



January 2026

Hudson County Market Report

COMPASS

Hudson County Overview

Year-To-Date Sales

170

-26.1% Year-To-Date
-28.0% Month-Over-Month

Year-To-Date Contracts

210

-17.3% Year-To-Date
-4.1% Month-Over-Month

Single-Family
Average Sale Price

\$722K

-6.1% Year-To-Date
-15.6% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$745K

-1.0% Year-To-Date
4.6% Month-Over-Month

Average Days On Market

42

5.0% Year-To-Date
7.7% Month-Over-Month

Active Listings

864

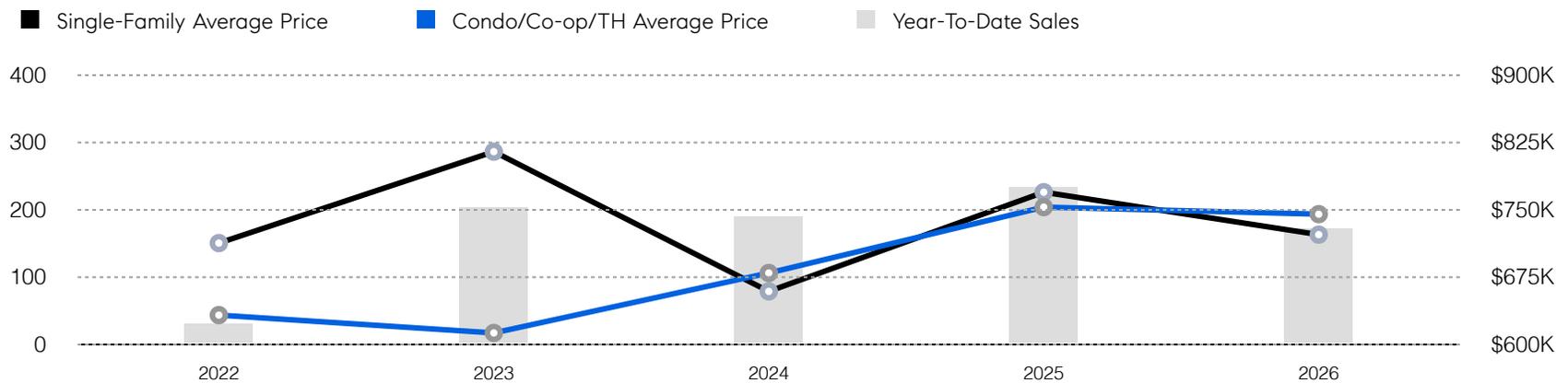
9.1% Year-Over-Year
7.5% Month-Over-Month



Hudson County Overview

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	54	37	-31.5%	54	37	-31.5%
	ACTIVE LISTINGS	116	110	-5.2%	116	110	-5.2%
	# OF SALES	40	25	-37.5%	40	25	-37.5%
	SALES VOLUME	\$30,788,000	\$18,060,000	-41.3%	\$30,788,000	\$18,060,000	-41.3%
	MEDIAN PRICE	\$642,500	\$599,000	-6.8%	\$642,500	\$599,000	-6.8%
	AVERAGE PRICE	\$769,700	\$722,400	-6.1%	\$769,700	\$722,400	-6.1%
	AVERAGE DOM	56	34	-39.3%	56	34	-39.3%
Condo/Co-op/TH	CONTRACTS SIGNED	200	173	-13.5%	200	173	-13.5%
	ACTIVE LISTINGS	676	754	11.5%	676	754	11.5%
	# OF SALES	190	145	-23.7%	190	145	-23.7%
	SALES VOLUME	\$143,082,049	\$108,059,110	-24.5%	\$143,082,049	\$108,059,110	-24.5%
	MEDIAN PRICE	\$613,500	\$625,000	1.9%	\$613,500	\$625,000	1.9%
	AVERAGE PRICE	\$753,063	\$745,235	-1.0%	\$753,063	\$745,235	-1.0%
	AVERAGE DOM	39	39	0.0%	39	39	0.0%

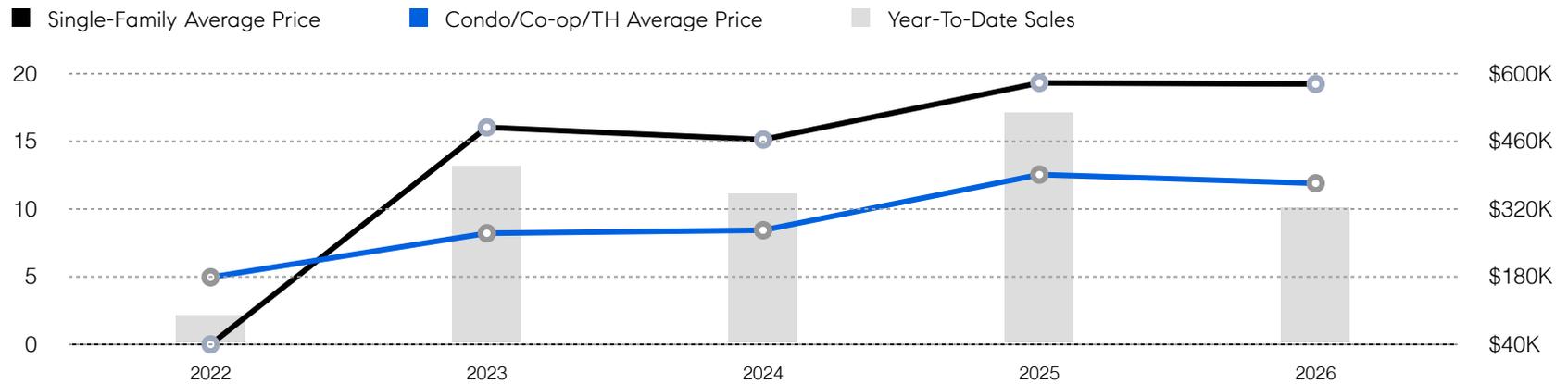
Historic Sales Trends



Bayonne

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	6	6	0.0%	6	6	0.0%
	ACTIVE LISTINGS	21	15	-28.6%	21	15	-28.6%
	# OF SALES	5	6	20.0%	5	6	20.0%
	SALES VOLUME	\$2,905,000	\$3,472,000	19.5%	\$2,905,000	\$3,472,000	19.5%
	MEDIAN PRICE	\$570,000	\$561,000	-1.6%	\$570,000	\$561,000	-1.6%
	AVERAGE PRICE	\$581,000	\$578,667	-0.4%	\$581,000	\$578,667	-0.4%
	AVERAGE DOM	52	24	-53.8%	52	24	-53.8%
Condo/Co-op/TH	CONTRACTS SIGNED	7	3	-57.1%	7	3	-57.1%
	ACTIVE LISTINGS	23	17	-26.1%	23	17	-26.1%
	# OF SALES	12	4	-66.7%	12	4	-66.7%
	SALES VOLUME	\$4,696,000	\$1,493,000	-68.2%	\$4,696,000	\$1,493,000	-68.2%
	MEDIAN PRICE	\$372,500	\$324,500	-12.9%	\$372,500	\$324,500	-12.9%
	AVERAGE PRICE	\$391,333	\$373,250	-4.6%	\$391,333	\$373,250	-4.6%
	AVERAGE DOM	38	32	-15.8%	38	32	-15.8%

Historic Sales Trends

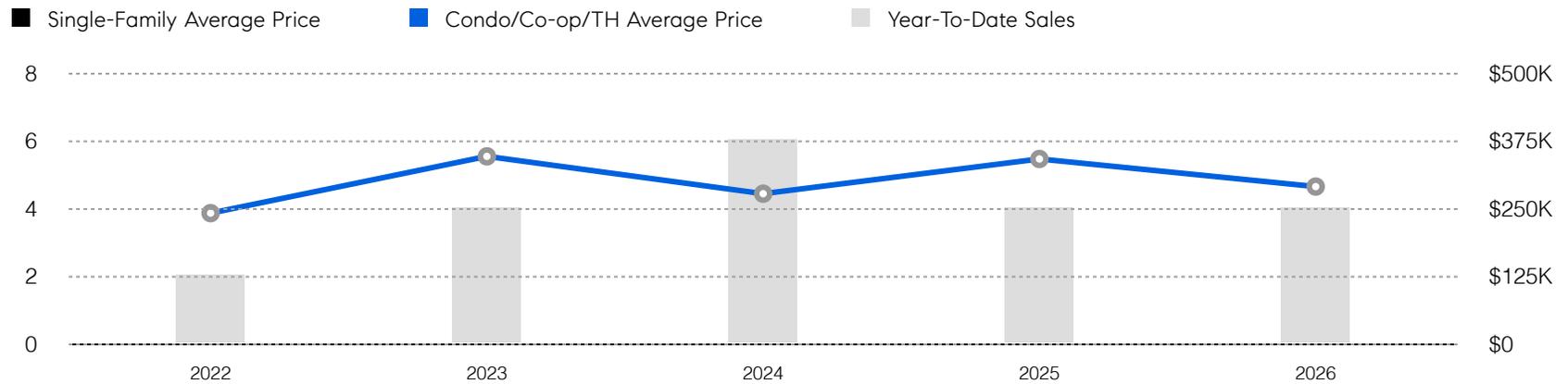


* Line graphs may be hidden due to limited sales data

Guttenberg

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	1	0	0.0%	1	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	3	7	133.3%	3	7	133.3%
	ACTIVE LISTINGS	39	39	0.0%	39	39	0.0%
	# OF SALES	4	4	0.0%	4	4	0.0%
	SALES VOLUME	\$1,370,000	\$1,166,000	-14.9%	\$1,370,000	\$1,166,000	-14.9%
	MEDIAN PRICE	\$347,500	\$276,500	-20.4%	\$347,500	\$276,500	-20.4%
	AVERAGE PRICE	\$342,500	\$291,500	-14.9%	\$342,500	\$291,500	-14.9%
	AVERAGE DOM	19	91	378.9%	19	91	378.9%

Historic Sales Trends

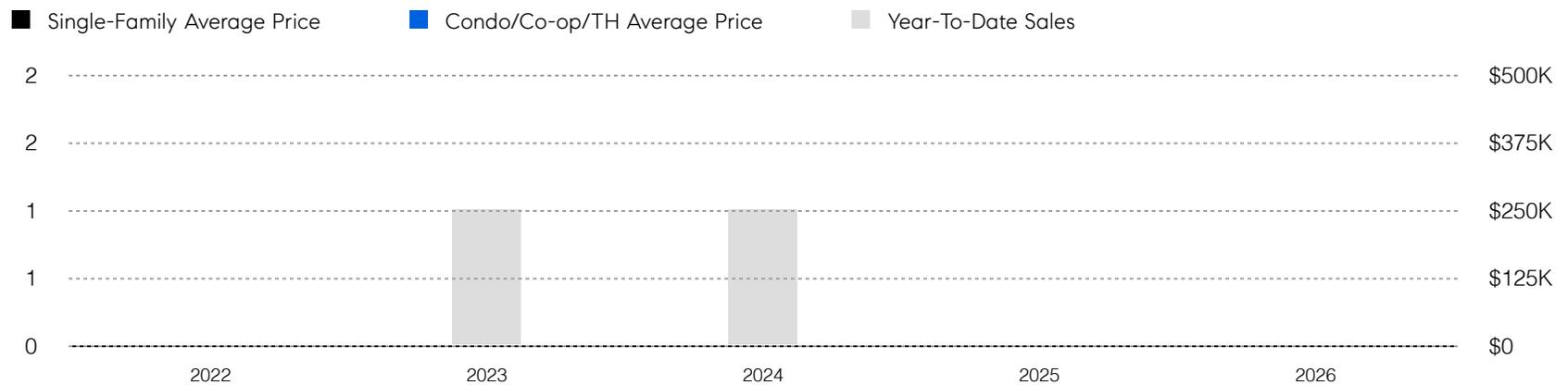


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Harrison

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	1	0	0.0%	1	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

Historic Sales Trends

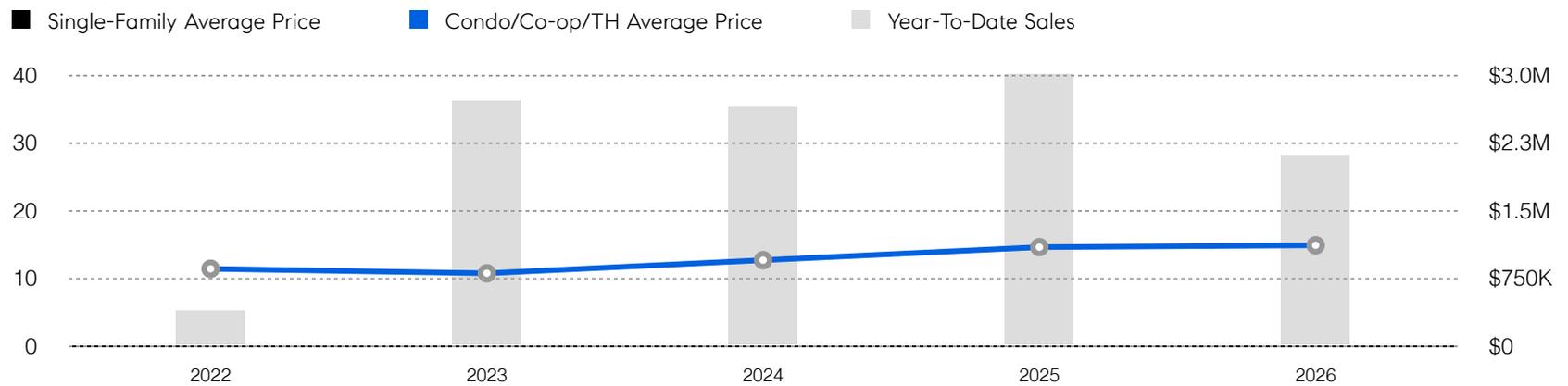


* Line graphs may be hidden due to limited sales data

Hoboken

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	2	2	0.0%	2	2	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	33	38	15.2%	33	38	15.2%
	ACTIVE LISTINGS	45	60	33.3%	45	60	33.3%
	# OF SALES	40	28	-30.0%	40	28	-30.0%
	SALES VOLUME	\$43,979,000	\$31,363,000	-28.7%	\$43,979,000	\$31,363,000	-28.7%
	MEDIAN PRICE	\$893,500	\$938,750	5.1%	\$893,500	\$938,750	5.1%
	AVERAGE PRICE	\$1,099,475	\$1,120,107	1.9%	\$1,099,475	\$1,120,107	1.9%
	AVERAGE DOM	36	18	-50.0%	36	18	-50.0%

Historic Sales Trends

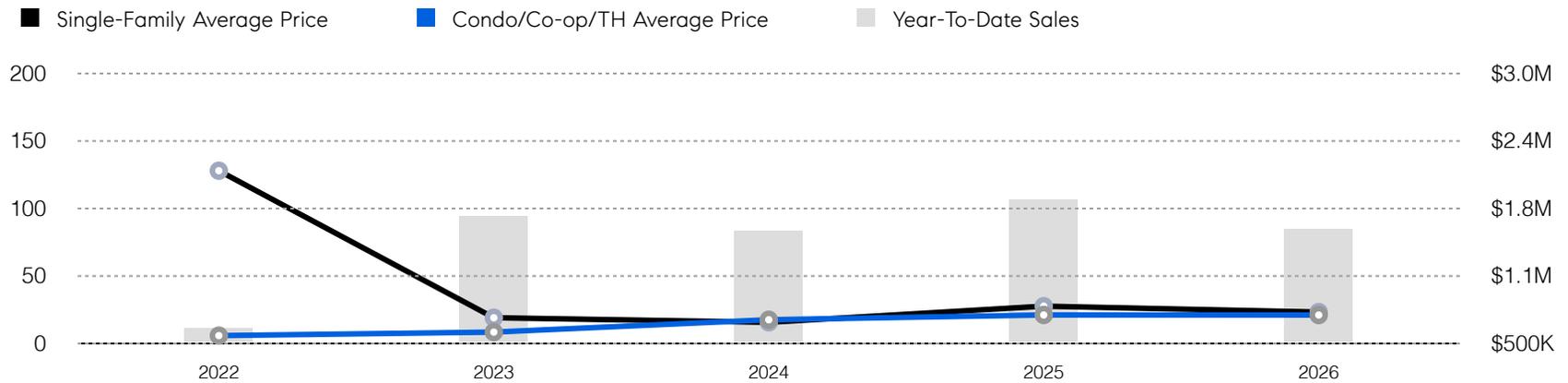


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Jersey City

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	29	14	-51.7%	29	14	-51.7%
	ACTIVE LISTINGS	55	47	-14.5%	55	47	-14.5%
	# OF SALES	23	10	-56.5%	23	10	-56.5%
	SALES VOLUME	\$19,452,500	\$7,914,000	-59.3%	\$19,452,500	\$7,914,000	-59.3%
	MEDIAN PRICE	\$630,000	\$594,000	-5.7%	\$630,000	\$594,000	-5.7%
	AVERAGE PRICE	\$845,761	\$791,400	-6.4%	\$845,761	\$791,400	-6.4%
	AVERAGE DOM	56	34	-39.3%	56	34	-39.3%
Condo/Co-op/TH	CONTRACTS SIGNED	102	92	-9.8%	102	92	-9.8%
	ACTIVE LISTINGS	399	413	3.5%	399	413	3.5%
	# OF SALES	82	73	-11.0%	82	73	-11.0%
	SALES VOLUME	\$62,678,849	\$55,744,750	-11.1%	\$62,678,849	\$55,744,750	-11.1%
	MEDIAN PRICE	\$667,500	\$672,500	0.7%	\$667,500	\$672,500	0.7%
	AVERAGE PRICE	\$764,376	\$763,627	-0.1%	\$764,376	\$763,627	-0.1%
	AVERAGE DOM	39	41	5.1%	39	41	5.1%

Historic Sales Trends

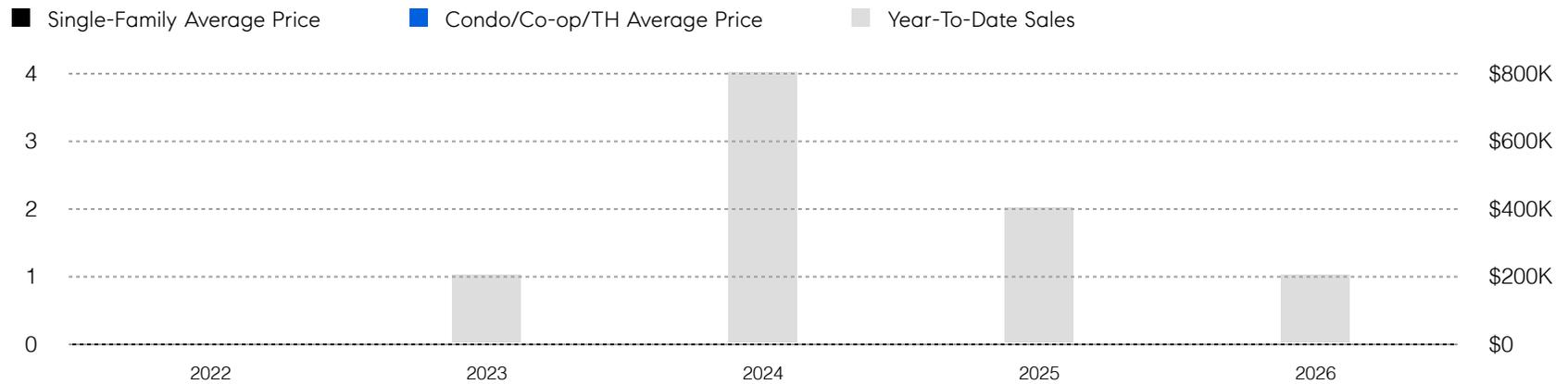


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Kearny

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	2	4	100.0%	2	4	100.0%
	ACTIVE LISTINGS	8	5	-37.5%	8	5	-37.5%
	# OF SALES	2	1	-50.0%	2	1	-50.0%
	SALES VOLUME	\$1,239,000	\$710,000	-42.7%	\$1,239,000	\$710,000	-42.7%
	MEDIAN PRICE	\$619,500	\$710,000	14.6%	\$619,500	\$710,000	14.6%
	AVERAGE PRICE	\$619,500	\$710,000	14.6%	\$619,500	\$710,000	14.6%
	AVERAGE DOM	58	28	-51.7%	58	28	-51.7%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	5	0.0%	0	5	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

Historic Sales Trends

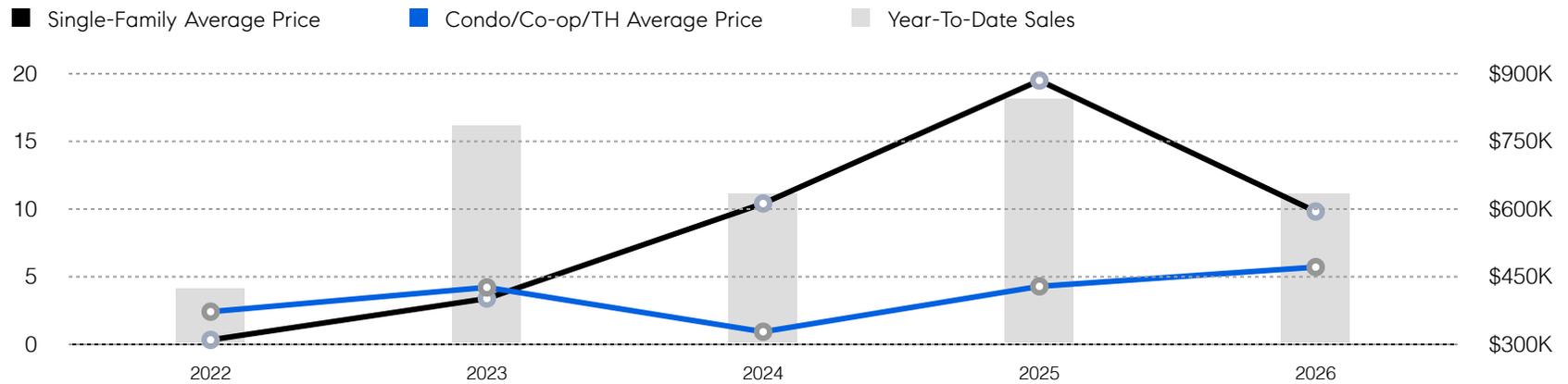


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North Bergen

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	7	3	-57.1%	7	3	-57.1%
	ACTIVE LISTINGS	13	24	84.6%	13	24	84.6%
	# OF SALES	2	2	0.0%	2	2	0.0%
	SALES VOLUME	\$1,770,000	\$1,189,000	-32.8%	\$1,770,000	\$1,189,000	-32.8%
	MEDIAN PRICE	\$885,000	\$594,500	-32.8%	\$885,000	\$594,500	-32.8%
	AVERAGE PRICE	\$885,000	\$594,500	-32.8%	\$885,000	\$594,500	-32.8%
	AVERAGE DOM	70	121	72.9%	70	121	72.9%
Condo/Co-op/TH	CONTRACTS SIGNED	12	10	-16.7%	12	10	-16.7%
	ACTIVE LISTINGS	41	45	9.8%	41	45	9.8%
	# OF SALES	16	9	-43.7%	16	9	-43.7%
	SALES VOLUME	\$6,859,250	\$4,242,080	-38.2%	\$6,859,250	\$4,242,080	-38.2%
	MEDIAN PRICE	\$391,000	\$389,500	-0.4%	\$391,000	\$389,500	-0.4%
	AVERAGE PRICE	\$428,703	\$471,342	9.9%	\$428,703	\$471,342	9.9%
	AVERAGE DOM	43	37	-14.0%	43	37	-14.0%

Historic Sales Trends

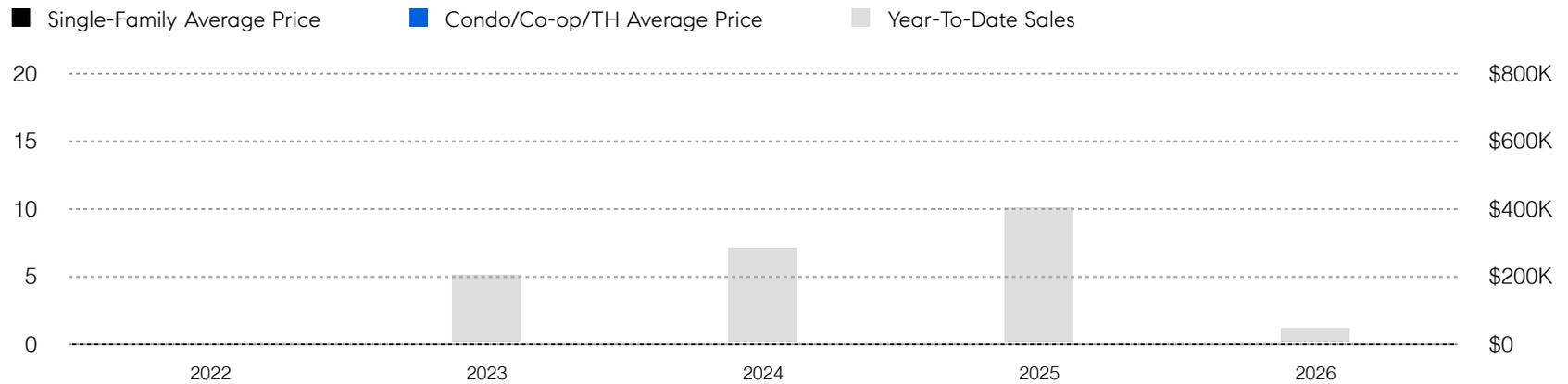


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Secaucus

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	4	2	-50.0%	4	2	-50.0%
	ACTIVE LISTINGS	8	8	0.0%	8	8	0.0%
	# OF SALES	3	0	0.0%	3	0	0.0%
	SALES VOLUME	\$2,185,000	-	-	\$2,185,000	-	-
	MEDIAN PRICE	\$710,000	-	-	\$710,000	-	-
	AVERAGE PRICE	\$728,333	-	-	\$728,333	-	-
	AVERAGE DOM	38	-	-	38	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	6	2	-66.7%	6	2	-66.7%
	ACTIVE LISTINGS	14	17	21.4%	14	17	21.4%
	# OF SALES	7	1	-85.7%	7	1	-85.7%
	SALES VOLUME	\$3,975,000	\$535,000	-86.5%	\$3,975,000	\$535,000	-86.5%
	MEDIAN PRICE	\$470,000	\$535,000	13.8%	\$470,000	\$535,000	13.8%
	AVERAGE PRICE	\$567,857	\$535,000	-5.8%	\$567,857	\$535,000	-5.8%
	AVERAGE DOM	42	148	252.4%	42	148	252.4%

Historic Sales Trends

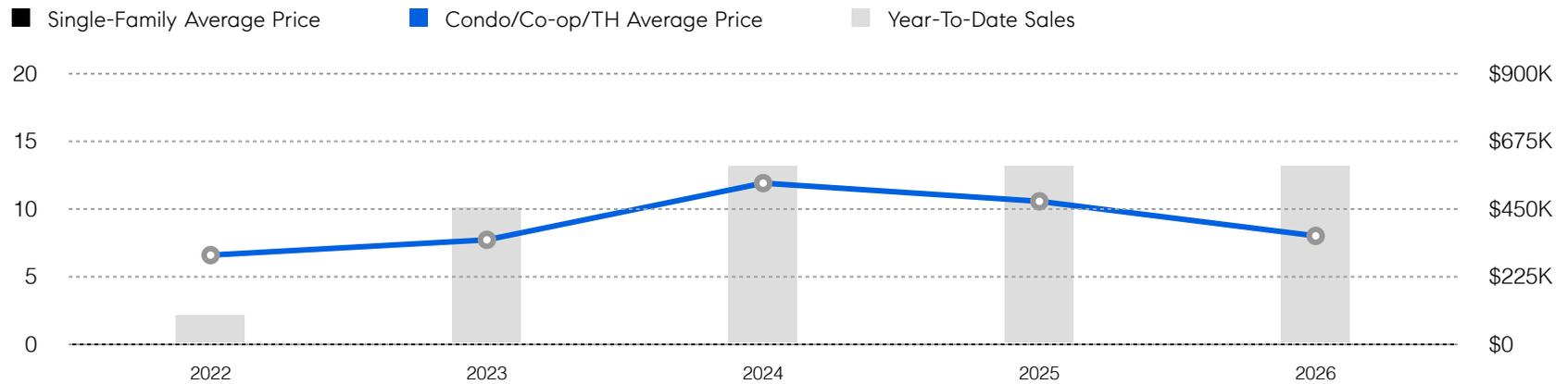


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Union City

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	0	2	0.0%	0	2	0.0%
	ACTIVE LISTINGS	4	4	0.0%	4	4	0.0%
	# OF SALES	1	3	200.0%	1	3	200.0%
	SALES VOLUME	\$635,000	\$1,900,000	199.2%	\$635,000	\$1,900,000	199.2%
	MEDIAN PRICE	\$635,000	\$575,000	-9.4%	\$635,000	\$575,000	-9.4%
	AVERAGE PRICE	\$635,000	\$633,333	-0.3%	\$635,000	\$633,333	-0.3%
	AVERAGE DOM	17	24	41.2%	17	24	41.2%
Condo/Co-op/TH	CONTRACTS SIGNED	15	11	-26.7%	15	11	-26.7%
	ACTIVE LISTINGS	51	64	25.5%	51	64	25.5%
	# OF SALES	12	10	-16.7%	12	10	-16.7%
	SALES VOLUME	\$5,709,000	\$3,608,500	-36.8%	\$5,709,000	\$3,608,500	-36.8%
	MEDIAN PRICE	\$427,000	\$316,250	-25.9%	\$427,000	\$316,250	-25.9%
	AVERAGE PRICE	\$475,750	\$360,850	-24.2%	\$475,750	\$360,850	-24.2%
	AVERAGE DOM	48	36	-25.0%	48	36	-25.0%

Historic Sales Trends

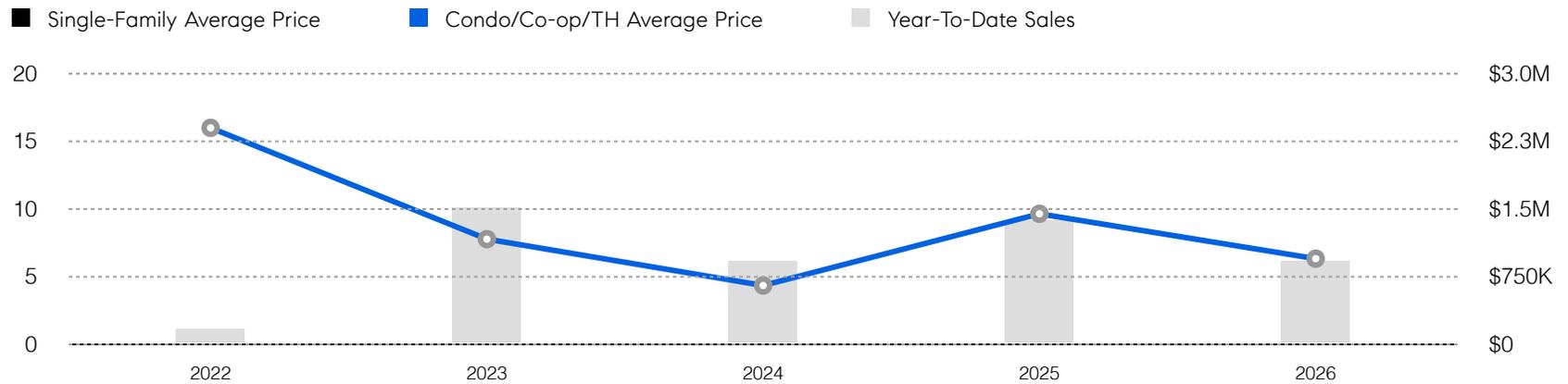


* Line graphs may be hidden due to limited sales data

Weehawken

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	2	2	0.0%	2	2	0.0%
	ACTIVE LISTINGS	7	4	-42.9%	7	4	-42.9%
	# OF SALES	2	2	0.0%	2	2	0.0%
	SALES VOLUME	\$1,345,000	\$2,150,000	59.9%	\$1,345,000	\$2,150,000	59.9%
	MEDIAN PRICE	\$672,500	\$1,075,000	59.9%	\$672,500	\$1,075,000	59.9%
	AVERAGE PRICE	\$672,500	\$1,075,000	59.9%	\$672,500	\$1,075,000	59.9%
	AVERAGE DOM	49	13	-73.5%	49	13	-73.5%
Condo/Co-op/TH	CONTRACTS SIGNED	5	4	-20.0%	5	4	-20.0%
	ACTIVE LISTINGS	26	25	-3.8%	26	25	-3.8%
	# OF SALES	7	4	-42.9%	7	4	-42.9%
	SALES VOLUME	\$10,133,500	\$3,801,500	-62.5%	\$10,133,500	\$3,801,500	-62.5%
	MEDIAN PRICE	\$1,250,000	\$989,500	-20.8%	\$1,250,000	\$989,500	-20.8%
	AVERAGE PRICE	\$1,447,643	\$950,375	-34.4%	\$1,447,643	\$950,375	-34.4%
	AVERAGE DOM	49	62	26.5%	49	62	26.5%

Historic Sales Trends

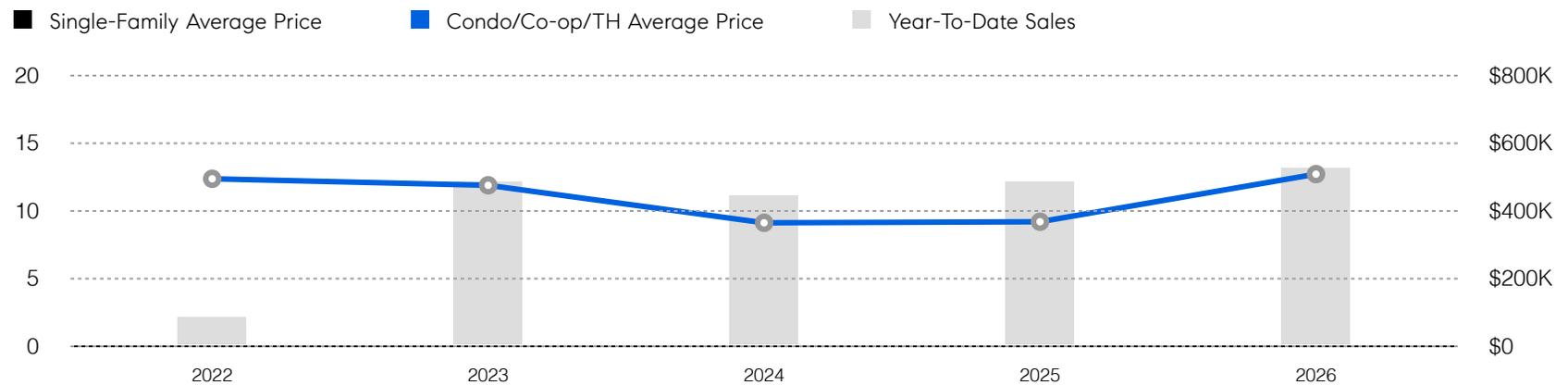


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West New York

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	0	2	0.0%	0	2	0.0%
	ACTIVE LISTINGS	0	3	0.0%	0	3	0.0%
	# OF SALES	2	1	-50.0%	2	1	-50.0%
	SALES VOLUME	\$1,256,500	\$725,000	-42.3%	\$1,256,500	\$725,000	-42.3%
	MEDIAN PRICE	\$628,250	\$725,000	15.4%	\$628,250	\$725,000	15.4%
	AVERAGE PRICE	\$628,250	\$725,000	15.4%	\$628,250	\$725,000	15.4%
	AVERAGE DOM	94	10	-89.4%	94	10	-89.4%
Condo/Co-op/TH	CONTRACTS SIGNED	17	6	-64.7%	17	6	-64.7%
	ACTIVE LISTINGS	38	69	81.6%	38	69	81.6%
	# OF SALES	10	12	20.0%	10	12	20.0%
	SALES VOLUME	\$3,681,450	\$6,105,280	65.8%	\$3,681,450	\$6,105,280	65.8%
	MEDIAN PRICE	\$314,500	\$394,000	25.3%	\$314,500	\$394,000	25.3%
	AVERAGE PRICE	\$368,145	\$508,773	38.2%	\$368,145	\$508,773	38.2%
	AVERAGE DOM	25	47	88.0%	25	47	88.0%

Historic Sales Trends



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COMPASS

Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 01/31/2025 vs. 01/01/2026 - 01/31/2026

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