

Q1 2023

Hudson County Market Report

COMPASS

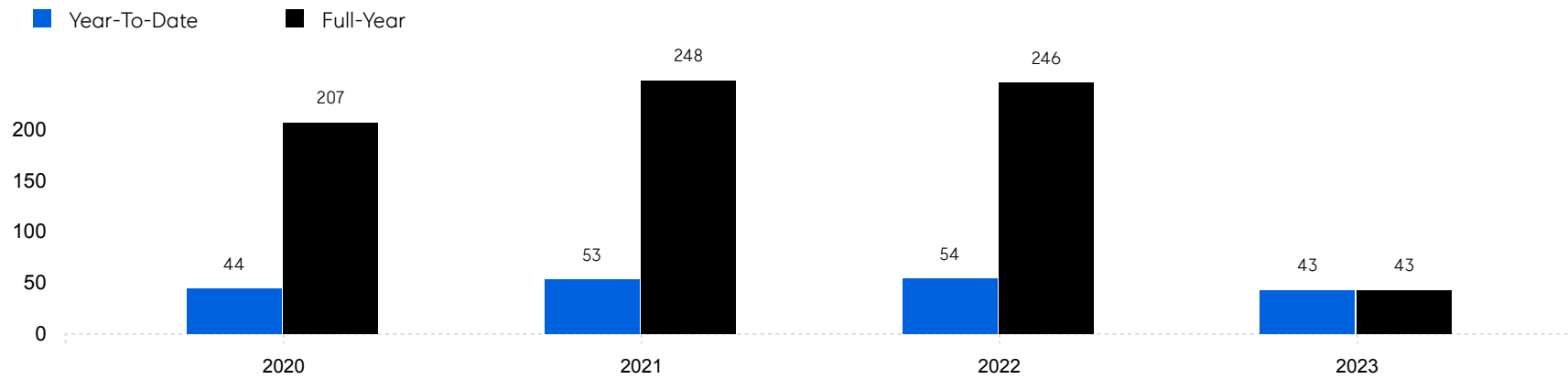


Bayonne

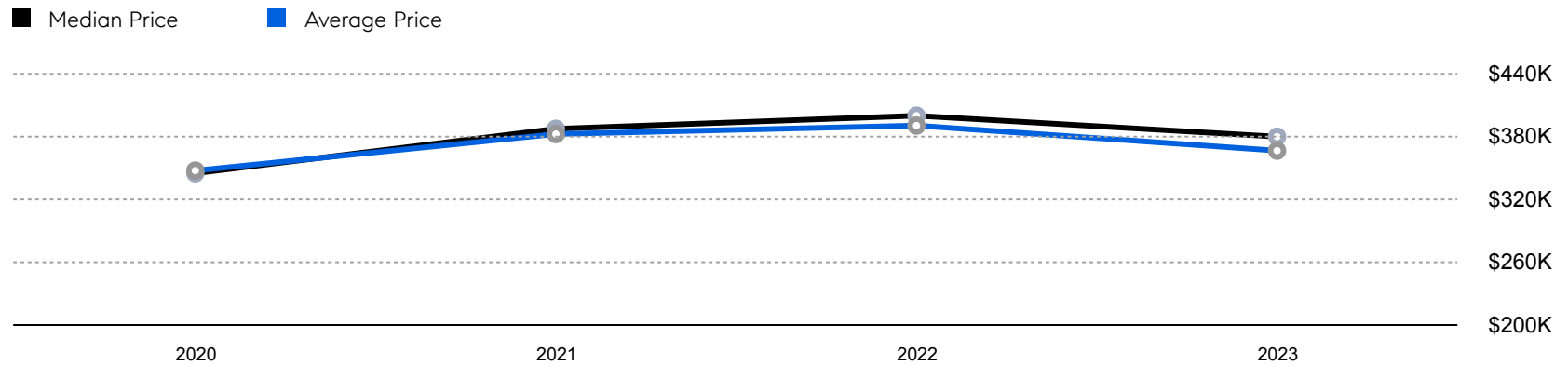
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	40	28	-30.0%
	SALES VOLUME	\$16,910,000	\$11,507,800	-31.9%
	MEDIAN PRICE	\$420,000	\$422,500	0.6%
	AVERAGE PRICE	\$422,750	\$410,993	-2.8%
	AVERAGE DOM	49	42	-14.3%
	# OF CONTRACTS	44	37	-15.9%
	# NEW LISTINGS	61	43	-29.5%
Condo/Co-op/Townhouse	# OF SALES	14	15	7.1%
	SALES VOLUME	\$3,361,780	\$4,256,500	26.6%
	MEDIAN PRICE	\$197,440	\$230,000	16.5%
	AVERAGE PRICE	\$240,127	\$283,767	18.2%
	AVERAGE DOM	36	63	75.0%
	# OF CONTRACTS	24	22	-8.3%
	# NEW LISTINGS	41	35	-14.6%

Bayonne

Historic Sales



Historic Sales Prices

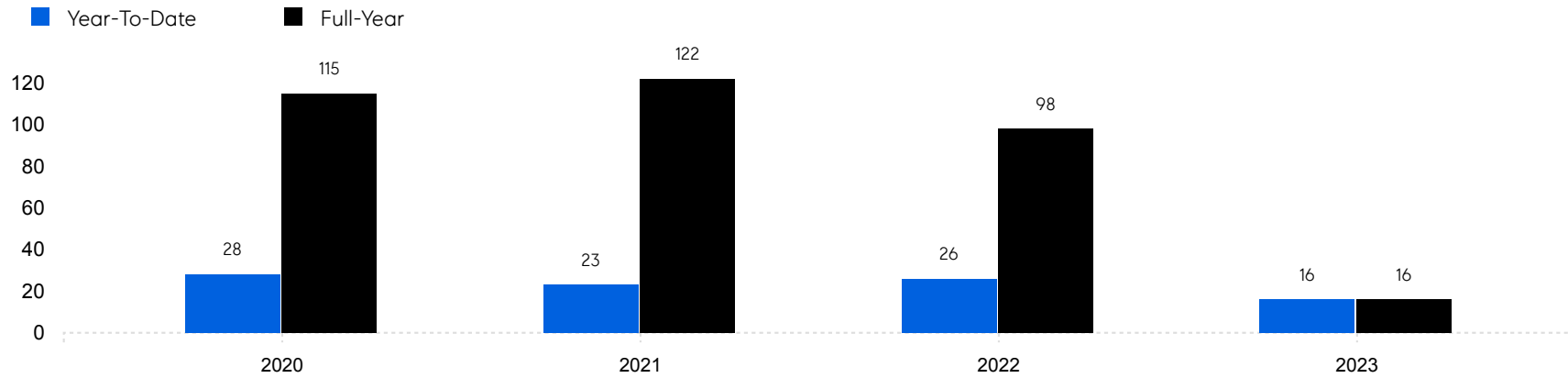


Guttenberg

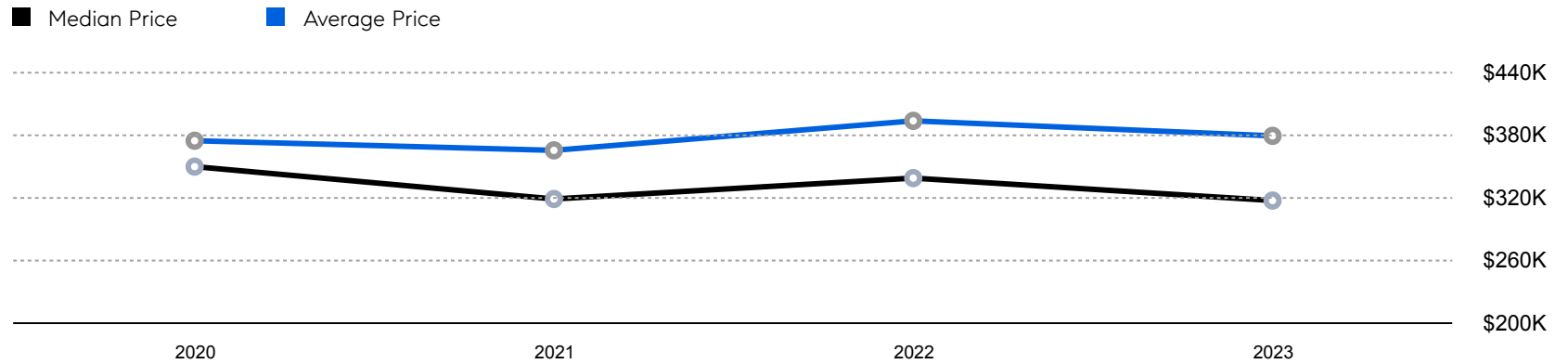
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	1	1	0.0%
	SALES VOLUME	\$435,000	\$310,000	-28.7%
	MEDIAN PRICE	\$435,000	\$310,000	-28.7%
	AVERAGE PRICE	\$435,000	\$310,000	-28.7%
	AVERAGE DOM	44	7	-84.1%
	# OF CONTRACTS	1	2	100.0%
	# NEW LISTINGS	2	3	50.0%
Condo/Co-op/Townhouse	# OF SALES	25	15	-40.0%
	SALES VOLUME	\$8,886,617	\$5,762,000	-35.2%
	MEDIAN PRICE	\$290,000	\$325,000	12.1%
	AVERAGE PRICE	\$355,465	\$384,133	8.1%
	AVERAGE DOM	50	79	58.0%
	# OF CONTRACTS	19	23	21.1%
	# NEW LISTINGS	54	40	-25.9%

Guttenberg

Historic Sales



Historic Sales Prices

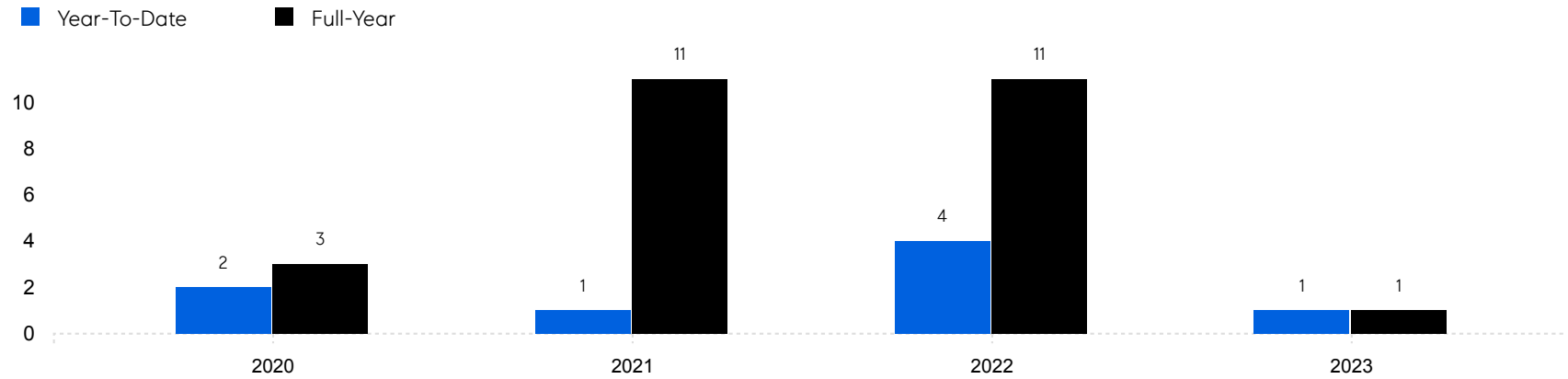


Harrison

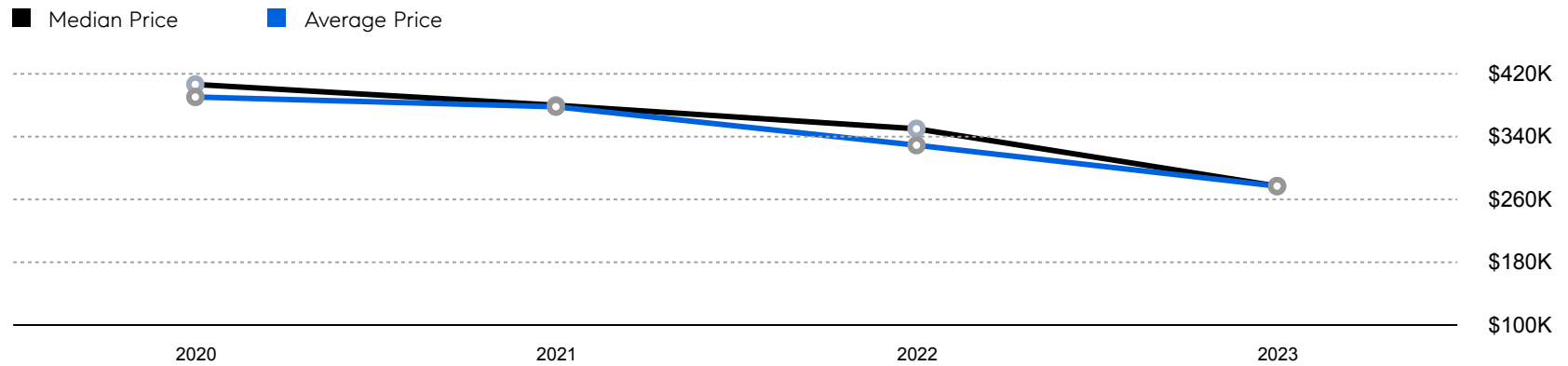
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	3	0	0.0%
	SALES VOLUME	\$1,150,000	-	-
	MEDIAN PRICE	\$375,000	-	-
	AVERAGE PRICE	\$383,333	-	-
	AVERAGE DOM	26	-	-
	# OF CONTRACTS	1	1	0.0%
	# NEW LISTINGS	1	2	100.0%
Condo/Co-op/Townhouse	# OF SALES	1	1	0.0%
	SALES VOLUME	\$199,999	\$277,000	38.5%
	MEDIAN PRICE	\$199,999	\$277,000	38.5%
	AVERAGE PRICE	\$199,999	\$277,000	38.5%
	AVERAGE DOM	3	6	100.0%
	# OF CONTRACTS	1	0	0.0%
	# NEW LISTINGS	5	0	0.0%

Harrison

Historic Sales



Historic Sales Prices

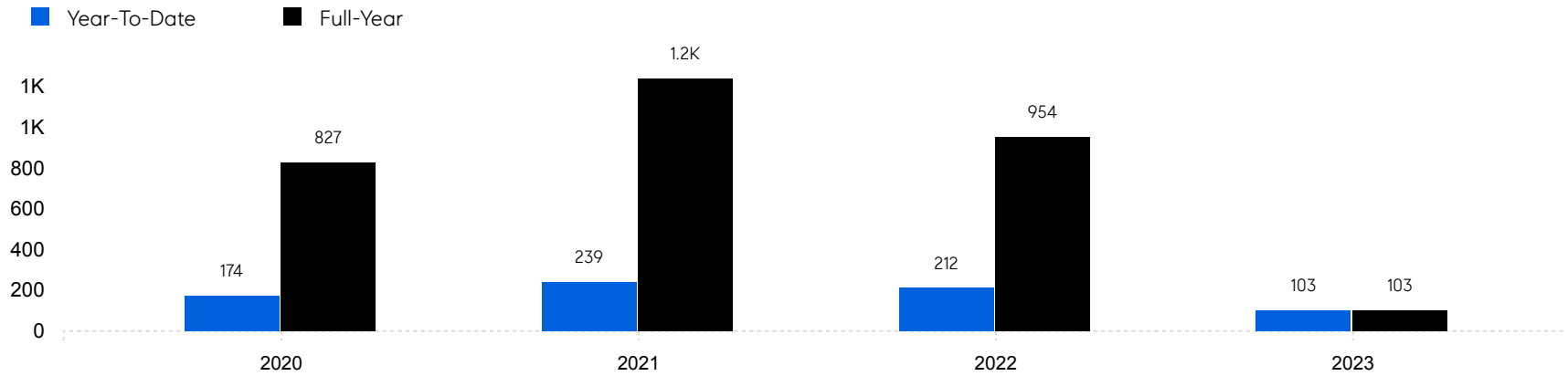


Hoboken

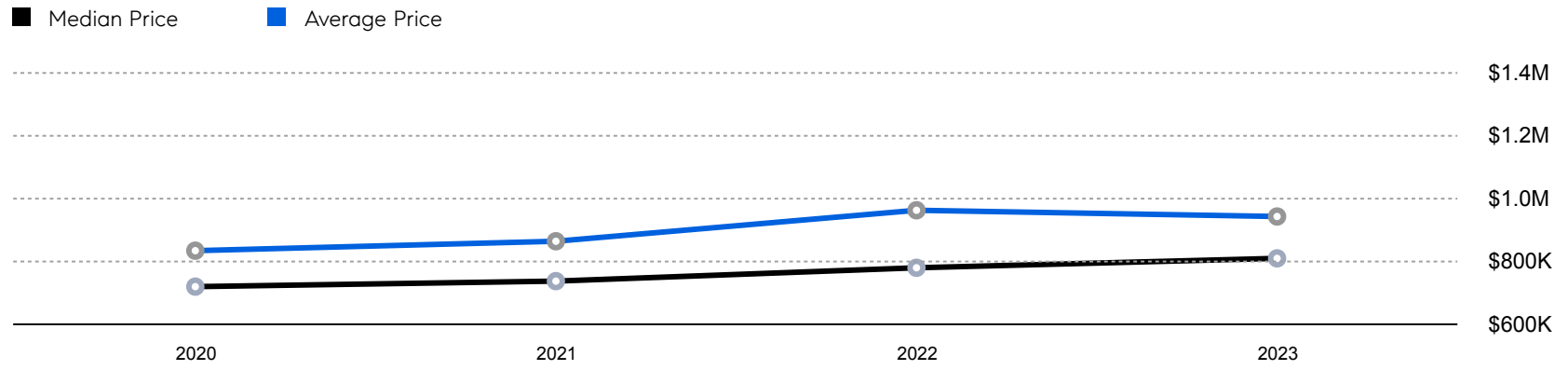
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	4	12	200.0%
	SALES VOLUME	\$8,644,000	\$22,060,000	155.2%
	MEDIAN PRICE	\$2,185,000	\$1,750,000	-19.9%
	AVERAGE PRICE	\$2,161,000	\$1,838,333	-14.9%
	AVERAGE DOM	19	51	168.4%
	# OF CONTRACTS	16	8	-50.0%
	# NEW LISTINGS	15	17	13.3%
Condo/Co-op/Townhouse	# OF SALES	208	91	-56.2%
	SALES VOLUME	\$184,960,505	\$75,094,311	-59.4%
	MEDIAN PRICE	\$737,000	\$770,000	4.5%
	AVERAGE PRICE	\$889,233	\$825,212	-7.2%
	AVERAGE DOM	38	39	2.6%
	# OF CONTRACTS	306	156	-49.0%
	# NEW LISTINGS	400	218	-45.5%

Hoboken

Historic Sales



Historic Sales Prices

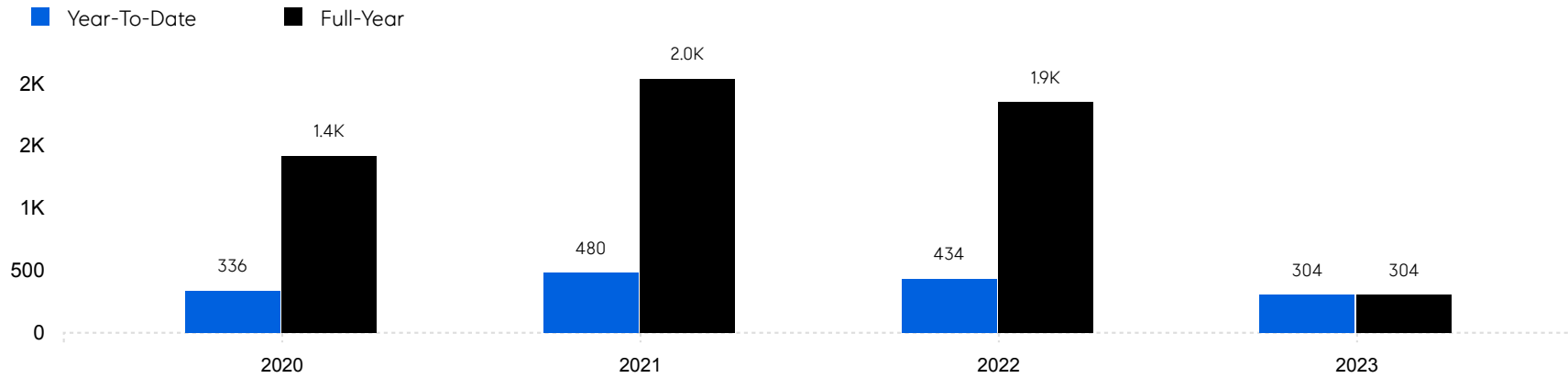


Jersey City

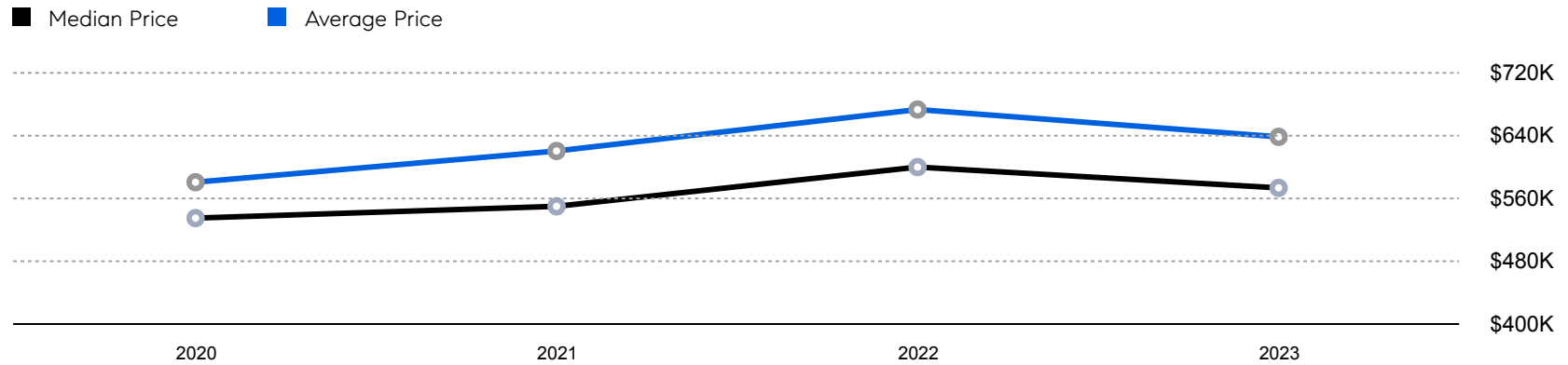
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	81	38	-53.1%
	SALES VOLUME	\$55,474,609	\$27,193,611	-51.0%
	MEDIAN PRICE	\$560,000	\$555,000	-0.9%
	AVERAGE PRICE	\$684,872	\$715,621	4.5%
	AVERAGE DOM	45	45	0.0%
	# OF CONTRACTS	80	58	-27.5%
	# NEW LISTINGS	125	104	-16.8%
Condo/Co-op/Townhouse	# OF SALES	353	266	-24.6%
	SALES VOLUME	\$228,950,800	\$166,915,786	-27.1%
	MEDIAN PRICE	\$590,000	\$588,750	-0.2%
	AVERAGE PRICE	\$648,586	\$627,503	-3.3%
	AVERAGE DOM	40	44	10.0%
	# OF CONTRACTS	504	363	-28.0%
	# NEW LISTINGS	825	574	-30.4%

Jersey City

Historic Sales



Historic Sales Prices

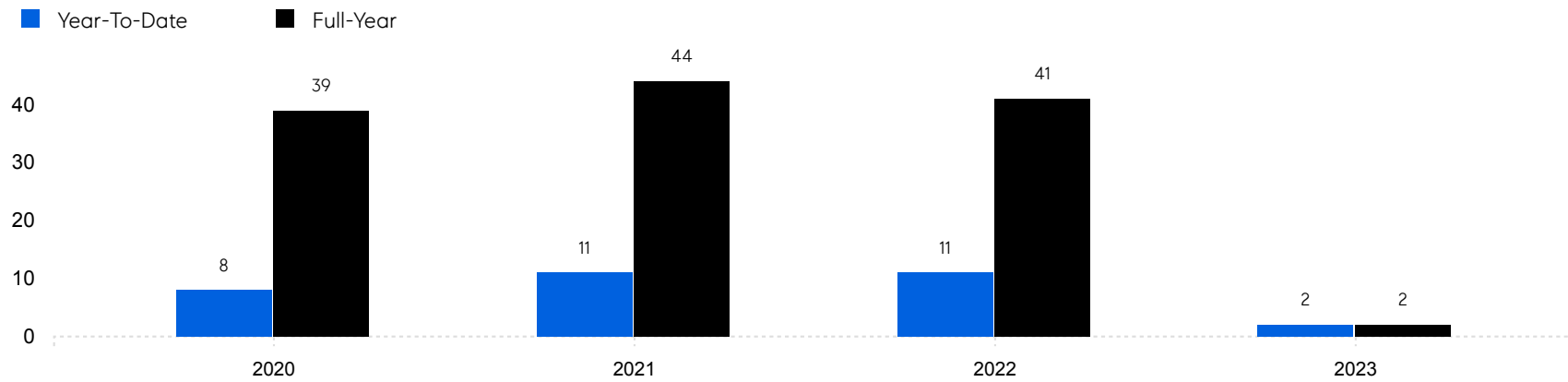


Kearny

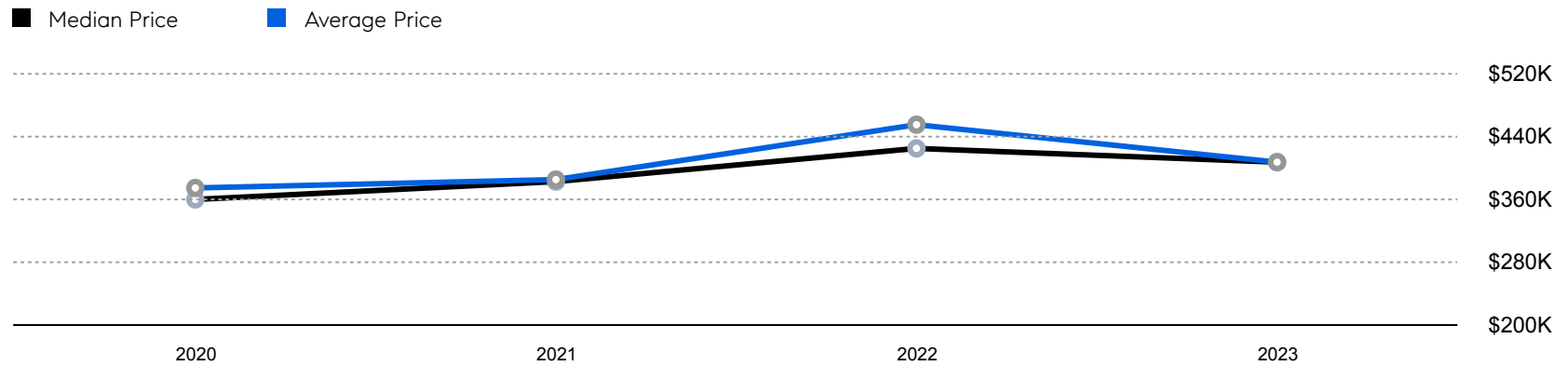
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	9	2	-77.8%
	SALES VOLUME	\$4,103,900	\$815,000	-80.1%
	MEDIAN PRICE	\$425,000	\$407,500	-4.1%
	AVERAGE PRICE	\$455,989	\$407,500	-10.6%
	AVERAGE DOM	41	3	-92.7%
	# OF CONTRACTS	7	3	-57.1%
	# NEW LISTINGS	12	6	-50.0%
Condo/Co-op/Townhouse	# OF SALES	2	0	0.0%
	SALES VOLUME	\$415,000	-	-
	MEDIAN PRICE	\$207,500	-	-
	AVERAGE PRICE	\$207,500	-	-
	AVERAGE DOM	40	-	-
	# OF CONTRACTS	2	1	-50.0%
	# NEW LISTINGS	1	1	0.0%

Kearny

Historic Sales



Historic Sales Prices

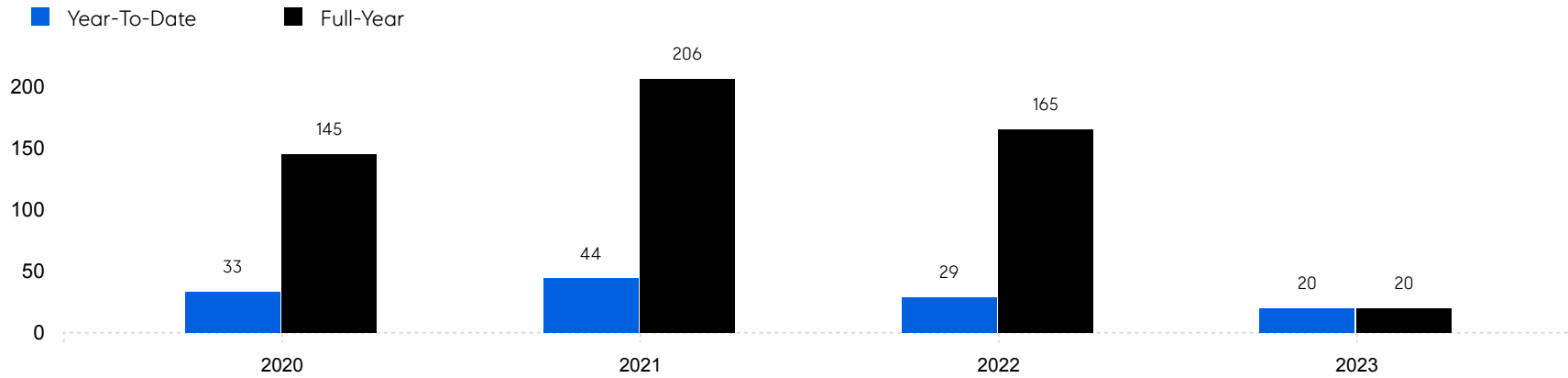


Secaucus

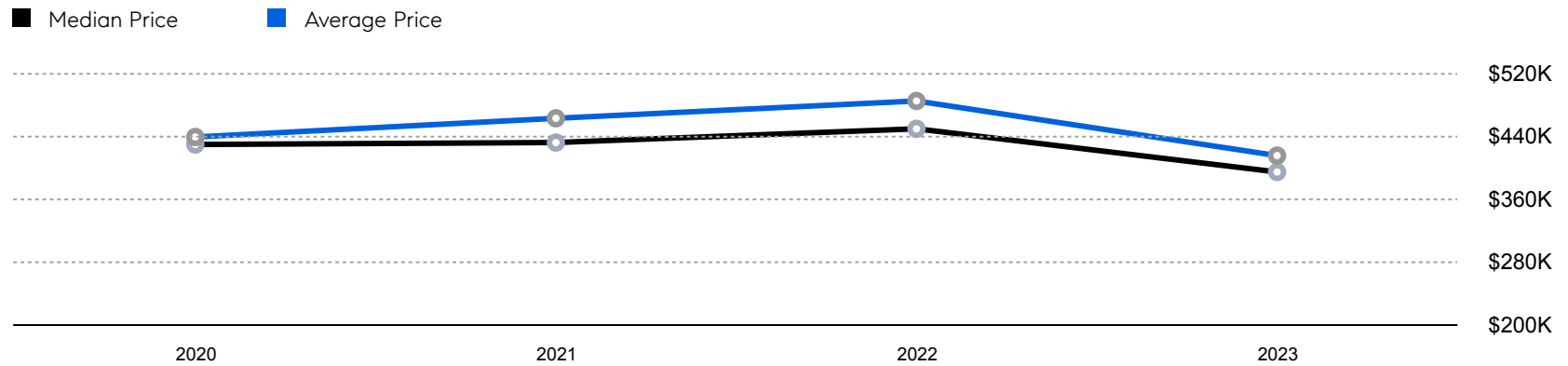
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	9	2	-77.8%
	SALES VOLUME	\$6,074,000	\$1,055,000	-82.6%
	MEDIAN PRICE	\$665,000	\$527,500	-20.7%
	AVERAGE PRICE	\$674,889	\$527,500	-21.8%
	AVERAGE DOM	63	40	-36.5%
	# OF CONTRACTS	15	10	-33.3%
	# NEW LISTINGS	19	17	-10.5%
Condo/Co-op/Townhouse	# OF SALES	20	18	-10.0%
	SALES VOLUME	\$8,529,895	\$7,261,650	-14.9%
	MEDIAN PRICE	\$416,500	\$372,500	-10.6%
	AVERAGE PRICE	\$426,495	\$403,425	-5.4%
	AVERAGE DOM	33	38	15.2%
	# OF CONTRACTS	32	26	-18.7%
	# NEW LISTINGS	72	31	-56.9%

Secaucus

Historic Sales



Historic Sales Prices

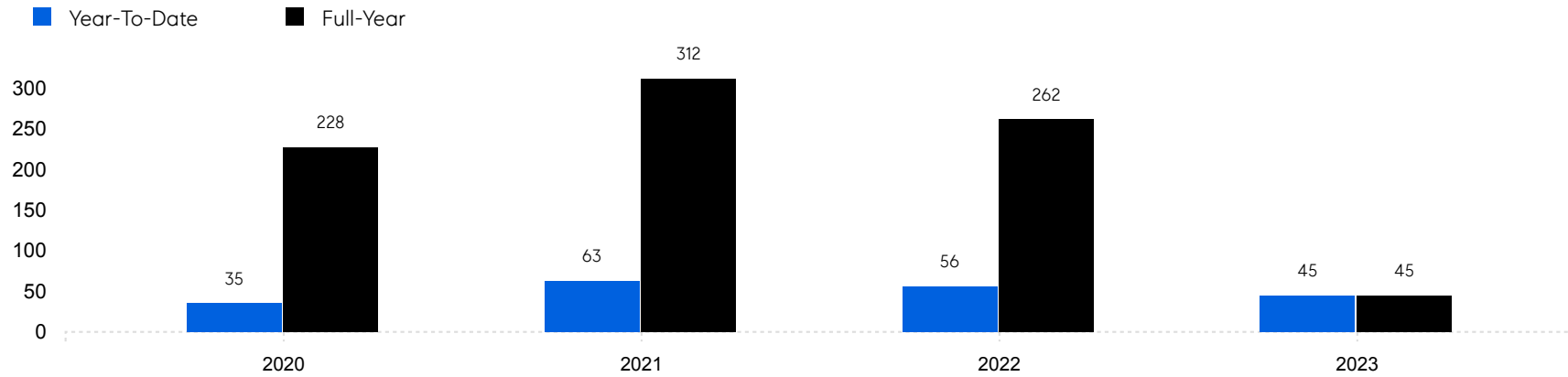


Union City

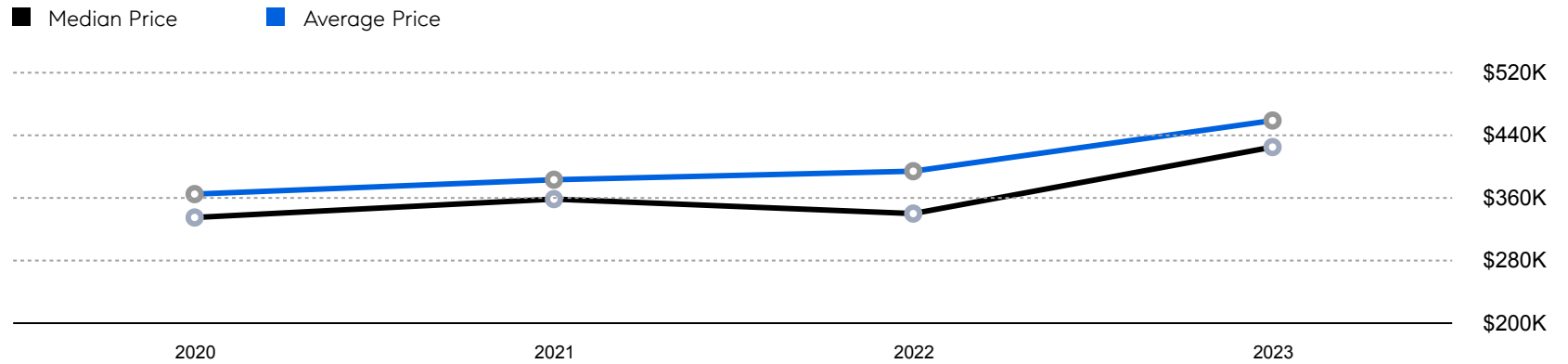
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	7	8	14.3%
	SALES VOLUME	\$4,449,000	\$4,946,633	11.2%
	MEDIAN PRICE	\$575,000	\$562,500	-2.2%
	AVERAGE PRICE	\$635,571	\$618,329	-2.7%
	AVERAGE DOM	67	81	20.9%
	# OF CONTRACTS	11	4	-63.6%
	# NEW LISTINGS	15	13	-13.3%
Condo/Co-op/Townhouse	# OF SALES	49	37	-24.5%
	SALES VOLUME	\$17,292,150	\$15,703,550	-9.2%
	MEDIAN PRICE	\$297,000	\$369,000	24.2%
	AVERAGE PRICE	\$352,901	\$424,420	20.3%
	AVERAGE DOM	60	58	-3.3%
	# OF CONTRACTS	70	52	-25.7%
	# NEW LISTINGS	107	68	-36.4%

Union City

Historic Sales



Historic Sales Prices

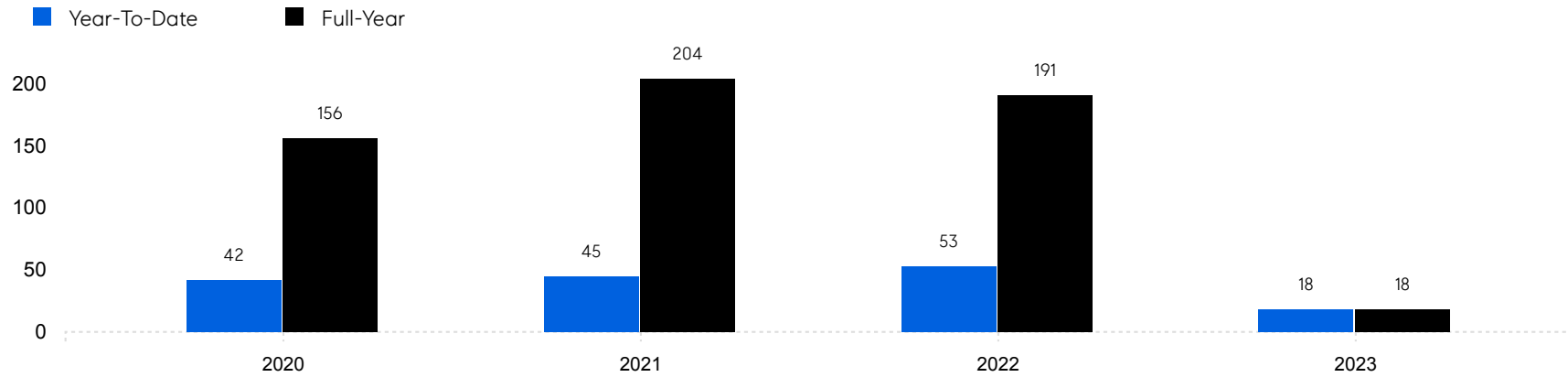


Weehawken

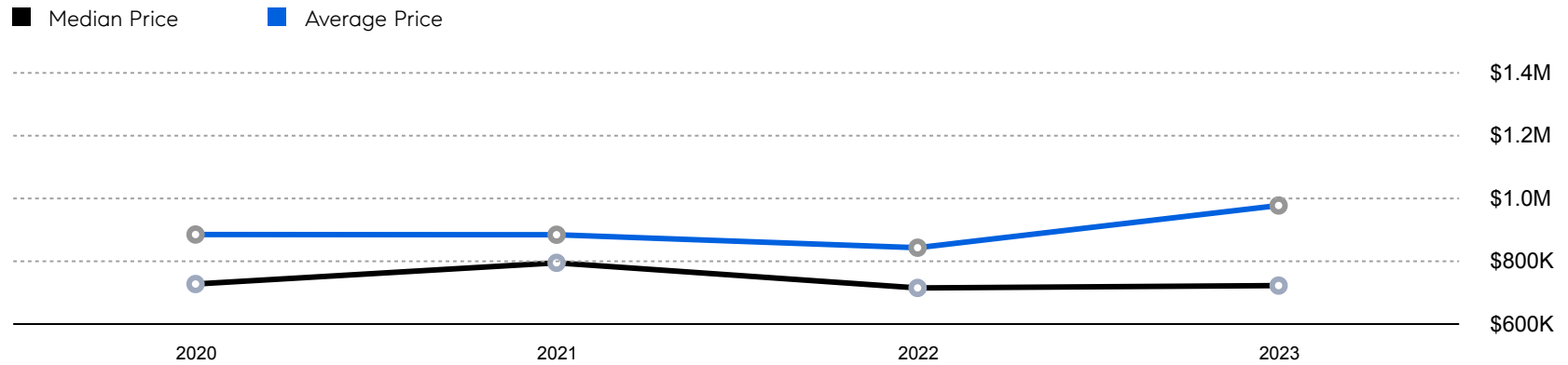
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	7	1	-85.7%
	SALES VOLUME	\$7,615,999	\$615,000	-91.9%
	MEDIAN PRICE	\$998,000	\$615,000	-38.4%
	AVERAGE PRICE	\$1,088,000	\$615,000	-43.5%
	AVERAGE DOM	97	17	-82.5%
	# OF CONTRACTS	17	6	-64.7%
	# NEW LISTINGS	19	8	-57.9%
Condo/Co-op/Townhouse	# OF SALES	46	17	-63.0%
	SALES VOLUME	\$36,146,088	\$16,981,500	-53.0%
	MEDIAN PRICE	\$692,000	\$800,000	15.6%
	AVERAGE PRICE	\$785,785	\$998,912	27.1%
	AVERAGE DOM	86	96	11.6%
	# OF CONTRACTS	64	26	-59.4%
	# NEW LISTINGS	87	38	-56.3%

Weehawken

Historic Sales



Historic Sales Prices

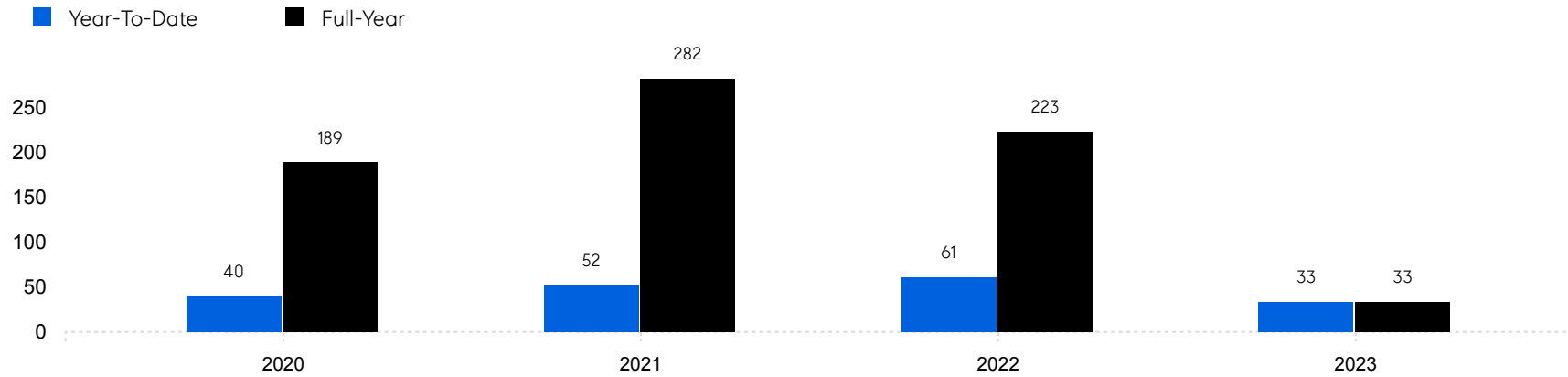


West New York

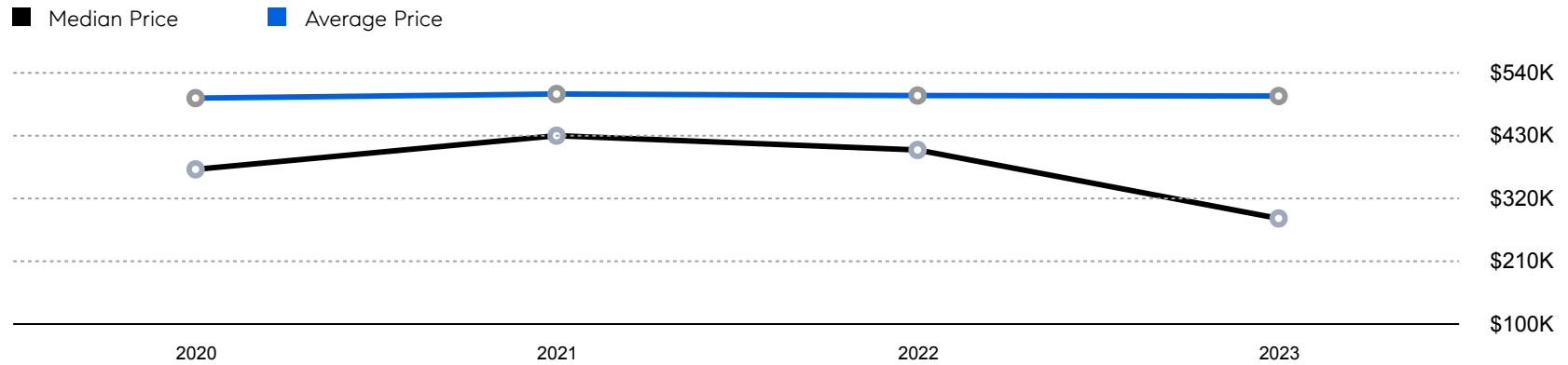
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	6	0	0.0%
	SALES VOLUME	\$2,989,000	-	-
	MEDIAN PRICE	\$425,000	-	-
	AVERAGE PRICE	\$498,167	-	-
	AVERAGE DOM	46	-	-
	# OF CONTRACTS	9	3	-66.7%
	# NEW LISTINGS	10	3	-70.0%
Condo/Co-op/Townhouse	# OF SALES	55	33	-40.0%
	SALES VOLUME	\$29,932,500	\$16,482,270	-44.9%
	MEDIAN PRICE	\$490,000	\$285,000	-41.8%
	AVERAGE PRICE	\$544,227	\$499,463	-8.2%
	AVERAGE DOM	59	55	-6.8%
	# OF CONTRACTS	60	49	-18.3%
	# NEW LISTINGS	93	68	-26.9%

West New York

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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