
	# NEW LISTINGS	17	19	11.8%
Condo/Co-op/Townhouse	# OF SALES	33	20	-39.4%
	SALES VOLUME	\$12,628,899	\$8,529,895	-32.5%
	MEDIAN PRICE	\$342,000	\$416,500	21.8%
	AVERAGE PRICE	\$382,694	\$426,495	11.4%
	AVERAGE DOM	59	33	-44.1%
	# OF CONTRACTS	28	35	25.0%
	# NEW LISTINGS	50	70	40.0%

# Secaucus

## Historic Sales



## Historic Sales Prices



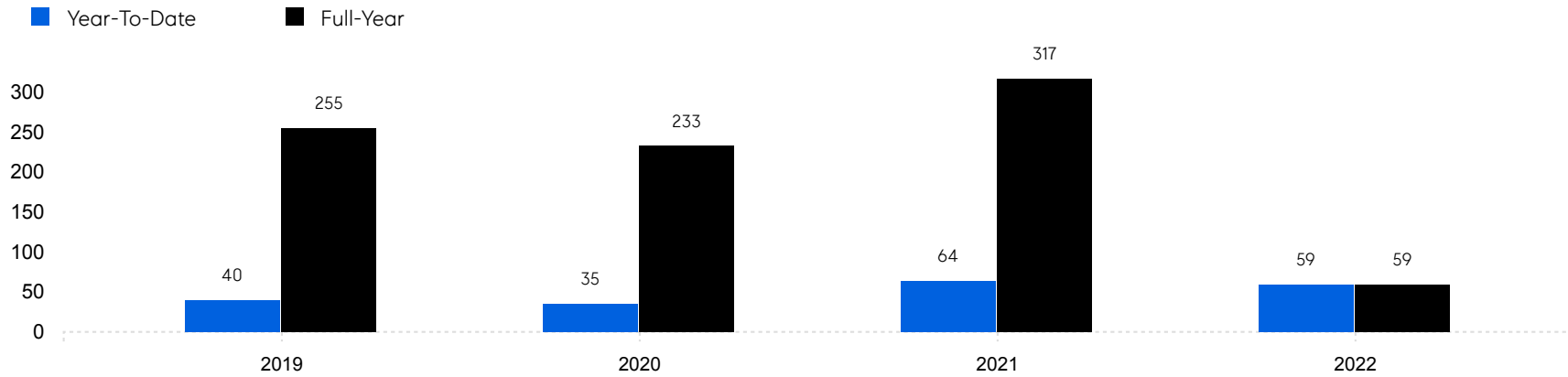
# Union City

		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	8	9	12.5%
	SALES VOLUME	\$3,334,500	\$4,926,500	47.7%
	MEDIAN PRICE	\$417,250	\$575,000	37.8%
	AVERAGE PRICE	\$416,813	\$615,813	47.7%
	AVERAGE DOM	50	72	44.0%
	# OF CONTRACTS	9	11	22.2%
	# NEW LISTINGS	14	17	21.4%
Condo/Co-op/Townhouse	# OF SALES	56	50	-10.7%
	SALES VOLUME	\$19,497,500	\$16,387,150	-16.0%
	MEDIAN PRICE	\$356,250	\$297,000	-16.6%
	AVERAGE PRICE	\$348,170	\$356,242	2.3%
	AVERAGE DOM	50	55	10.0%
	# OF CONTRACTS	91	70	-23.1%
	# NEW LISTINGS	146	107	-26.7%

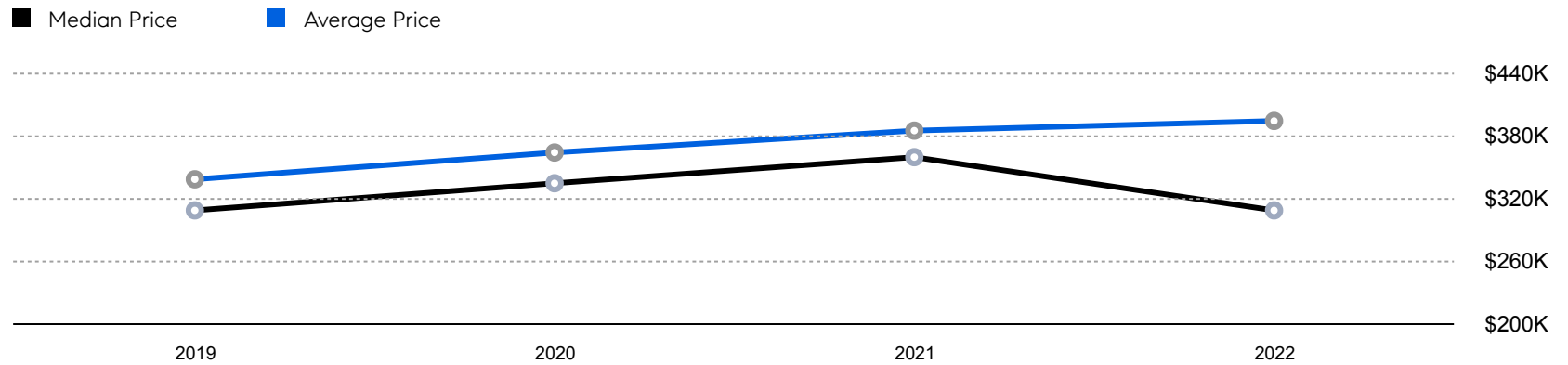


# Union City

## Historic Sales



## Historic Sales Prices

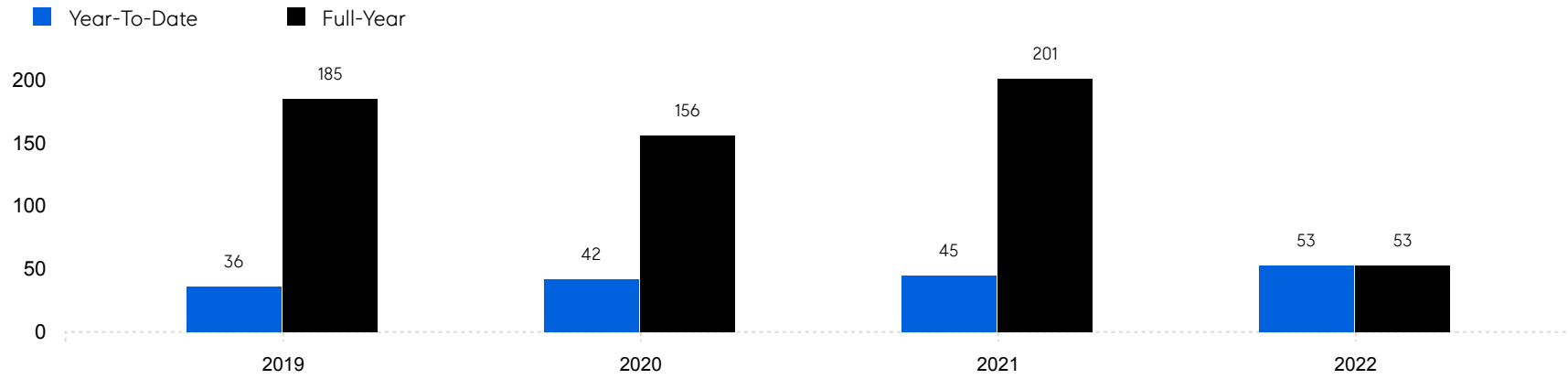


# Weehawken

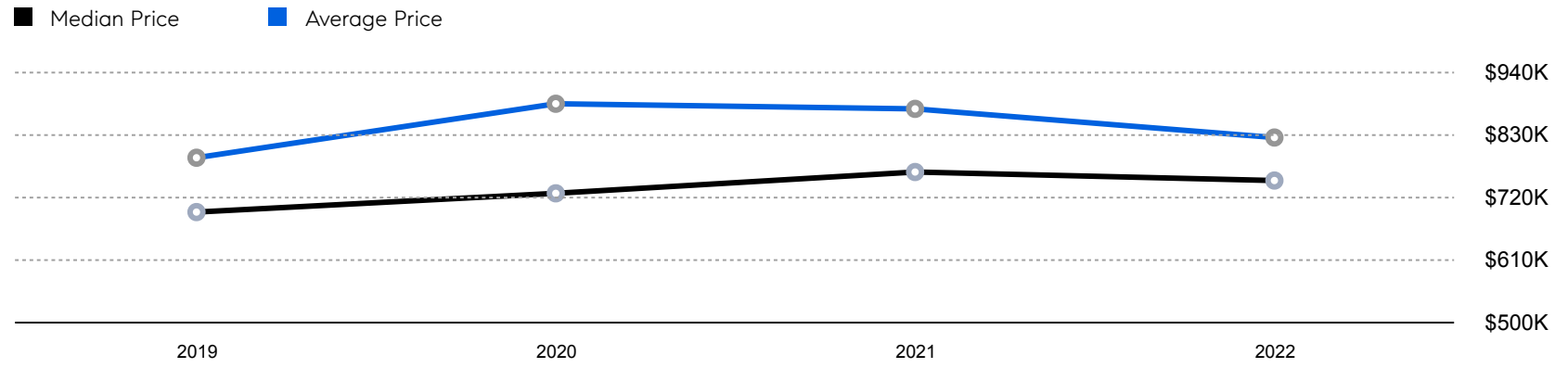
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	8	7	-12.5%
	SALES VOLUME	\$8,844,000	\$7,615,999	-13.9%
	MEDIAN PRICE	\$1,244,500	\$998,000	-19.8%
	AVERAGE PRICE	\$1,105,500	\$1,088,000	-1.6%
	AVERAGE DOM	38	97	155.3%
	# OF CONTRACTS	11	17	54.5%
	# NEW LISTINGS	16	19	18.8%
Condo/Co-op/Townhouse	# OF SALES	37	46	24.3%
	SALES VOLUME	\$32,209,500	\$36,146,088	12.2%
	MEDIAN PRICE	\$583,500	\$692,000	18.6%
	AVERAGE PRICE	\$870,527	\$785,785	-9.7%
	AVERAGE DOM	66	86	30.3%
	# OF CONTRACTS	76	66	-13.2%
	# NEW LISTINGS	95	86	-9.5%

# Weehawken

## Historic Sales



## Historic Sales Prices

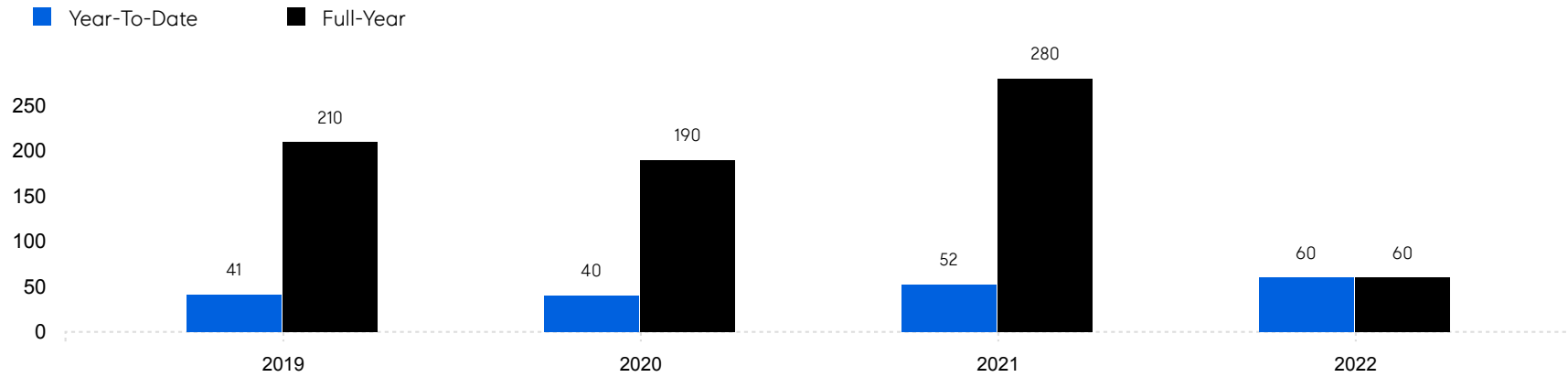


# West New York

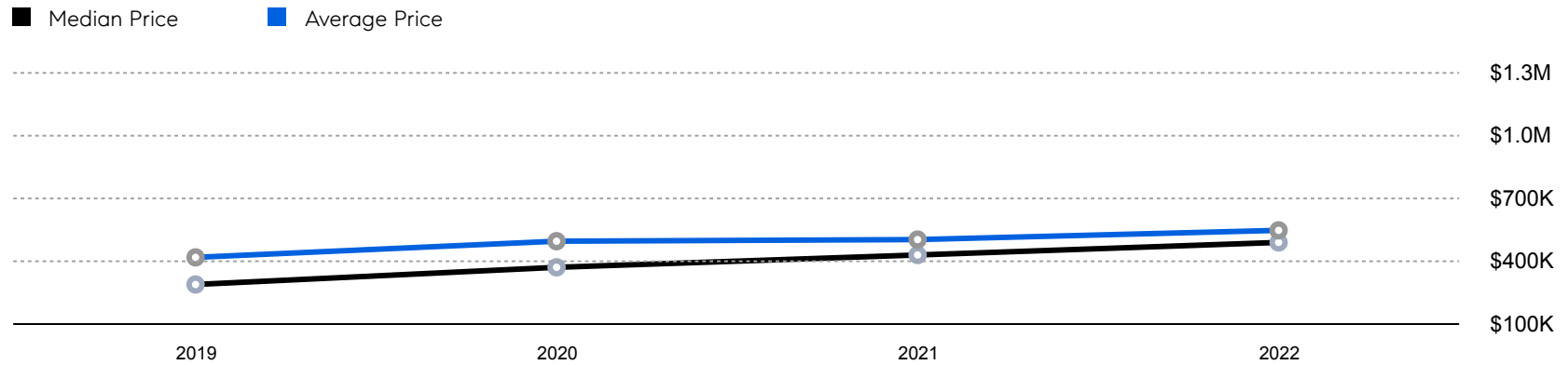
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	3	5	66.7%
	SALES VOLUME	\$1,650,000	\$2,139,000	29.6%
	MEDIAN PRICE	\$400,000	\$477,000	19.3%
	AVERAGE PRICE	\$550,000	\$534,750	-2.8%
	AVERAGE DOM	46	47	2.2%
	# OF CONTRACTS	2	10	400.0%
	# NEW LISTINGS	3	10	233.3%
Condo/Co-op/Townhouse	# OF SALES	49	55	12.2%
	SALES VOLUME	\$23,329,534	\$29,076,500	24.6%
	MEDIAN PRICE	\$370,000	\$490,000	32.4%
	AVERAGE PRICE	\$476,113	\$548,613	15.2%
	AVERAGE DOM	70	59	-15.7%
	# OF CONTRACTS	69	61	-11.6%
	# NEW LISTINGS	141	92	-34.8%

# West New York

## Historic Sales



## Historic Sales Prices



# COMPASS

Source: Garden State MLS, 01/01/2019 to 03/31/2022  
Source: NJMLS, 01/01/2019 to 03/31/2022  
Source: Hudson MLS, 01/01/2019 to 03/31/2022

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