

A low-angle, upward-looking photograph of several tall skyscrapers in a city, likely Hudson County, New Jersey. The buildings are modern, with glass and steel facades. The sky is blue with some light clouds. The perspective makes the buildings appear to converge towards the top of the frame. In the foreground, parts of traffic lights and street signs are visible, indicating a city street intersection.

September 2026

Hudson County Market Report

COMPASS

Hudson County Overview

Year-To-Date Sales

2,388

-4.5% Year-To-Date
-15.6% Month-Over-Month

Year-To-Date Contracts

2,566

-3.6% Year-To-Date
-0.8% Month-Over-Month

Single-Family
Average Sale Price

\$904K

14.5% Year-To-Date
-18.9% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$818K

9.1% Year-To-Date
-4.7% Month-Over-Month

Average Days On Market

36

5.9% Year-To-Date
-7.1% Month-Over-Month

Active Listings

1,566

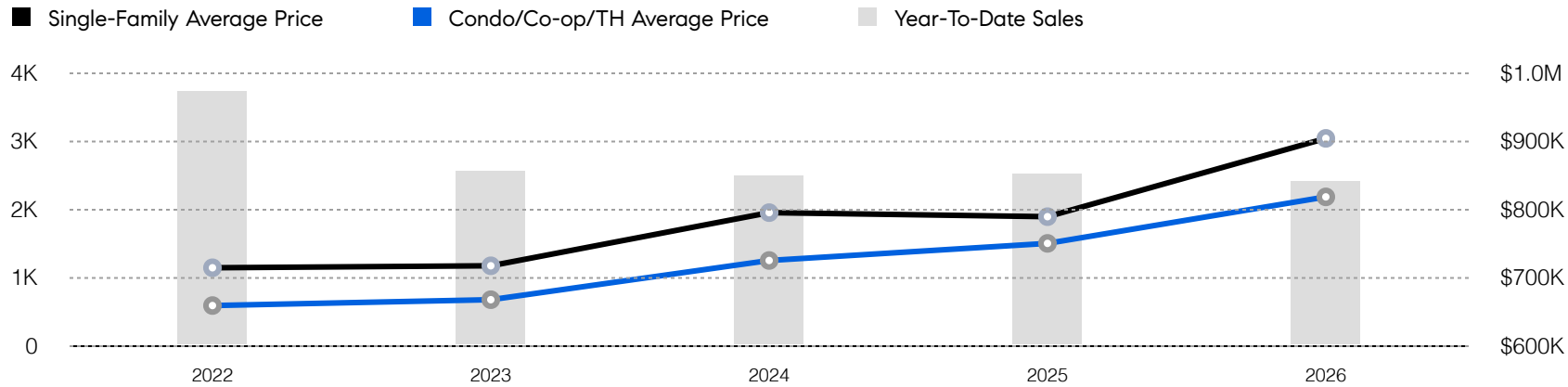
36.3% Year-Over-Year
8.5% Month-Over-Month



Hudson County Overview

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	567	543	-4.2%	65	51	-21.5%
	ACTIVE LISTINGS	213	272	27.7%	213	272	27.7%
	# OF SALES	490	441	-10.0%	55	41	-25.5%
	SALES VOLUME	\$387,012,502	\$398,944,801	3.1%	\$38,463,888	\$35,125,500	-8.7%
	MEDIAN PRICE	\$640,000	\$675,000	5.5%	\$600,000	\$740,000	23.3%
	AVERAGE PRICE	\$789,821	\$904,637	14.5%	\$699,343	\$856,720	22.5%
	AVERAGE DOM	34	34	0.0%	22	36	63.6%
	% OF ASKING PRICE	100.9%	100.9%	0.0%	102.4%	101.1%	-1.2%
Condo/Co-op/TH	CONTRACTS SIGNED	2,094	2,023	-3.4%	231	193	-16.5%
	ACTIVE LISTINGS	936	1,294	38.2%	936	1,294	38.2%
	# OF SALES	2,011	1,947	-3.2%	247	192	-22.3%
	SALES VOLUME	\$1,509,598,784	\$1,594,298,521	5.6%	\$182,072,171	\$154,270,144	-15.3%
	MEDIAN PRICE	\$650,000	\$700,000	7.7%	\$625,000	\$684,000	9.4%
	AVERAGE PRICE	\$750,671	\$818,849	9.1%	\$737,134	\$803,490	9.0%
	AVERAGE DOM	35	35	0.0%	38	38	0.0%
	% OF ASKING PRICE	99.6%	99.6%	0.0%	99.5%	99.8%	0.3%

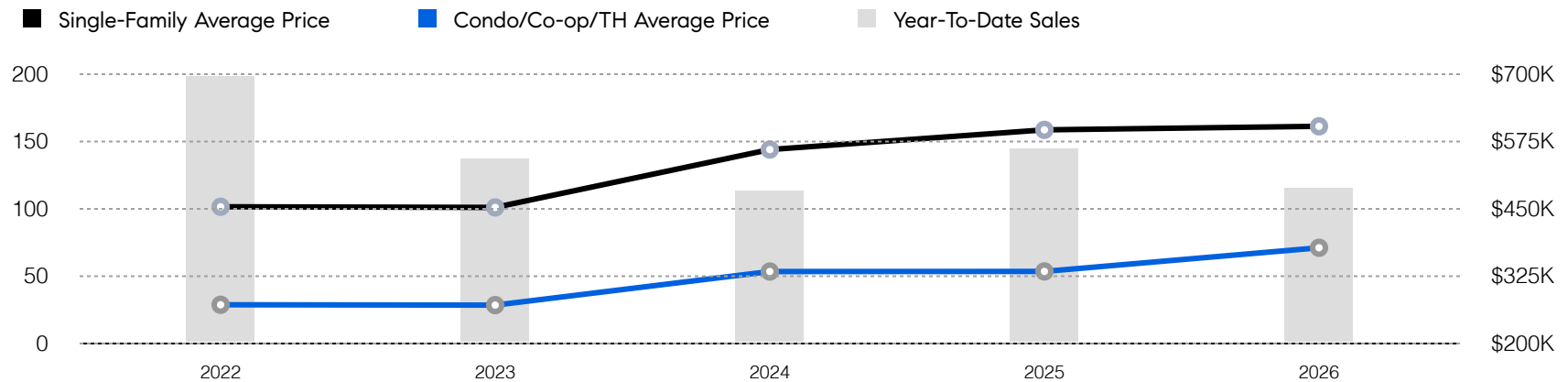
Historic Sales Trends



Bayonne

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	76	61	-19.7%	7	6	-14.3%
	ACTIVE LISTINGS	18	40	122.2%	18	40	122.2%
	# OF SALES	70	64	-8.6%	10	5	-50.0%
	SALES VOLUME	\$41,767,500	\$38,607,500	-7.6%	\$5,701,000	\$3,325,000	-41.7%
	MEDIAN PRICE	\$570,000	\$597,500	4.8%	\$535,000	\$580,000	8.4%
	AVERAGE PRICE	\$596,679	\$603,242	1.1%	\$570,100	\$665,000	16.6%
	AVERAGE DOM	33	32	-3.0%	23	34	47.8%
	% OF ASKING PRICE	100.8%	101.4%	0.6%	101.0%	97.6%	-3.4%
Condo/Co-op/TH	CONTRACTS SIGNED	75	49	-34.7%	8	7	-12.5%
	ACTIVE LISTINGS	21	27	28.6%	21	27	28.6%
	# OF SALES	73	50	-31.5%	3	4	33.3%
	SALES VOLUME	\$24,370,633	\$18,888,000	-22.5%	\$696,000	\$1,416,000	103.4%
	MEDIAN PRICE	\$275,000	\$335,000	21.8%	\$219,000	\$340,500	55.5%
	AVERAGE PRICE	\$333,844	\$377,760	13.2%	\$232,000	\$354,000	52.6%
	AVERAGE DOM	34	34	0.0%	15	15	0.0%
	% OF ASKING PRICE	99.5%	98.9%	-0.6%	108.8%	99.2%	-9.6%

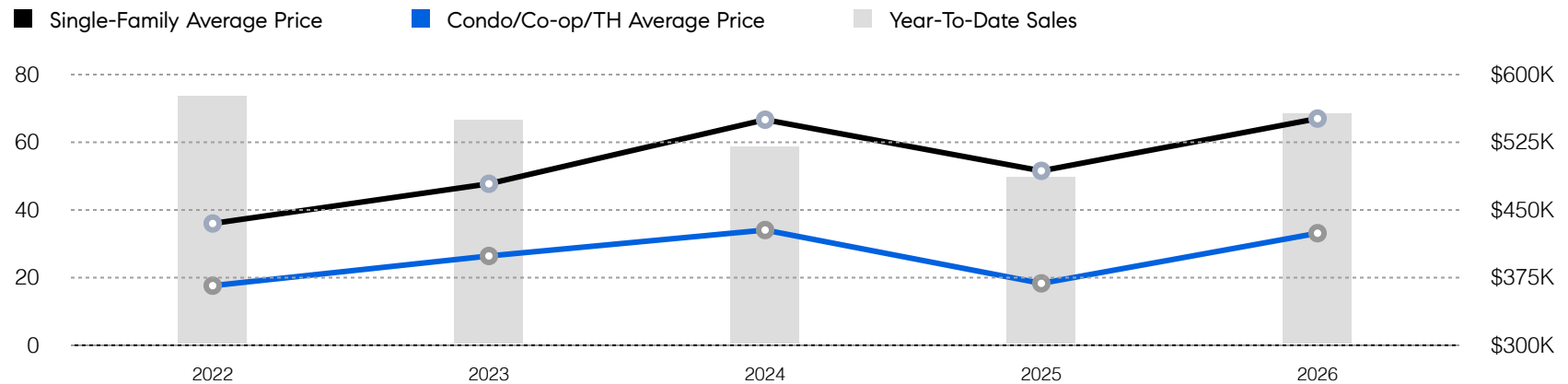
Historic Sales Trends



Guttenberg

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	2	4	100.0%	1	1	0.0%
	ACTIVE LISTINGS	0	3	0.0%	0	3	0.0%
	# OF SALES	3	2	-33.3%	0	0	0.0%
	SALES VOLUME	\$1,480,000	\$1,102,500	-25.5%	-	-	-
	MEDIAN PRICE	\$485,000	\$551,250	13.7%	-	-	-
	AVERAGE PRICE	\$493,333	\$551,250	11.7%	-	-	-
	AVERAGE DOM	20	12	-40.0%	-	-	-
	% OF ASKING PRICE	97.0%	95.5%	-1.6%	-	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	52	64	23.1%	7	5	-28.6%
	ACTIVE LISTINGS	46	48	4.3%	46	48	4.3%
	# OF SALES	46	66	43.5%	6	8	33.3%
	SALES VOLUME	\$16,957,887	\$27,999,588	65.1%	\$2,304,000	\$2,584,000	12.2%
	MEDIAN PRICE	\$349,000	\$345,000	-1.1%	\$359,500	\$327,000	-9.0%
	AVERAGE PRICE	\$368,650	\$424,236	15.1%	\$384,000	\$323,000	-15.9%
	AVERAGE DOM	56	69	23.2%	45	67	48.9%
	% OF ASKING PRICE	95.8%	97.5%	1.6%	96.5%	96.6%	0.1%

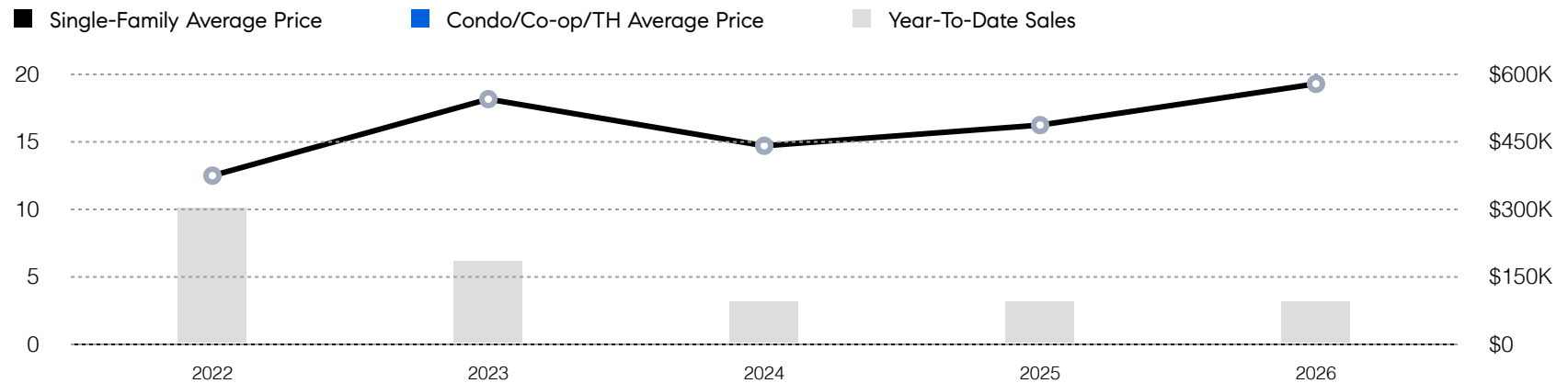
Historic Sales Trends



Harrison

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	3	1	-66.7%	0	0	0.0%
	ACTIVE LISTINGS	2	0	0.0%	2	0	0.0%
	# OF SALES	3	2	-33.3%	0	1	0.0%
	SALES VOLUME	\$1,462,000	\$1,158,000	-20.8%	-	\$700,000	-
	MEDIAN PRICE	\$472,000	\$579,000	22.7%	-	\$700,000	-
	AVERAGE PRICE	\$487,333	\$579,000	18.8%	-	\$700,000	-
	AVERAGE DOM	54	42	-22.2%	-	7	-
	% OF ASKING PRICE	94.9%	97.2%	2.3%	-	100.0%	-
Condo/Co-op/TH	CONTRACTS SIGNED	0	2	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	2	0.0%	0	2	0.0%
	# OF SALES	0	1	0.0%	0	0	0.0%
	SALES VOLUME	-	\$405,000	-	-	-	-
	MEDIAN PRICE	-	\$405,000	-	-	-	-
	AVERAGE PRICE	-	\$405,000	-	-	-	-
	AVERAGE DOM	-	43	-	-	-	-
	% OF ASKING PRICE	-	98.8%	-	-	-	-

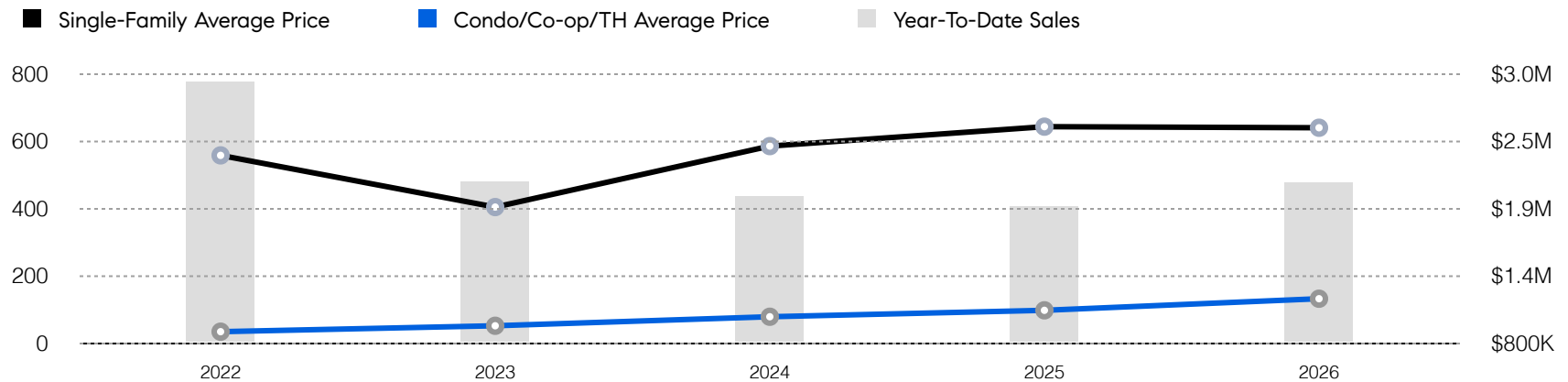
Historic Sales Trends



Hoboken

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	20	25	25.0%	8	1	-87.5%
	ACTIVE LISTINGS	2	6	200.0%	2	6	200.0%
	# OF SALES	11	22	100.0%	0	1	0.0%
	SALES VOLUME	\$28,284,900	\$56,376,999	99.3%	-	\$800,000	-
	MEDIAN PRICE	\$2,185,000	\$2,675,000	22.4%	-	\$800,000	-
	AVERAGE PRICE	\$2,571,355	\$2,562,591	-0.3%	-	\$800,000	-
	AVERAGE DOM	16	11	-31.2%	-	34	-
	% OF ASKING PRICE	96.9%	102.6%	5.7%	-	100.1%	-
Condo/Co-op/TH	CONTRACTS SIGNED	399	442	10.8%	40	37	-7.5%
	ACTIVE LISTINGS	64	164	156.3%	64	164	156.3%
	# OF SALES	390	451	15.6%	48	53	10.4%
	SALES VOLUME	\$417,775,989	\$525,856,385	25.9%	\$50,413,499	\$61,072,348	21.1%
	MEDIAN PRICE	\$886,500	\$955,000	7.7%	\$818,000	\$999,000	22.1%
	AVERAGE PRICE	\$1,071,220	\$1,165,979	8.8%	\$1,050,281	\$1,152,308	9.7%
	AVERAGE DOM	21	19	-9.5%	24	19	-20.8%
	% OF ASKING PRICE	101.0%	101.6%	0.6%	101.0%	101.7%	0.7%

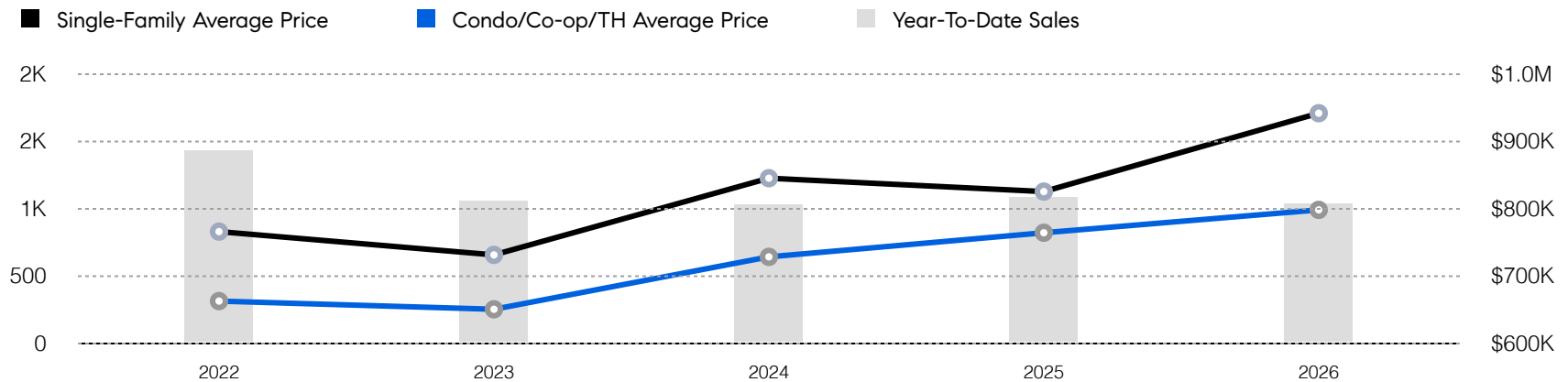
Historic Sales Trends



Jersey City

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	167	145	-13.2%	17	10	-41.2%
	ACTIVE LISTINGS	75	91	21.3%	75	91	21.3%
	# OF SALES	170	146	-14.1%	16	9	-43.7%
	SALES VOLUME	\$140,363,548	\$137,544,085	-2.0%	\$12,692,000	\$7,954,000	-37.3%
	MEDIAN PRICE	\$674,500	\$712,500	5.6%	\$645,000	\$803,000	24.5%
	AVERAGE PRICE	\$825,668	\$942,083	14.1%	\$793,250	\$883,778	11.4%
	AVERAGE DOM	35	30	-14.3%	22	28	27.3%
	% OF ASKING PRICE	100.5%	100.4%	-0.1%	101.5%	102.4%	1.0%
Condo/Co-op/TH	CONTRACTS SIGNED	944	879	-6.9%	98	72	-26.5%
	ACTIVE LISTINGS	518	643	24.1%	518	643	24.1%
	# OF SALES	904	880	-2.7%	119	71	-40.3%
	SALES VOLUME	\$691,128,342	\$702,682,630	1.7%	\$85,749,936	\$55,965,509	-34.7%
	MEDIAN PRICE	\$700,000	\$715,000	2.1%	\$660,000	\$720,000	9.1%
	AVERAGE PRICE	\$764,523	\$798,503	4.4%	\$720,588	\$788,247	9.4%
	AVERAGE DOM	36	38	5.6%	40	41	2.5%
	% OF ASKING PRICE	99.2%	99.2%	0.0%	99.1%	99.4%	0.3%

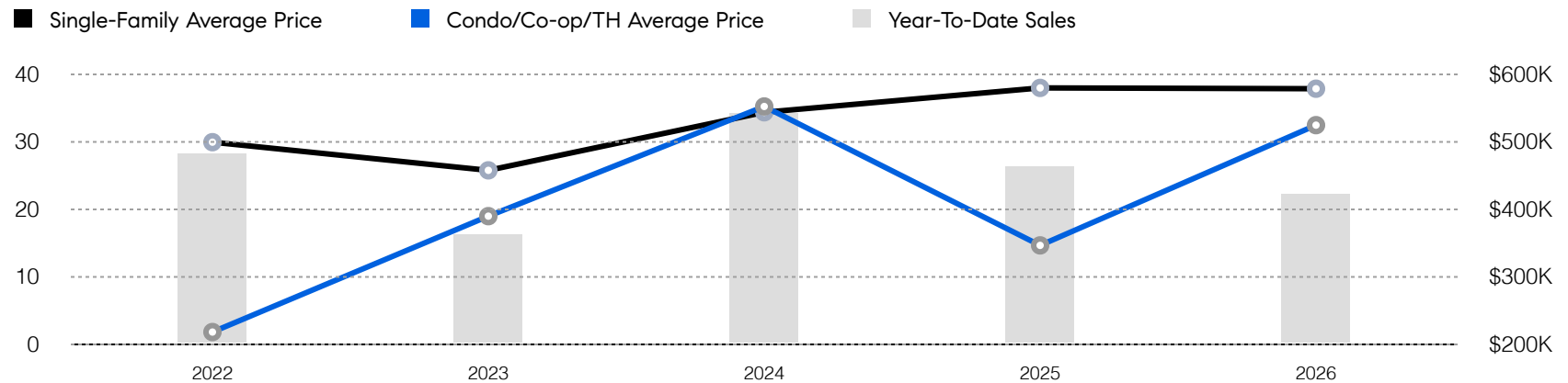
Historic Sales Trends



Kearny

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	23	23	0.0%	2	1	-50.0%
	ACTIVE LISTINGS	10	14	40.0%	10	14	40.0%
	# OF SALES	24	17	-29.2%	4	1	-75.0%
	SALES VOLUME	\$13,919,500	\$9,839,500	-29.3%	\$2,375,000	\$435,000	-81.7%
	MEDIAN PRICE	\$555,000	\$540,000	-2.7%	\$570,000	\$435,000	-23.7%
	AVERAGE PRICE	\$579,979	\$578,794	-0.2%	\$593,750	\$435,000	-26.7%
	AVERAGE DOM	36	40	11.1%	30	10	-66.7%
	% OF ASKING PRICE	101.6%	102.4%	0.8%	101.1%	110.1%	9.0%
Condo/Co-op/TH	CONTRACTS SIGNED	3	7	133.3%	0	1	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	2	5	150.0%	0	0	0.0%
	SALES VOLUME	\$693,400	\$2,624,110	278.4%	-	-	-
	MEDIAN PRICE	\$346,700	\$499,900	44.2%	-	-	-
	AVERAGE PRICE	\$346,700	\$524,822	51.4%	-	-	-
	AVERAGE DOM	6	12	100.0%	-	-	-
	% OF ASKING PRICE	106.4%	103.3%	-3.1%	-	-	-

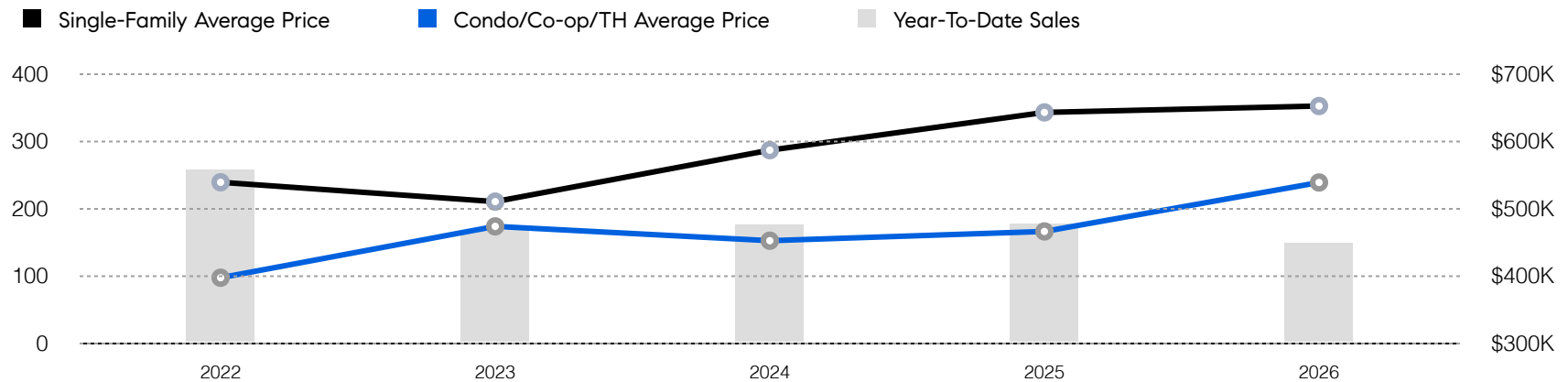
Historic Sales Trends



North Bergen

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	54	60	11.1%	7	6	-14.3%
	ACTIVE LISTINGS	23	34	47.8%	23	34	47.8%
	# OF SALES	51	49	-3.9%	7	6	-14.3%
	SALES VOLUME	\$32,805,500	\$31,984,578	-2.5%	\$4,330,000	\$4,110,000	-5.1%
	MEDIAN PRICE	\$615,000	\$600,000	-2.4%	\$620,000	\$645,000	4.0%
	AVERAGE PRICE	\$643,245	\$652,746	1.5%	\$618,571	\$685,000	10.7%
	AVERAGE DOM	34	41	20.6%	29	29	0.0%
	% OF ASKING PRICE	101.3%	101.4%	0.1%	106.1%	99.0%	-7.2%
Condo/Co-op/TH	CONTRACTS SIGNED	128	109	-14.8%	19	12	-36.8%
	ACTIVE LISTINGS	52	63	21.2%	52	63	21.2%
	# OF SALES	124	97	-21.8%	18	12	-33.3%
	SALES VOLUME	\$57,839,709	\$52,300,155	-9.6%	\$10,709,999	\$5,756,500	-46.3%
	MEDIAN PRICE	\$332,500	\$390,000	17.3%	\$450,000	\$332,500	-26.1%
	AVERAGE PRICE	\$466,449	\$539,177	15.6%	\$595,000	\$479,708	-19.4%
	AVERAGE DOM	43	43	0.0%	72	39	-45.8%
	% OF ASKING PRICE	99.7%	98.3%	-1.4%	98.9%	97.6%	-1.3%

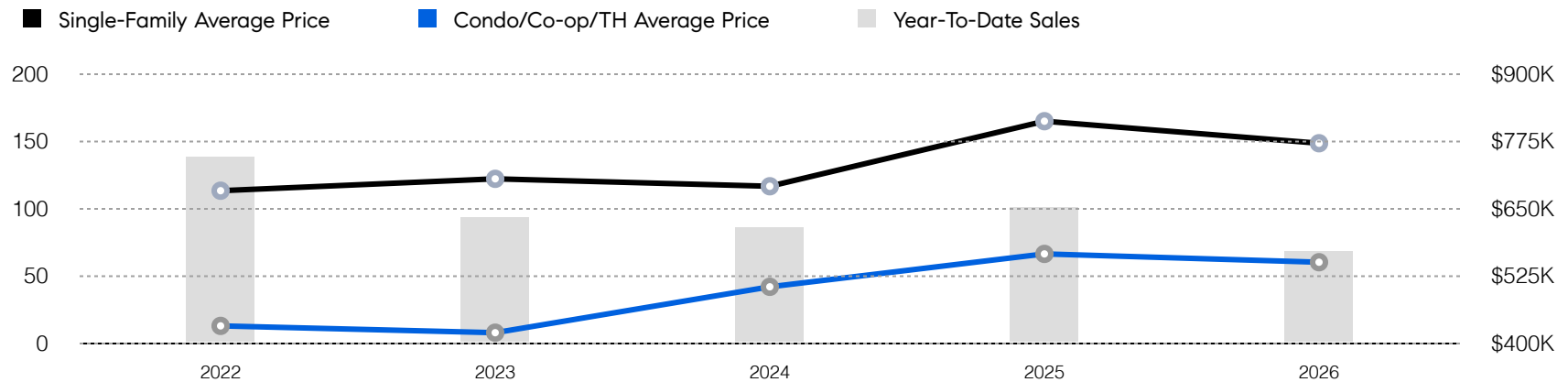
Historic Sales Trends



Secaucus

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	34	23	-32.4%	3	0	0.0%
	ACTIVE LISTINGS	9	5	-44.4%	9	5	-44.4%
	# OF SALES	34	22	-35.3%	4	2	-50.0%
	SALES VOLUME	\$27,633,499	\$16,979,999	-38.6%	\$2,970,000	\$1,435,000	-51.7%
	MEDIAN PRICE	\$752,500	\$757,500	0.7%	\$747,500	\$717,500	-4.0%
	AVERAGE PRICE	\$812,750	\$771,818	-5.0%	\$742,500	\$717,500	-3.4%
	AVERAGE DOM	25	43	72.0%	14	63	350.0%
	% OF ASKING PRICE	99.8%	98.6%	-1.2%	101.0%	98.9%	-2.1%
Condo/Co-op/TH	CONTRACTS SIGNED	67	60	-10.4%	9	13	44.4%
	ACTIVE LISTINGS	16	39	143.8%	16	39	143.8%
	# OF SALES	66	45	-31.8%	7	4	-42.9%
	SALES VOLUME	\$37,380,500	\$24,792,800	-33.7%	\$3,247,000	\$1,847,000	-43.1%
	MEDIAN PRICE	\$487,500	\$470,000	-3.6%	\$410,000	\$414,500	1.1%
	AVERAGE PRICE	\$566,371	\$550,951	-2.7%	\$463,857	\$461,750	-0.5%
	AVERAGE DOM	42	40	-4.8%	35	59	68.6%
	% OF ASKING PRICE	99.9%	99.6%	-0.3%	98.7%	97.7%	-1.0%

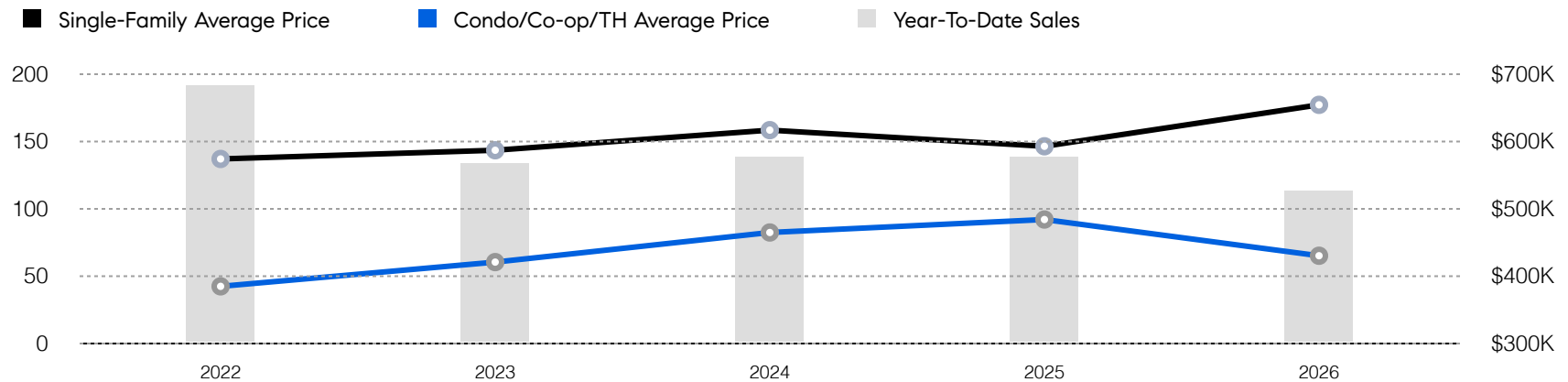
Historic Sales Trends



Union City

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	6	20	233.3%	0	2	0.0%
	ACTIVE LISTINGS	5	6	20.0%	5	6	20.0%
	# OF SALES	7	16	128.6%	0	3	0.0%
	SALES VOLUME	\$4,150,555	\$10,472,000	152.3%	-	\$1,945,000	-
	MEDIAN PRICE	\$595,000	\$602,500	1.3%	-	\$615,000	-
	AVERAGE PRICE	\$592,936	\$654,500	10.4%	-	\$648,333	-
	AVERAGE DOM	45	31	-31.1%	-	23	-
	% OF ASKING PRICE	97.6%	102.8%	5.2%	-	109.8%	-
Condo/Co-op/TH	CONTRACTS SIGNED	136	109	-19.9%	14	10	-28.6%
	ACTIVE LISTINGS	62	97	56.5%	62	97	56.5%
	# OF SALES	130	96	-26.2%	14	16	14.3%
	SALES VOLUME	\$62,940,176	\$41,315,888	-34.4%	\$5,458,000	\$6,625,888	21.4%
	MEDIAN PRICE	\$452,000	\$381,250	-15.7%	\$347,000	\$313,500	-9.7%
	AVERAGE PRICE	\$484,155	\$430,374	-11.1%	\$389,857	\$414,118	6.2%
	AVERAGE DOM	34	48	41.2%	29	72	148.3%
	% OF ASKING PRICE	100.1%	99.3%	-0.8%	100.2%	99.7%	-0.5%

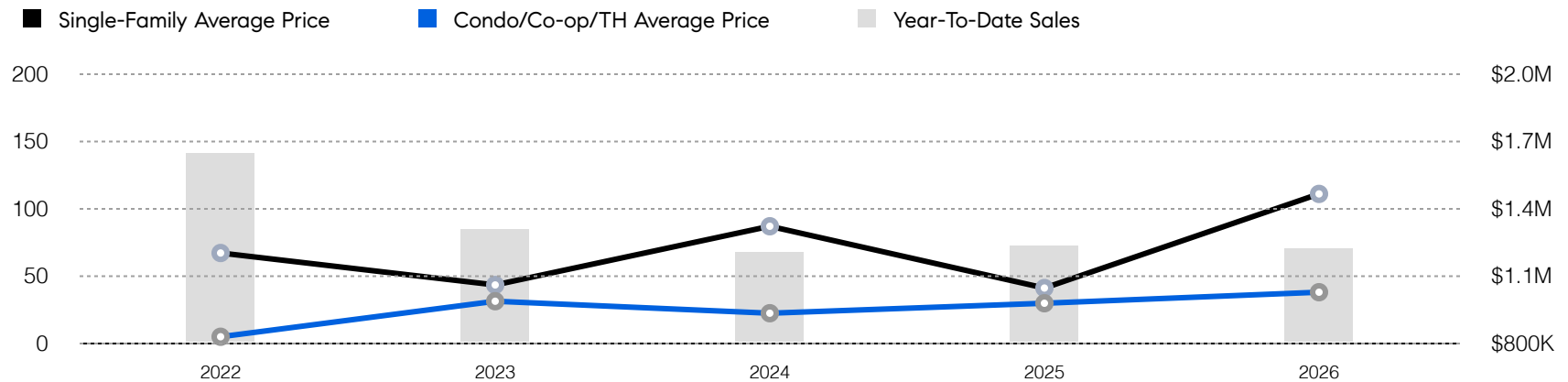
Historic Sales Trends



Weehawken

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	11	14	27.3%	1	0	0.0%
	ACTIVE LISTINGS	5	7	40.0%	5	7	40.0%
	# OF SALES	11	14	27.3%	0	3	0.0%
	SALES VOLUME	\$11,519,525	\$20,532,500	78.2%	-	\$4,262,500	-
	MEDIAN PRICE	\$800,000	\$1,225,000	53.1%	-	\$1,200,000	-
	AVERAGE PRICE	\$1,047,230	\$1,466,607	40.0%	-	\$1,420,833	-
	AVERAGE DOM	36	26	-27.8%	-	15	-
	% OF ASKING PRICE	98.8%	98.4%	-0.4%	-	97.6%	-
Condo/Co-op/TH	CONTRACTS SIGNED	58	58	0.0%	9	6	-33.3%
	ACTIVE LISTINGS	36	42	16.7%	36	42	16.7%
	# OF SALES	60	55	-8.3%	9	4	-55.6%
	SALES VOLUME	\$58,768,288	\$56,576,000	-3.7%	\$10,489,000	\$5,053,000	-51.8%
	MEDIAN PRICE	\$790,000	\$955,000	20.9%	\$1,328,000	\$1,234,000	-7.1%
	AVERAGE PRICE	\$979,471	\$1,028,655	5.0%	\$1,165,444	\$1,263,250	8.4%
	AVERAGE DOM	40	50	25.0%	42	32	-23.8%
	% OF ASKING PRICE	99.1%	98.4%	-0.7%	97.7%	96.7%	-1.0%

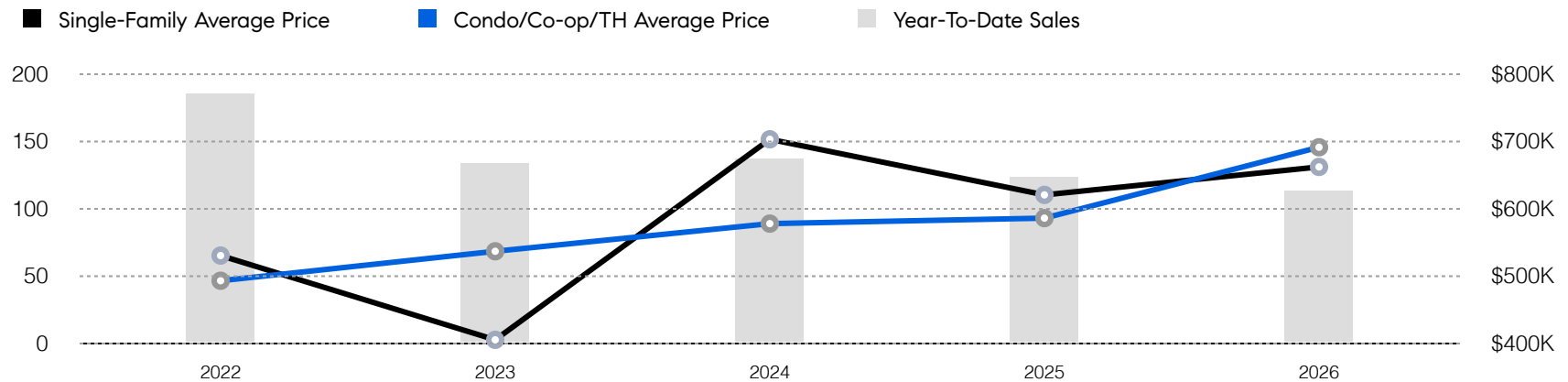
Historic Sales Trends



West New York

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	5	14	180.0%	2	0	0.0%
	ACTIVE LISTINGS	3	6	100.0%	3	6	100.0%
	# OF SALES	6	10	66.7%	1	2	100.0%
	SALES VOLUME	\$3,724,500	\$6,623,000	77.8%	\$585,000	\$2,037,000	248.2%
	MEDIAN PRICE	\$633,000	\$603,500	-4.7%	\$585,000	\$1,018,500	74.1%
	AVERAGE PRICE	\$620,750	\$662,300	6.7%	\$585,000	\$1,018,500	74.1%
	AVERAGE DOM	36	40	11.1%	5	32	540.0%
	% OF ASKING PRICE	106.0%	101.7%	-4.3%	106.4%	100.9%	-5.5%
Condo/Co-op/TH	CONTRACTS SIGNED	122	111	-9.0%	11	12	9.1%
	ACTIVE LISTINGS	67	113	68.7%	67	113	68.7%
	# OF SALES	116	102	-12.1%	13	9	-30.8%
	SALES VOLUME	\$68,002,737	\$70,532,555	3.7%	\$7,344,837	\$7,270,999	-1.0%
	MEDIAN PRICE	\$352,000	\$517,500	47.0%	\$420,000	\$590,000	40.5%
	AVERAGE PRICE	\$586,230	\$691,496	18.0%	\$564,987	\$807,889	43.0%
	AVERAGE DOM	42	36	-14.3%	40	34	-15.0%
	% OF ASKING PRICE	98.9%	98.8%	-0.1%	98.3%	101.0%	2.7%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 09/30/2025 vs. 01/01/2026 - 09/30/2026

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