

COMPASS

February 2023

Hudson Market Insights

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FEBRUARY 2023

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Bayonne

FEBRUARY 2023

UNDER CONTRACT

21
Total
Properties

\$356K
Average
Price

\$359K
Median
Price

5%
Increase From
Feb 2022

5%
Increase From
Feb 2022

7%
Increase From
Feb 2022

UNITS SOLD

10
Total
Properties

\$313K
Average
Price

\$367K
Median
Price

-44%
Decrease From
Feb 2022

-10%
Decrease From
Feb 2022

-1%
Change From
Feb 2022

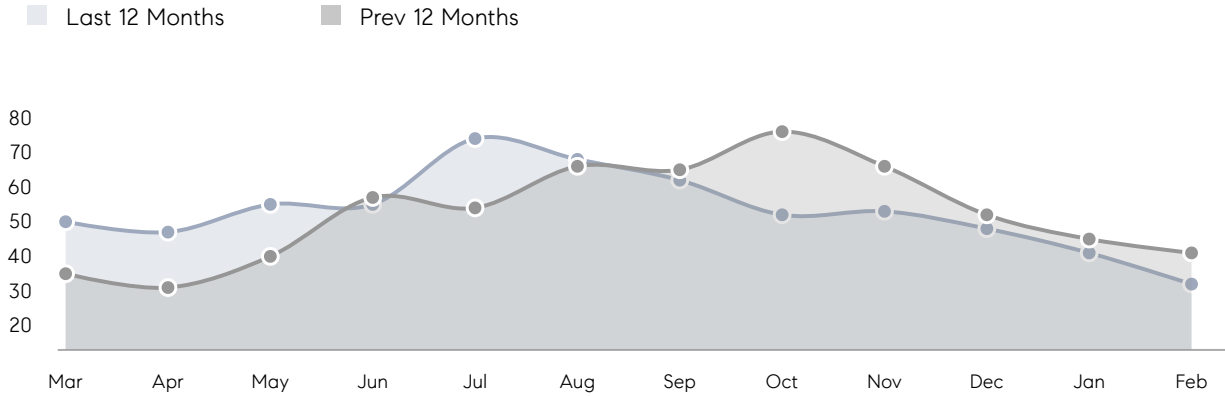
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	50	47	6%
	% OF ASKING PRICE	99%	96%	
	AVERAGE SOLD PRICE	\$313,800	\$348,328	-9.9%
	# OF CONTRACTS	21	20	5.0%
	NEW LISTINGS	21	27	-22%
Houses	AVERAGE DOM	35	54	-35%
	% OF ASKING PRICE	98%	95%	
	AVERAGE SOLD PRICE	\$321,000	\$400,615	-20%
	# OF CONTRACTS	16	11	45%
	NEW LISTINGS	14	12	17%
Condo/Co-op/TH	AVERAGE DOM	110	29	279%
	% OF ASKING PRICE	99%	98%	
	AVERAGE SOLD PRICE	\$285,000	\$212,380	34%
	# OF CONTRACTS	5	9	-44%
	NEW LISTINGS	7	15	-53%

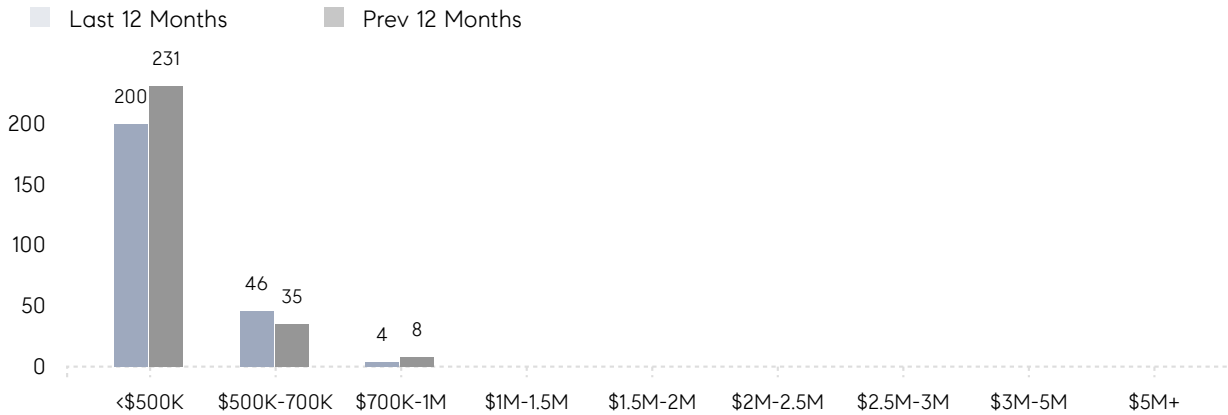
Bayonne

FEBRUARY 2023

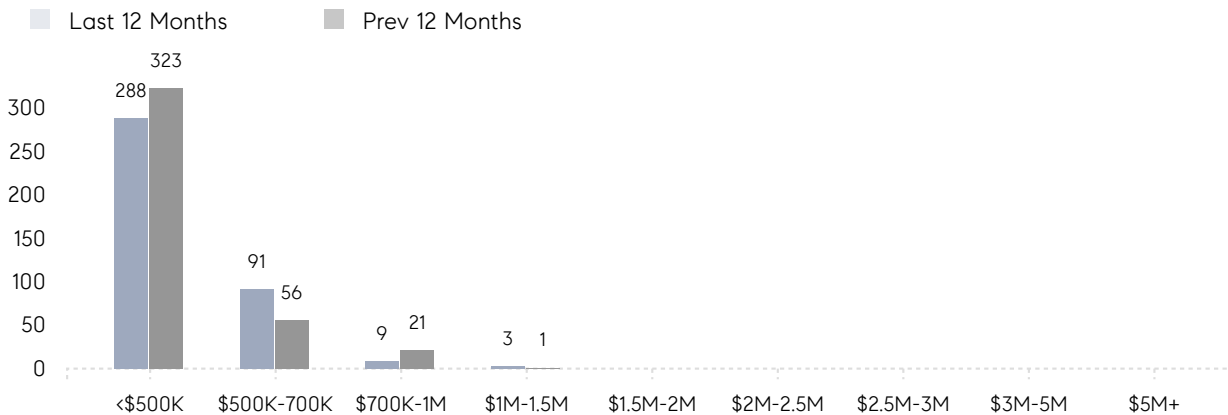
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Guttenberg

FEBRUARY 2023

UNDER CONTRACT

13
Total
Properties

\$534K
Average
Price

\$429K
Median
Price

63%
Increase From
Feb 2022

42%
Increase From
Feb 2022

33%
Increase From
Feb 2022

UNITS SOLD

4
Total
Properties

\$330K
Average
Price

\$330K
Median
Price

-56%
Decrease From
Feb 2022

-24%
Decrease From
Feb 2022

-3%
Decrease From
Feb 2022

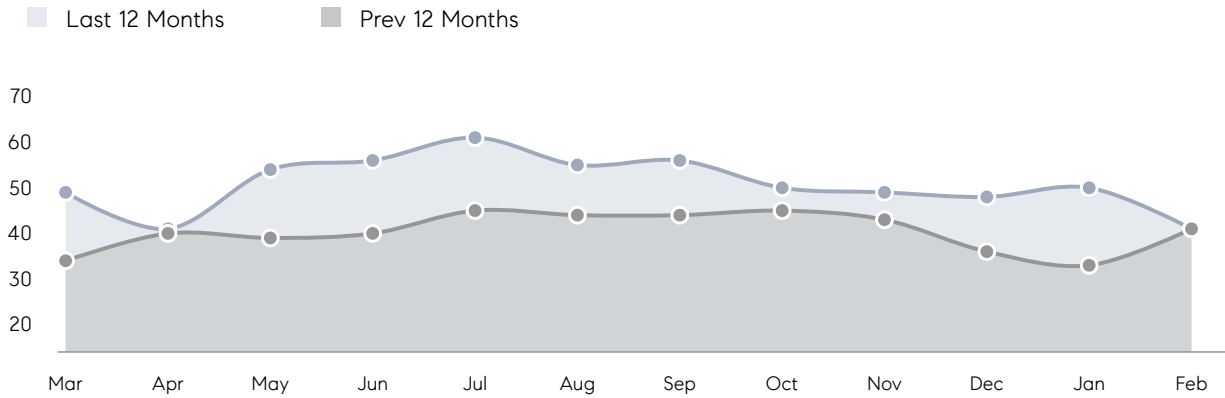
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	18	29	-38%
	% OF ASKING PRICE	114%	99%	
	AVERAGE SOLD PRICE	\$330,000	\$431,878	-23.6%
	# OF CONTRACTS	13	8	62.5%
	NEW LISTINGS	9	16	-44%
Houses	AVERAGE DOM	7	44	-84%
	% OF ASKING PRICE	153%	102%	
	AVERAGE SOLD PRICE	\$310,000	\$435,000	-29%
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	0	0%
Condo/Co-op/TH	AVERAGE DOM	21	27	-22%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$336,667	\$431,488	-22%
	# OF CONTRACTS	12	8	50%
	NEW LISTINGS	9	16	-44%

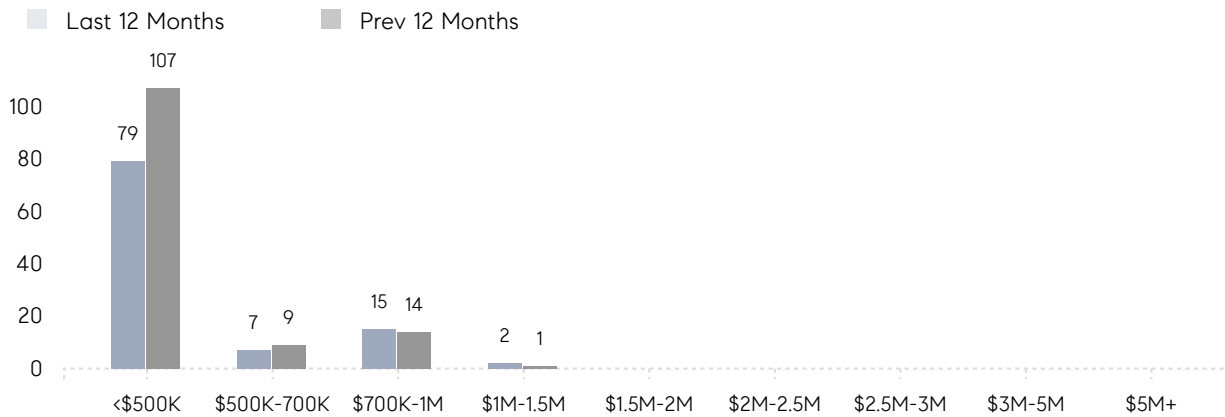
Guttenberg

FEBRUARY 2023

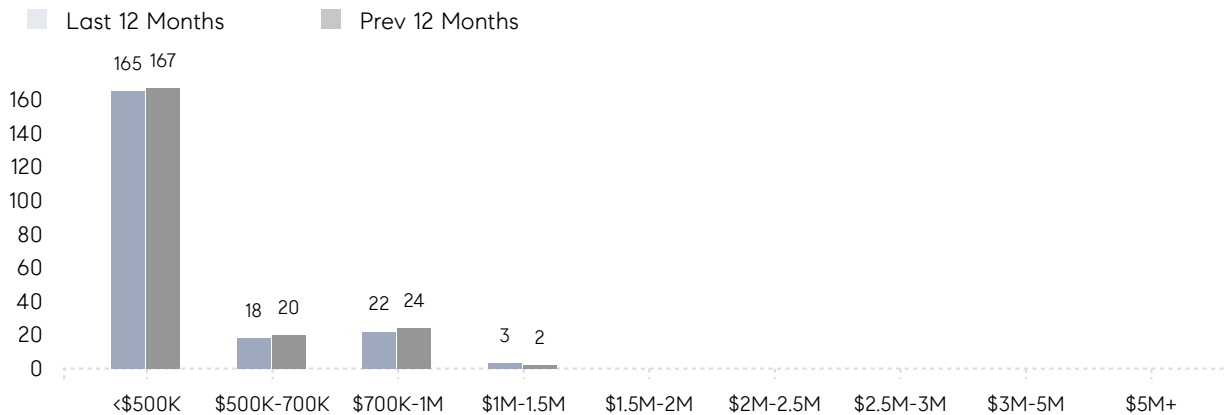
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Harrison

FEBRUARY 2023

UNDER CONTRACT

1
Total
Properties

\$399K
Average
Price

\$399K
Median
Price

0%
Change From
Feb 2022

–
Change From
Feb 2022

–
Change From
Feb 2022

UNITS SOLD

0
Total
Properties

–
Average
Price

–
Median
Price

0%
Change From
Feb 2022

–
Change From
Feb 2022

–
Change From
Feb 2022

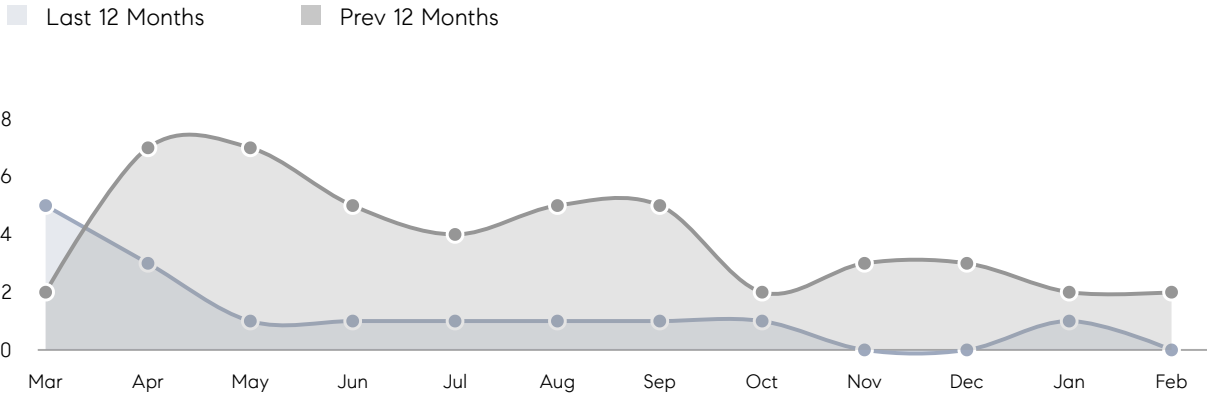
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	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	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

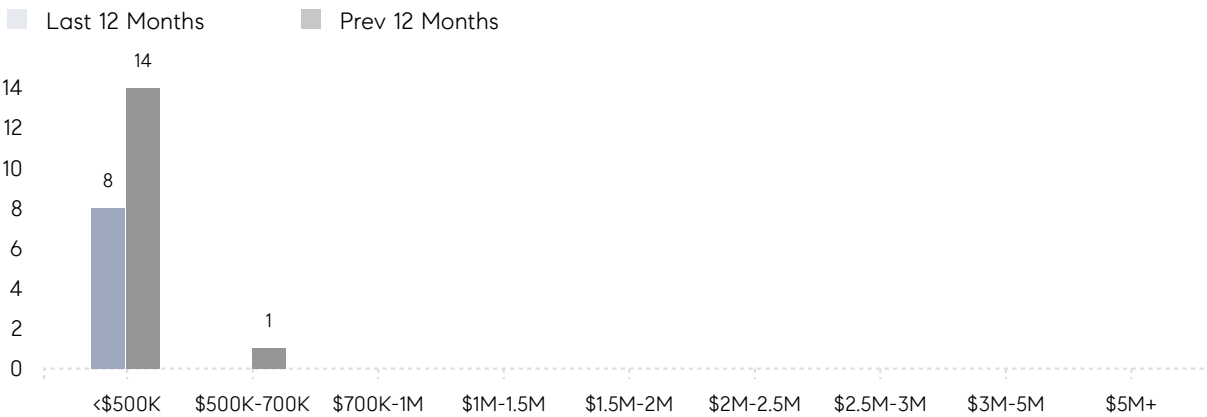
Harrison

FEBRUARY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Hoboken

FEBRUARY 2023

UNDER CONTRACT

63
Total
Properties

\$962K
Average
Price

\$799K
Median
Price

-37%
Decrease From
Feb 2022

-11%
Decrease From
Feb 2022

0%
Change From
Feb 2022

UNITS SOLD

22
Total
Properties

\$996K
Average
Price

\$852K
Median
Price

-55%
Decrease From
Feb 2022

15%
Increase From
Feb 2022

28%
Increase From
Feb 2022

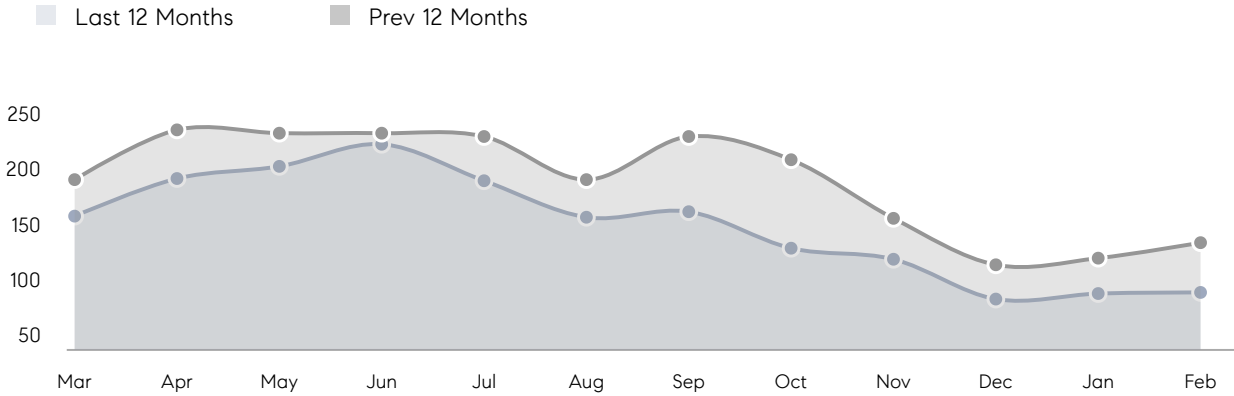
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	53	43	23%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$996,591	\$864,229	15.3%
	# OF CONTRACTS	63	100	-37.0%
	NEW LISTINGS	72	126	-43%
Houses	AVERAGE DOM	87	-	-
	% OF ASKING PRICE	96%	-	
	AVERAGE SOLD PRICE	\$2,900,000	-	-
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	5	3	67%
Condo/Co-op/TH	AVERAGE DOM	50	43	16%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$806,250	\$864,229	-7%
	# OF CONTRACTS	61	96	-36%
	NEW LISTINGS	67	123	-46%

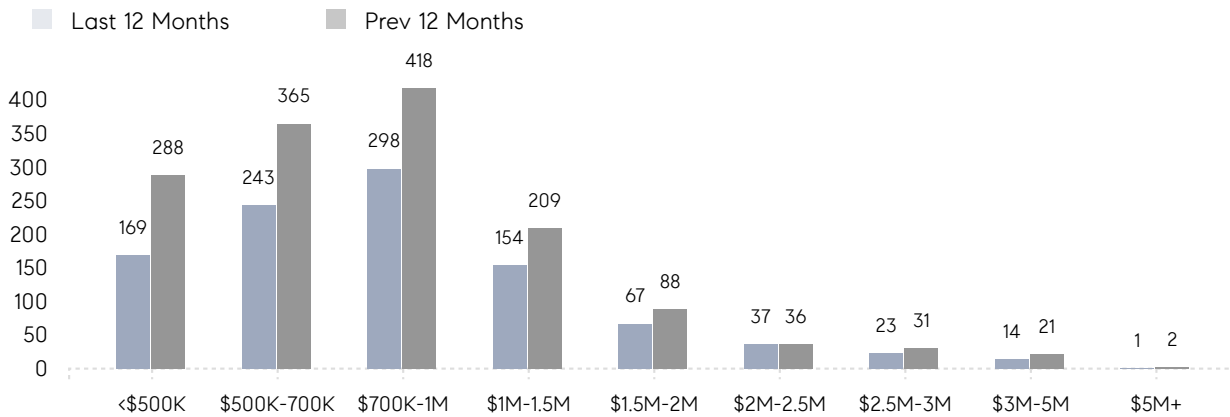
Hoboken

FEBRUARY 2023

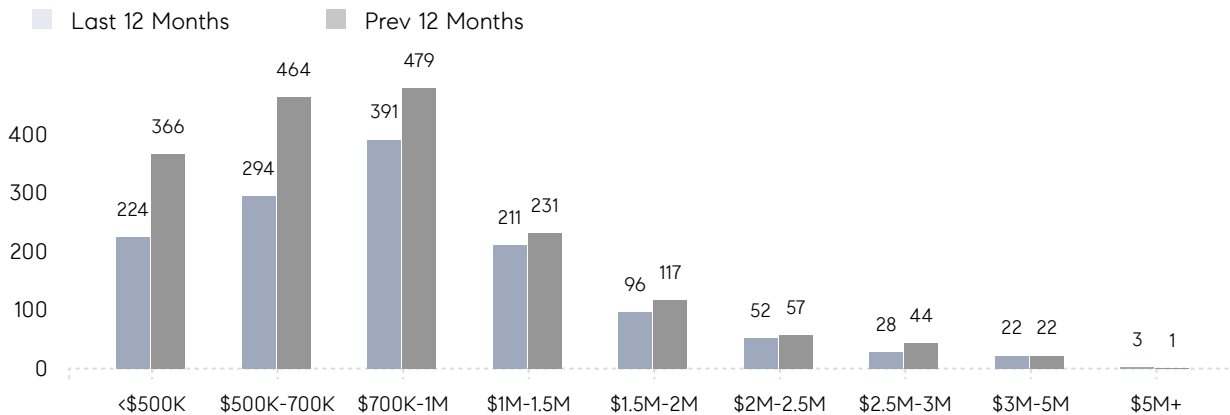
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Jersey City

FEBRUARY 2023

UNDER CONTRACT

138	\$643K	\$599K
Total Properties	Average Price	Median Price
-25%	-5%	-8%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

73	\$652K	\$575K
Total Properties	Average Price	Median Price
-33%	2%	7%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

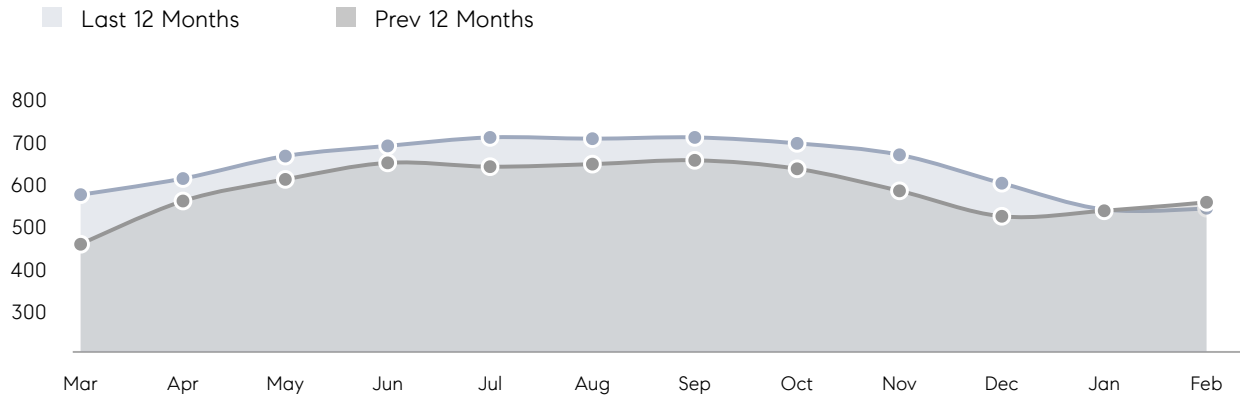
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	42	47	-11%
	% OF ASKING PRICE	98%	99%	
	AVERAGE SOLD PRICE	\$652,805	\$639,458	2.1%
	# OF CONTRACTS	138	183	-24.6%
	NEW LISTINGS	195	264	-26%
Houses	AVERAGE DOM	53	52	2%
	% OF ASKING PRICE	96%	99%	
	AVERAGE SOLD PRICE	\$871,444	\$634,762	37%
	# OF CONTRACTS	22	25	-12%
	NEW LISTINGS	29	31	-6%
Condo/Co-op/TH	AVERAGE DOM	40	45	-11%
	% OF ASKING PRICE	98%	99%	
	AVERAGE SOLD PRICE	\$622,059	\$641,325	-3%
	# OF CONTRACTS	116	158	-27%
	NEW LISTINGS	166	233	-29%

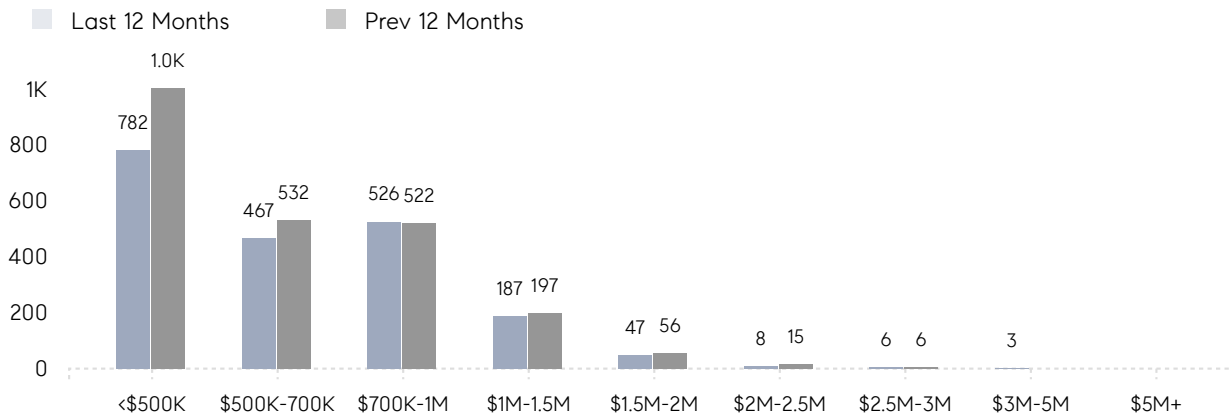
Jersey City

FEBRUARY 2023

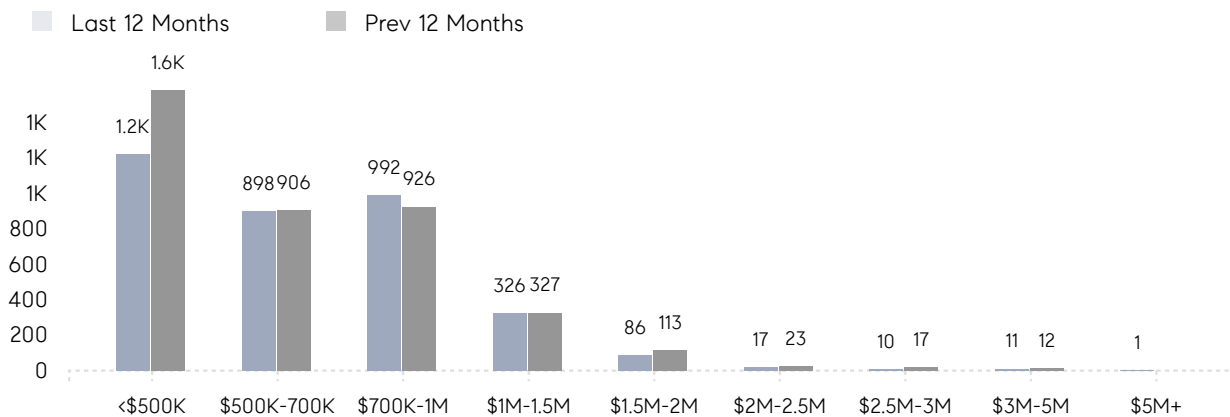
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Kearny

FEBRUARY 2023

UNDER CONTRACT

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

UNITS SOLD

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

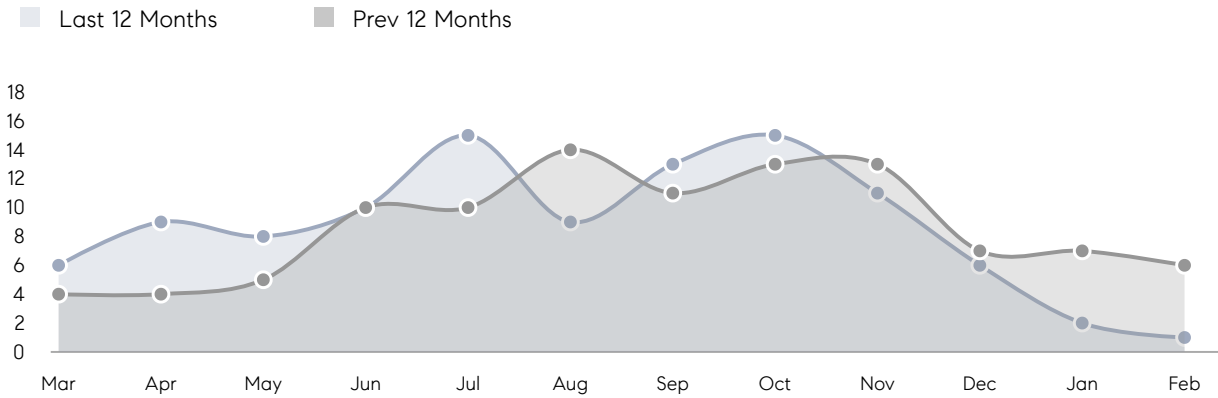
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	-	62	-
	% OF ASKING PRICE	-	98%	
	AVERAGE SOLD PRICE	-	\$390,650	-
	# OF CONTRACTS	0	4	0.0%
	NEW LISTINGS	0	3	0%
Houses	AVERAGE DOM	-	73	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$482,225	-
	# OF CONTRACTS	0	4	0%
	NEW LISTINGS	0	2	0%
Condo/Co-op/TH	AVERAGE DOM	-	40	-
	% OF ASKING PRICE	-	94%	
	AVERAGE SOLD PRICE	-	\$207,500	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

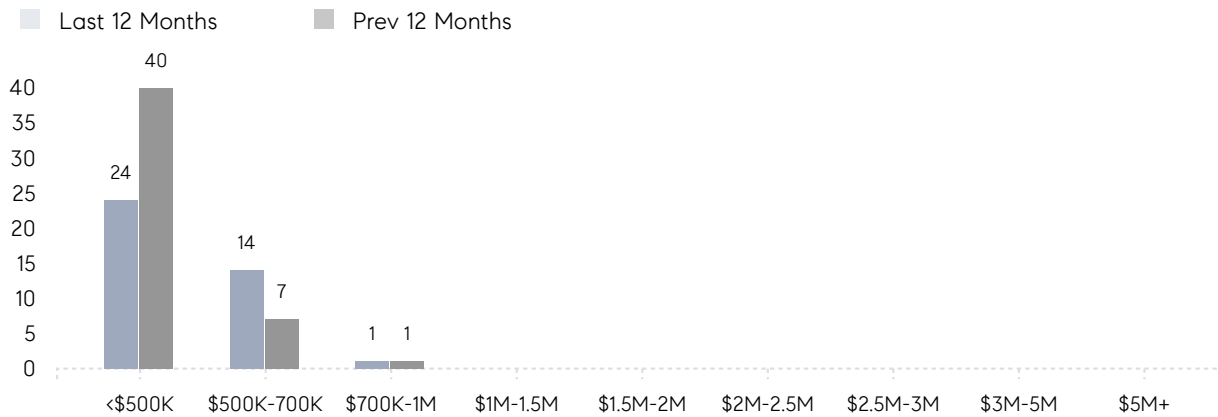
Kearny

FEBRUARY 2023

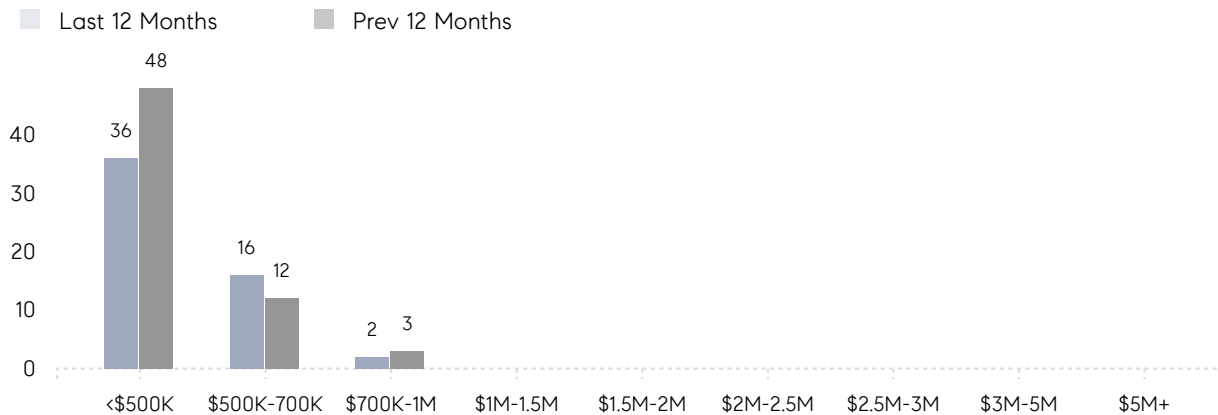
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Secaucus

FEBRUARY 2023

UNDER CONTRACT

13
Total
Properties

\$508K
Average
Price

\$525K
Median
Price

-7%
Decrease From
Feb 2022

0%
Change From
Feb 2022

13%
Increase From
Feb 2022

UNITS SOLD

5
Total
Properties

\$384K
Average
Price

\$405K
Median
Price

-29%
Decrease From
Feb 2022

-22%
Decrease From
Feb 2022

-21%
Decrease From
Feb 2022

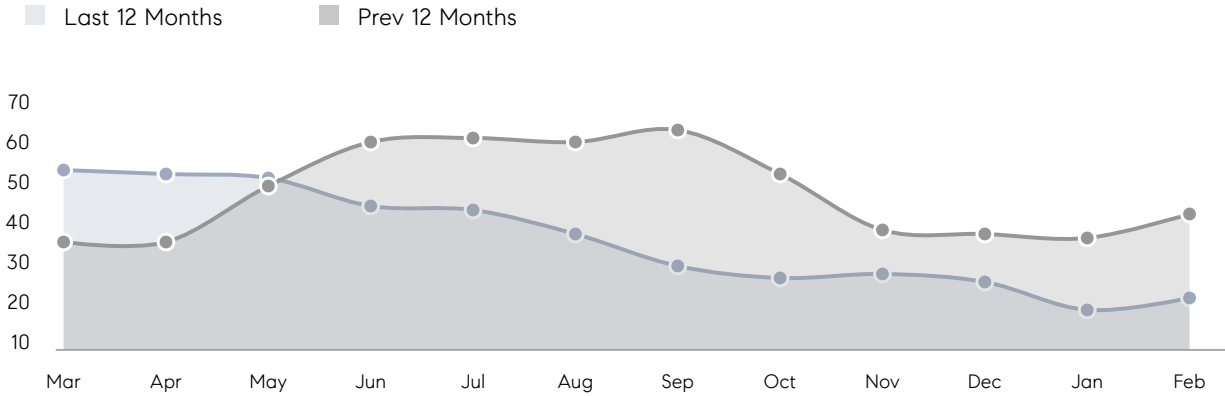
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	32	52	-38%
	% OF ASKING PRICE	98%	98%	
	AVERAGE SOLD PRICE	\$384,480	\$492,286	-21.9%
	# OF CONTRACTS	13	14	-7.1%
	NEW LISTINGS	18	31	-42%
Houses	AVERAGE DOM	-	62	-
	% OF ASKING PRICE	-	97%	
	AVERAGE SOLD PRICE	-	\$672,500	-
	# OF CONTRACTS	4	5	-20%
	NEW LISTINGS	5	12	-58%
Condo/Co-op/TH	AVERAGE DOM	32	48	-33%
	% OF ASKING PRICE	98%	98%	
	AVERAGE SOLD PRICE	\$384,480	\$420,200	-9%
	# OF CONTRACTS	9	9	0%
	NEW LISTINGS	13	19	-32%

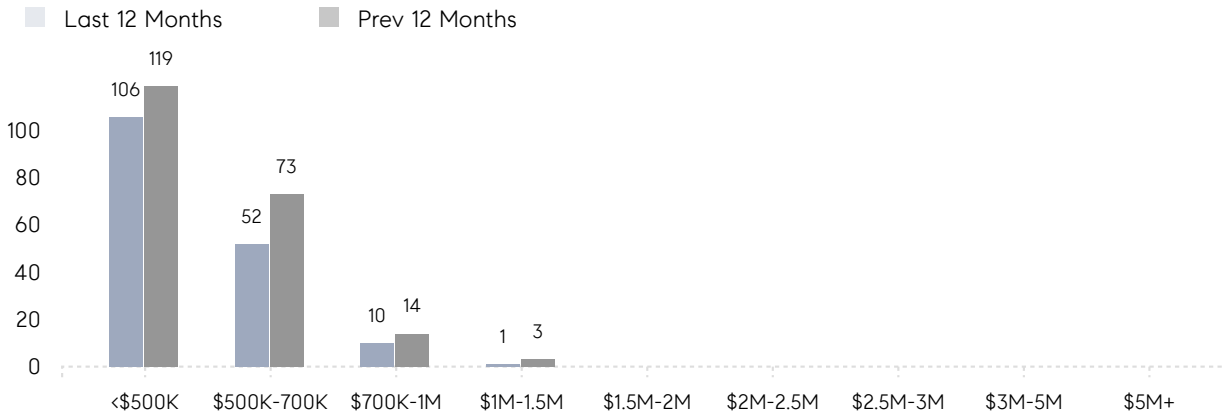
Secaucus

FEBRUARY 2023

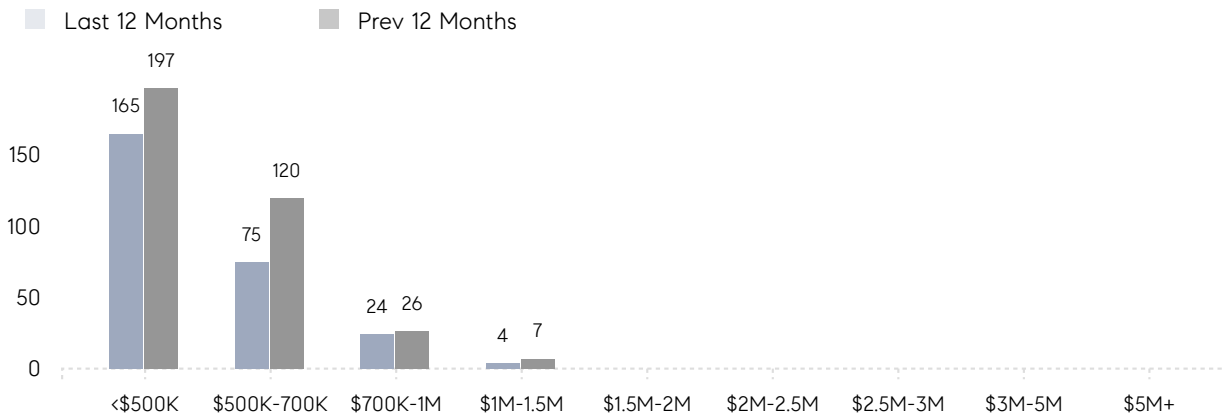
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Union City

FEBRUARY 2023

UNDER CONTRACT

16
Total
Properties

\$442K
Average
Price

\$399K
Median
Price

-33%
Decrease From
Feb 2022

22%
Increase From
Feb 2022

33%
Increase From
Feb 2022

UNITS SOLD

15
Total
Properties

\$503K
Average
Price

\$500K
Median
Price

-6%
Decrease From
Feb 2022

10%
Increase From
Feb 2022

5%
Increase From
Feb 2022

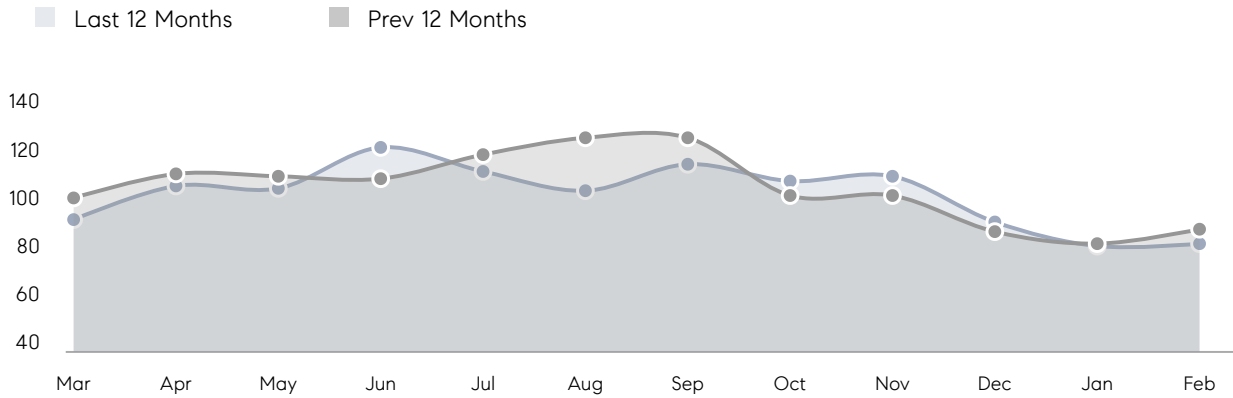
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	79	43	84%
	% OF ASKING PRICE	98%	97%	
	AVERAGE SOLD PRICE	\$503,142	\$458,500	9.7%
	# OF CONTRACTS	16	24	-33.3%
	NEW LISTINGS	22	40	-45%
Houses	AVERAGE DOM	90	52	73%
	% OF ASKING PRICE	96%	97%	
	AVERAGE SOLD PRICE	\$729,408	\$631,800	15%
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	4	8	-50%
Condo/Co-op/TH	AVERAGE DOM	75	40	88%
	% OF ASKING PRICE	99%	97%	
	AVERAGE SOLD PRICE	\$420,864	\$379,727	11%
	# OF CONTRACTS	13	20	-35%
	NEW LISTINGS	18	32	-44%

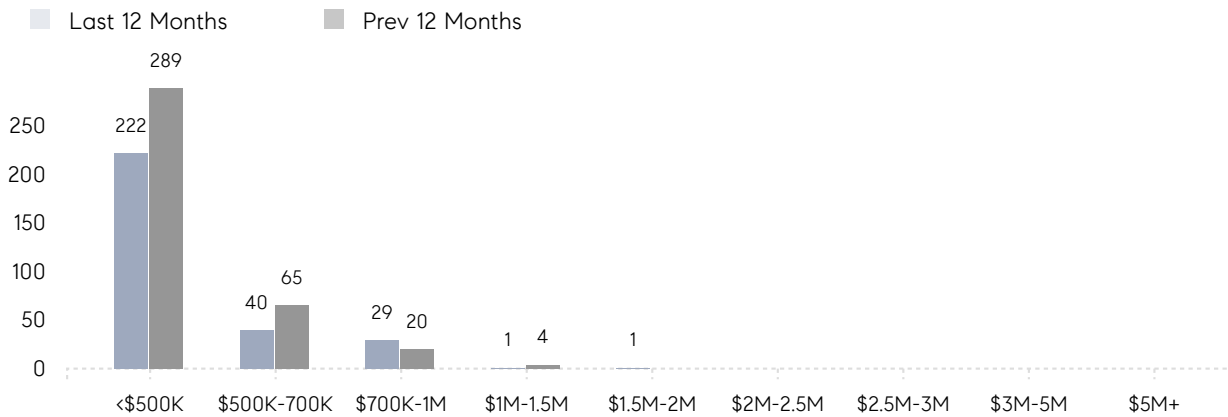
Union City

FEBRUARY 2023

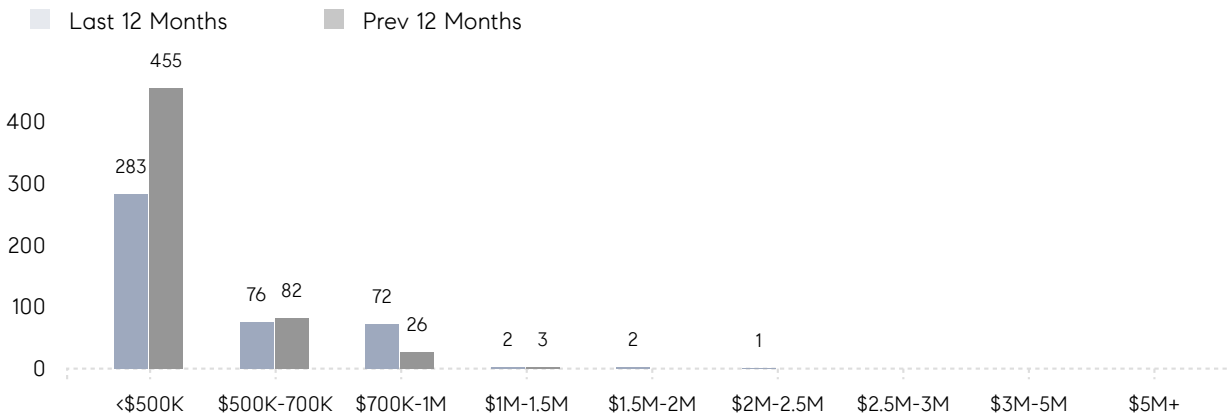
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Weehawken

FEBRUARY 2023

UNDER CONTRACT

18 **\$784K** **\$899K**
 Total Average Median
 Properties Price Price

-31% **-14%** **9%**
 Decrease From Decrease From Increase From
 Feb 2022 Feb 2022 Feb 2022

UNITS SOLD

0 - -
 Total Average Median
 Properties Price Price

0% - -
 Change From Change From Change From
 Feb 2022 Feb 2022 Feb 2022

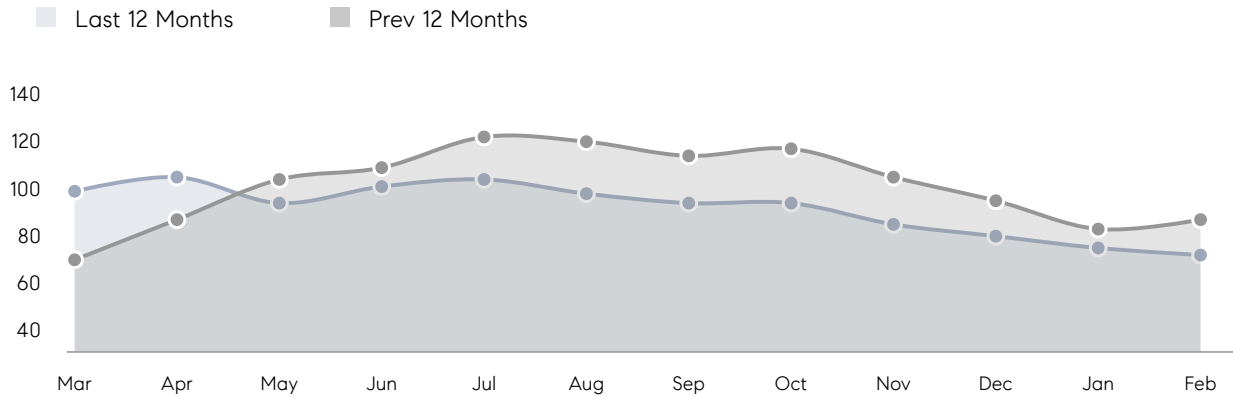
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	-	92	-
	% OF ASKING PRICE	-	96%	
	AVERAGE SOLD PRICE	-	\$818,895	-
	# OF CONTRACTS	18	26	-30.8%
	NEW LISTINGS	14	35	-60%
Houses	AVERAGE DOM	-	170	-
	% OF ASKING PRICE	-	97%	
	AVERAGE SOLD PRICE	-	\$1,351,666	-
	# OF CONTRACTS	5	5	0%
	NEW LISTINGS	2	6	-67%
Condo/Co-op/TH	AVERAGE DOM	-	78	-
	% OF ASKING PRICE	-	96%	
	AVERAGE SOLD PRICE	-	\$719,000	-
	# OF CONTRACTS	13	21	-38%
	NEW LISTINGS	12	29	-59%

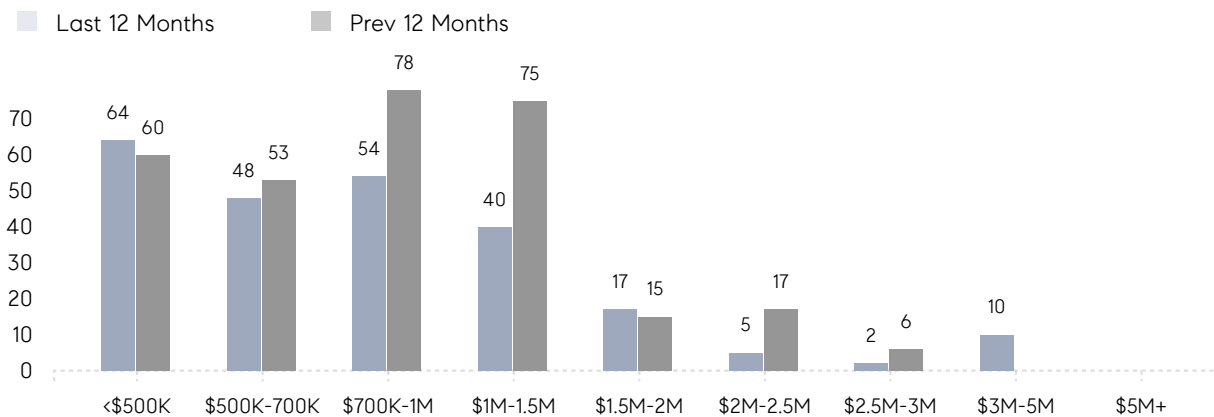
Weehawken

FEBRUARY 2023

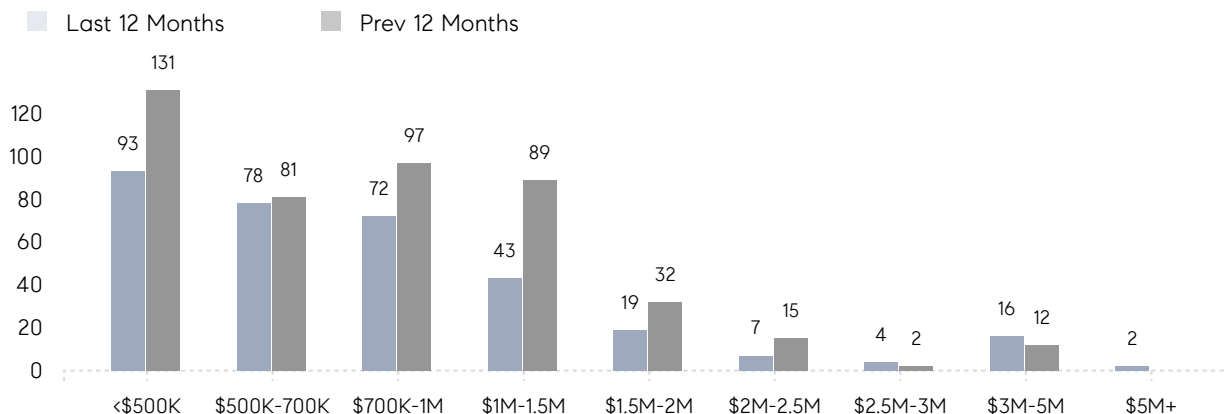
Monthly Inventory



Contracts By Price Range



Listings By Price Range



West New York

FEBRUARY 2023

UNDER CONTRACT

18
Total
Properties

\$545K
Average
Price

\$409K
Median
Price

13%
Increase From
Feb 2022

-9%
Decrease From
Feb 2022

-35%
Decrease From
Feb 2022

UNITS SOLD

10
Total
Properties

\$418K
Average
Price

\$255K
Median
Price

-58%
Decrease From
Feb 2022

-10%
Decrease From
Feb 2022

-25%
Decrease From
Feb 2022

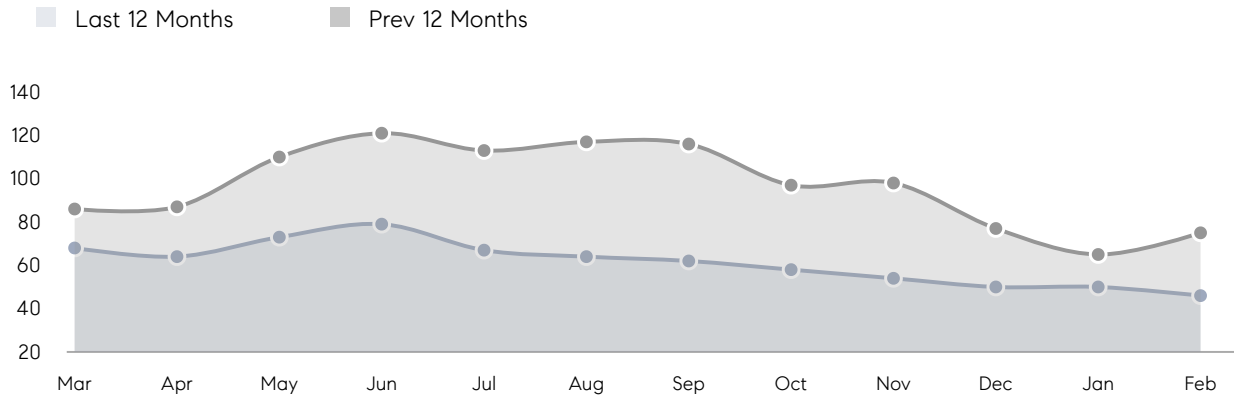
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	34	61	-44%
	% OF ASKING PRICE	98%	98%	
	AVERAGE SOLD PRICE	\$418,550	\$467,083	-10.4%
	# OF CONTRACTS	18	16	12.5%
	NEW LISTINGS	21	37	-43%
Houses	AVERAGE DOM	-	44	-
	% OF ASKING PRICE	-	95%	
	AVERAGE SOLD PRICE	-	\$359,667	-
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	1	2	-50%
Condo/Co-op/TH	AVERAGE DOM	34	63	-46%
	% OF ASKING PRICE	98%	98%	
	AVERAGE SOLD PRICE	\$418,550	\$482,429	-13%
	# OF CONTRACTS	16	14	14%
	NEW LISTINGS	20	35	-43%

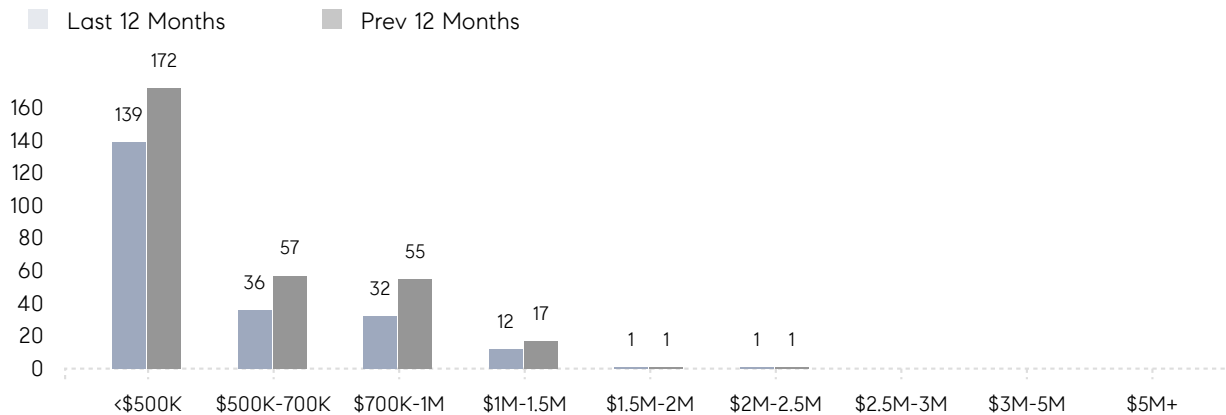
West New York

FEBRUARY 2023

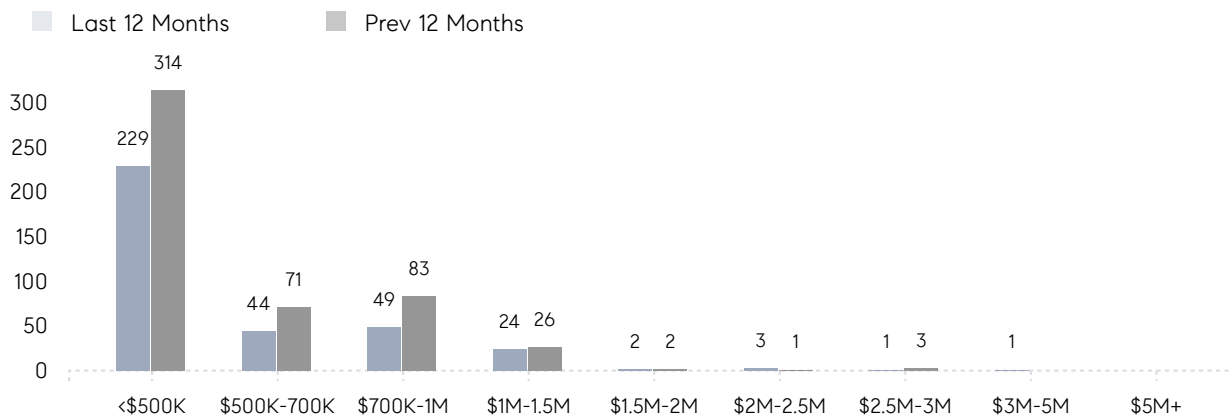
Monthly Inventory

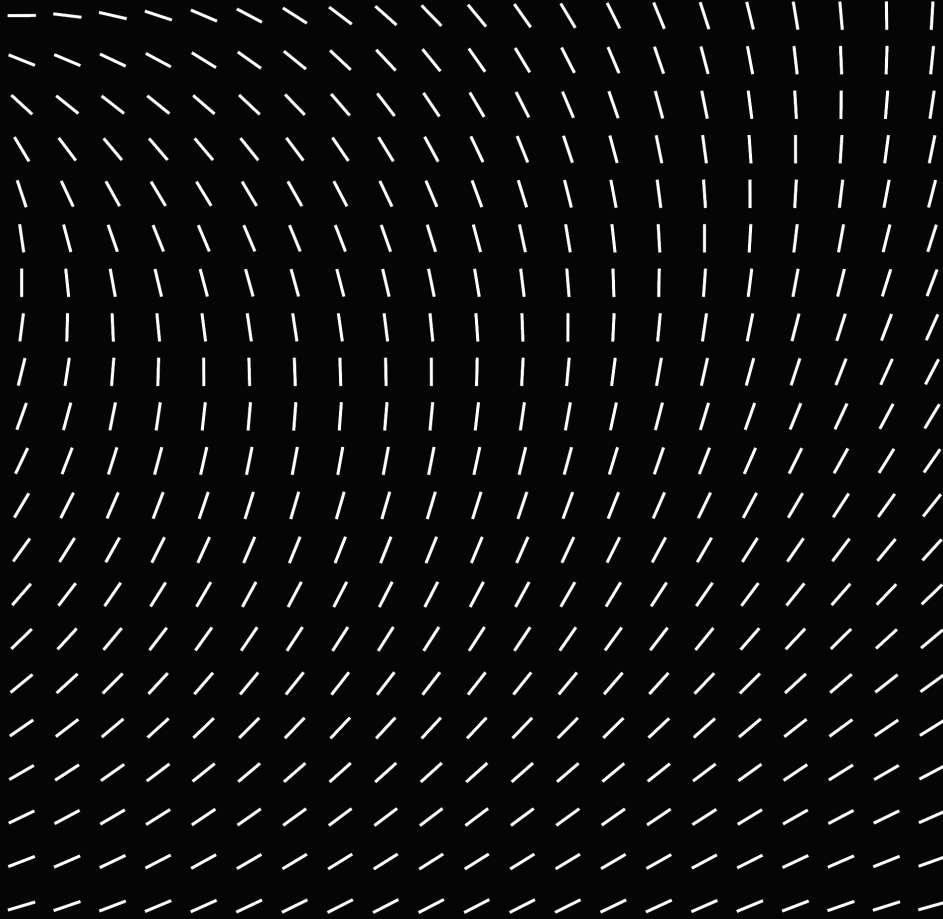


Contracts By Price Range



Listings By Price Range





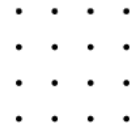
COMPASS

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Bayonne

FEBRUARY 2023



\$313K

Average
Sales Price

-44%

Decrease In Sales
From Feb 2022

\$367K

Median
Sales Price

5%

Increase In Contracts
From Feb 2022

99%

Average %
Of Asking Price

6%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Guttenberg

FEBRUARY 2023



\$330K

Average
Sales Price

-56%

Decrease In Sales
From Feb 2022

\$330K

Median
Sales Price

63%

Increase In Contracts
From Feb 2022

114%

Average %
Of Asking Price

-38%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Harrison

FEBRUARY 2023



—

Average
Sales Price

0%

Change In Sales
From Feb 2022

—

Median
Sales Price

0%

Change In Contracts
From Feb 2022

—

Average %
Of Asking Price

—

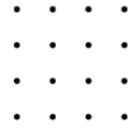
Change In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hoboken

FEBRUARY 2023



\$996K

Average
Sales Price

-55%

Decrease In Sales
From Feb 2022

\$852K

Median
Sales Price

-37%

Decrease In Contracts
From Feb 2022

99%

Average %
Of Asking Price

23%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Jersey City

FEBRUARY 2023



\$652K

Average
Sales Price

-33%

Decrease In Sales
From Feb 2022

\$575K

Median
Sales Price

-25%

Decrease In Contracts
From Feb 2022

98%

Average %
Of Asking Price

-11%

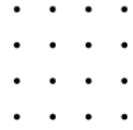
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Kearny

FEBRUARY 2023



—

Average
Sales Price

0%

Change In Sales
From Feb 2022

—

Median
Sales Price

0%

Change In Contracts
From Feb 2022

—

Average %
Of Asking Price

—

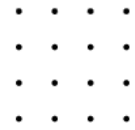
Change In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Secaucus

FEBRUARY 2023



\$384K

Average
Sales Price

-29%

Decrease In Sales
From Feb 2022

\$405K

Median
Sales Price

-7%

Decrease In Contracts
From Feb 2022

98%

Average %
Of Asking Price

-38%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Union City

FEBRUARY 2023



\$503K

Average
Sales Price

-6%

Decrease In Sales
From Feb 2022

\$500K

Median
Sales Price

-33%

Decrease In Contracts
From Feb 2022

98%

Average %
Of Asking Price

84%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Weehawken

FEBRUARY 2023



—

Average
Sales Price

0%

Change In Sales
From Feb 2022

—

Median
Sales Price

-31%

Decrease In Contracts
From Feb 2022

—

Average %
Of Asking Price

—

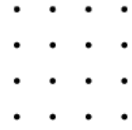
Change In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

West New York

FEBRUARY 2023



\$418K

Average
Sales Price

-58%

Decrease In Sales
From Feb 2022

\$255K

Median
Sales Price

13%

Increase In Contracts
From Feb 2022

98%

Average %
Of Asking Price

-44%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS