

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 a clear, pale blue. In the foreground, parts of traffic lights and street signs are visible, indicating a city street intersection. The overall composition emphasizes the height and density of the urban environment.

Q2 2026

Hudson County Market Report

COMPASS

Hudson County Overview

Year-To-Date Sales

1,495

-4.5% Year-To-Date
25.8% Quarter-Over-Quarter

Year-To-Date Contracts

1,844

4.7% Year-To-Date
32.2% Quarter-Over-Quarter

Single-Family
Average Sale Price

\$898K

12.2% Year-To-Date
28.3% Quarter-Over-Quarter

Condo/Co-op/Townhouse
Average Sale Price

\$821K

9.3% Year-To-Date
12.0% Quarter-Over-Quarter

Average Days On Market

34

3.0% Year-To-Date
-15.8% Quarter-Over-Quarter

Active Listings

1,327

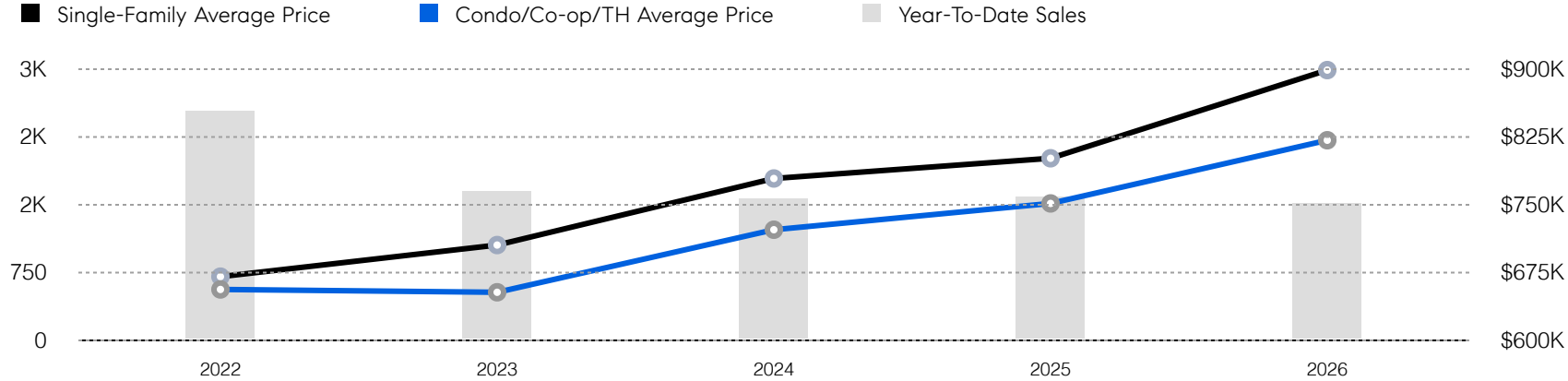
12.6% Year-Over-Year
22.6% Quarter-Over-Quarter



Hudson County Overview

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	367	382	4.1%	183	224	22.4%
	ACTIVE LISTINGS	197	211	7.1%	197	211	7.1%
	# OF SALES	312	272	-12.8%	163	147	-9.8%
	SALES VOLUME	\$250,057,406	\$244,527,616	-2.2%	\$138,262,274	\$147,064,282	6.4%
	MEDIAN PRICE	\$627,500	\$675,000	7.6%	\$650,000	\$690,000	6.2%
	AVERAGE PRICE	\$801,466	\$898,999	12.2%	\$848,235	\$1,000,437	17.9%
	AVERAGE DOM	38	35	-7.9%	36	34	-5.6%
	% OF ASKING PRICE	100.4%	100.6%	0.1%	101.0%	101.2%	0.2%
Condo/Co-op/TH	CONTRACTS SIGNED	1,395	1,462	4.8%	725	826	13.9%
	ACTIVE LISTINGS	982	1,116	13.6%	982	1,116	13.6%
	# OF SALES	1,253	1,223	-2.4%	695	686	-1.3%
	SALES VOLUME	\$941,647,896	\$1,004,561,645	6.7%	\$541,648,669	\$591,272,451	9.2%
	MEDIAN PRICE	\$650,000	\$690,100	6.2%	\$665,000	\$720,000	8.3%
	AVERAGE PRICE	\$751,515	\$821,391	9.3%	\$779,351	\$861,913	10.6%
	AVERAGE DOM	35	36	2.9%	30	34	13.3%
	% OF ASKING PRICE	99.7%	100.3%	0.7%	99.8%	101.2%	1.4%

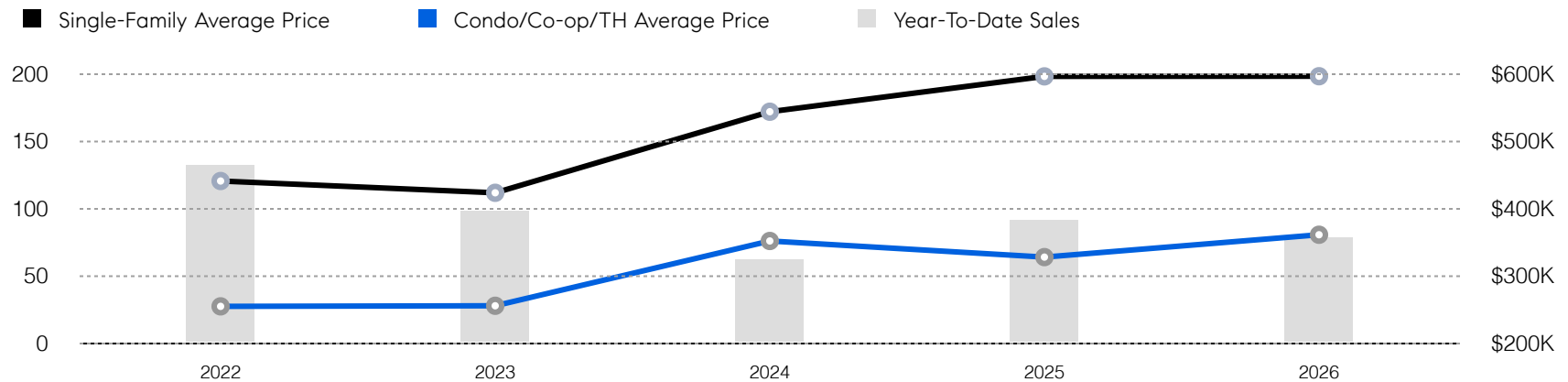
Historic Sales Trends



Bayonne

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	54	48	-11.1%	29	34	17.2%
	ACTIVE LISTINGS	13	24	84.6%	13	24	84.6%
	# OF SALES	40	42	5.0%	26	22	-15.4%
	SALES VOLUME	\$23,871,200	\$25,073,500	5.0%	\$15,498,200	\$13,816,000	-10.9%
	MEDIAN PRICE	\$564,500	\$590,000	4.5%	\$564,500	\$619,500	9.7%
	AVERAGE PRICE	\$596,780	\$596,988	0.0%	\$596,085	\$628,000	5.4%
	AVERAGE DOM	37	34	-8.1%	38	36	-5.3%
	% OF ASKING PRICE	100.9%	101.4%	0.5%	100.6%	101.9%	1.3%
Condo/Co-op/TH	CONTRACTS SIGNED	51	35	-31.4%	26	17	-34.6%
	ACTIVE LISTINGS	28	19	-32.1%	28	19	-32.1%
	# OF SALES	50	35	-30.0%	24	16	-33.3%
	SALES VOLUME	\$16,417,333	\$12,654,500	-22.9%	\$7,737,000	\$6,503,500	-15.9%
	MEDIAN PRICE	\$270,000	\$290,000	7.4%	\$257,000	\$380,000	47.9%
	AVERAGE PRICE	\$328,347	\$361,557	10.1%	\$322,375	\$406,469	26.1%
	AVERAGE DOM	32	35	9.4%	31	33	6.5%
	% OF ASKING PRICE	99.2%	98.8%	-0.4%	99.8%	99.8%	0.0%

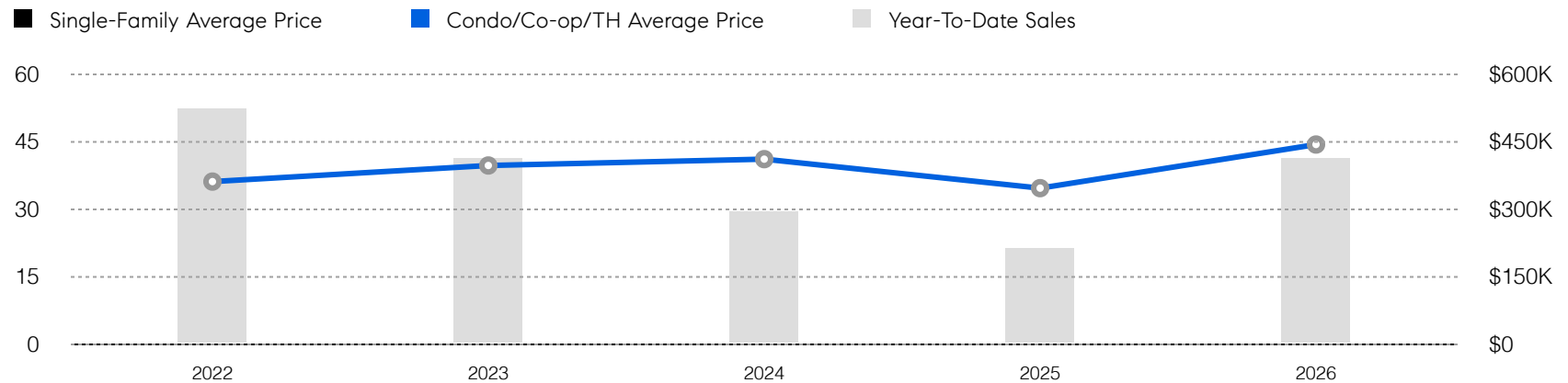
Historic Sales Trends



Guttenberg

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	1	1	0.0%	0	1	0.0%
	ACTIVE LISTINGS	0	3	0.0%	0	3	0.0%
	# OF SALES	2	1	-50.0%	0	0	0.0%
	SALES VOLUME	\$995,000	\$550,000	-44.7%	-	-	-
	MEDIAN PRICE	\$497,500	\$550,000	10.6%	-	-	-
	AVERAGE PRICE	\$497,500	\$550,000	10.6%	-	-	-
	AVERAGE DOM	21	2	-90.5%	-	-	-
	% OF ASKING PRICE	99.5%	95.7%	-3.9%	-	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	30	49	63.3%	20	25	25.0%
	ACTIVE LISTINGS	49	48	-2.0%	49	48	-2.0%
	# OF SALES	19	40	110.5%	7	18	157.1%
	SALES VOLUME	\$6,597,888	\$17,766,700	169.3%	\$2,775,888	\$8,851,000	218.9%
	MEDIAN PRICE	\$340,000	\$345,000	1.5%	\$390,000	\$365,000	-6.4%
	AVERAGE PRICE	\$347,257	\$444,168	27.9%	\$396,555	\$491,722	24.0%
	AVERAGE DOM	53	61	15.1%	18	61	238.9%
	% OF ASKING PRICE	97.2%	97.5%	0.3%	97.1%	97.8%	0.7%

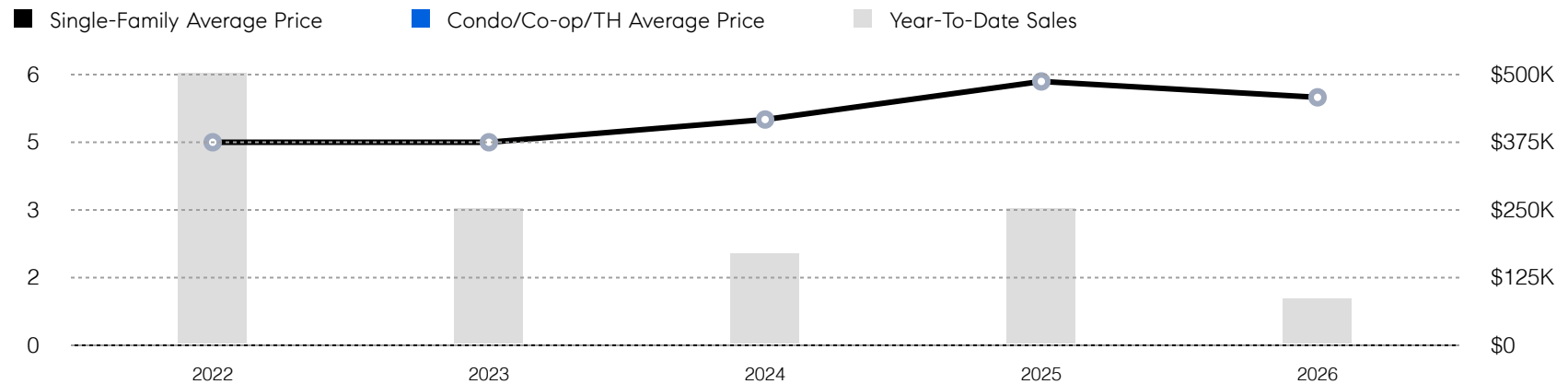
Historic Sales Trends



Harrison

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	3	1	-66.7%	1	1	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	3	1	-66.7%	2	0	0.0%
	SALES VOLUME	\$1,462,000	\$458,000	-68.7%	\$1,022,000	-	-
	MEDIAN PRICE	\$472,000	\$458,000	-3.0%	\$511,000	-	-
	AVERAGE PRICE	\$487,333	\$458,000	-6.0%	\$511,000	-	-
	AVERAGE DOM	54	77	42.6%	20	-	-
	% OF ASKING PRICE	94.9%	94.4%	-0.5%	98.3%	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	1	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

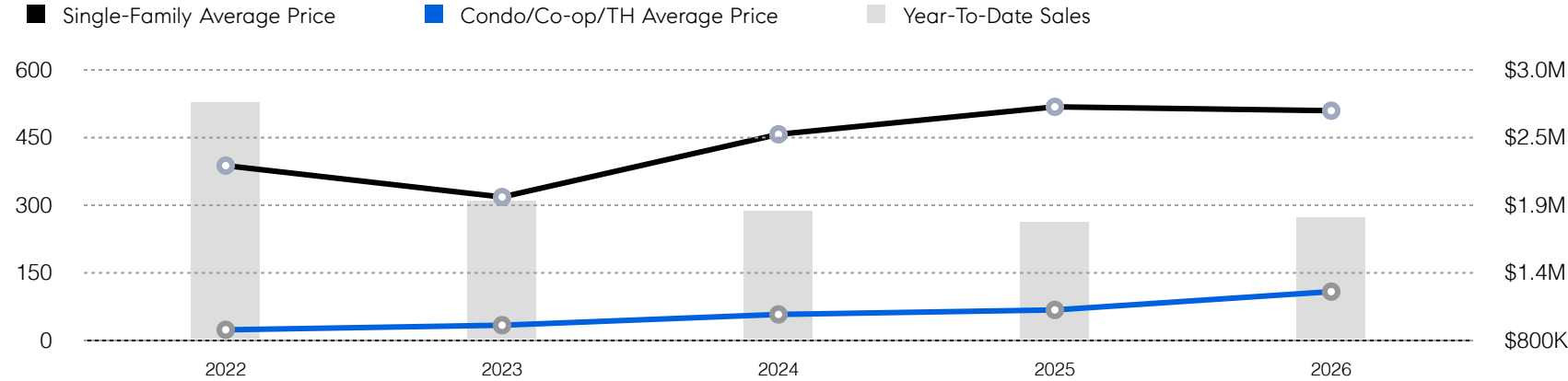
Historic Sales Trends



Hoboken

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	9	21	133.3%	6	10	66.7%
	ACTIVE LISTINGS	6	5	-16.7%	6	5	-16.7%
	# OF SALES	9	15	66.7%	7	12	71.4%
	SALES VOLUME	\$24,299,900	\$40,029,999	64.7%	\$18,720,900	\$30,399,999	62.4%
	MEDIAN PRICE	\$2,725,000	\$2,750,000	0.9%	\$2,725,000	\$2,587,500	-5.0%
	AVERAGE PRICE	\$2,699,989	\$2,668,667	-1.2%	\$2,674,414	\$2,533,333	-5.3%
	AVERAGE DOM	16	8	-50.0%	19	8	-57.9%
	% OF ASKING PRICE	96.5%	103.1%	6.6%	96.7%	103.5%	6.8%
Condo/Co-op/TH	CONTRACTS SIGNED	280	326	16.4%	155	195	25.8%
	ACTIVE LISTINGS	80	116	45.0%	80	116	45.0%
	# OF SALES	250	254	1.6%	160	153	-4.4%
	SALES VOLUME	\$262,129,784	\$304,117,233	16.0%	\$169,269,284	\$194,602,906	15.0%
	MEDIAN PRICE	\$870,000	\$964,500	10.9%	\$889,500	\$1,030,000	15.8%
	AVERAGE PRICE	\$1,048,519	\$1,197,312	14.2%	\$1,057,933	\$1,271,914	20.2%
	AVERAGE DOM	22	20	-9.1%	17	15	-11.8%
	% OF ASKING PRICE	100.8%	101.6%	0.8%	101.1%	101.7%	0.5%

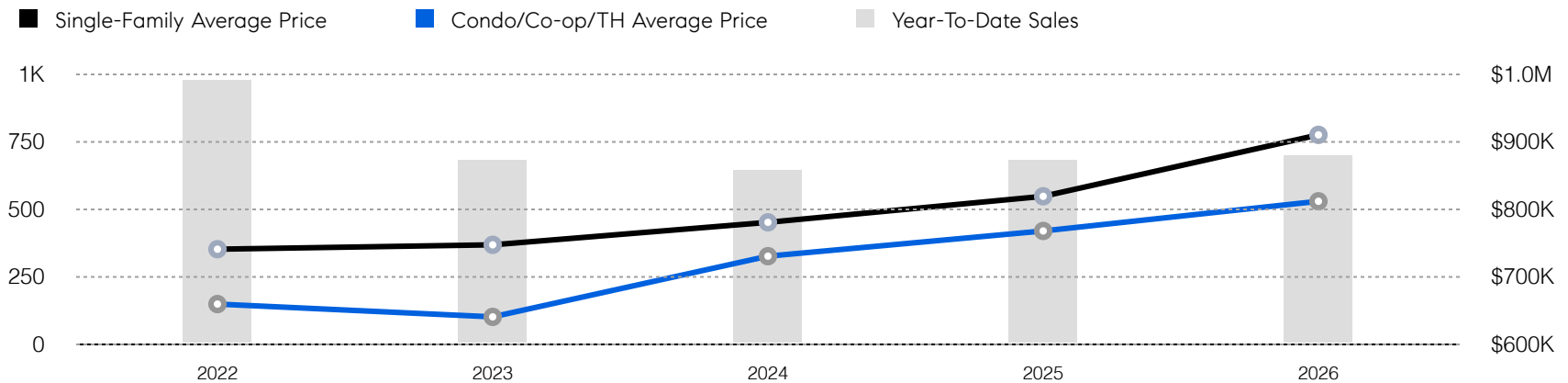
Historic Sales Trends



Jersey City

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	110	113	2.7%	47	65	38.3%
	ACTIVE LISTINGS	73	60	-17.8%	73	60	-17.8%
	# OF SALES	117	95	-18.8%	59	51	-13.6%
	SALES VOLUME	\$95,870,049	\$86,488,199	-9.8%	\$50,233,149	\$54,810,699	9.1%
	MEDIAN PRICE	\$655,000	\$695,000	6.1%	\$695,000	\$795,000	14.4%
	AVERAGE PRICE	\$819,402	\$910,402	11.1%	\$851,409	\$1,074,720	26.2%
	AVERAGE DOM	39	35	-10.3%	34	30	-11.8%
	% OF ASKING PRICE	99.9%	99.7%	-0.2%	101.7%	100.6%	-1.2%
Condo/Co-op/TH	CONTRACTS SIGNED	631	657	4.1%	319	360	12.9%
	ACTIVE LISTINGS	502	561	11.8%	502	561	11.8%
	# OF SALES	558	597	7.0%	310	332	7.1%
	SALES VOLUME	\$428,586,831	\$484,790,100	13.1%	\$245,517,937	\$271,907,668	10.7%
	MEDIAN PRICE	\$697,500	\$705,000	1.1%	\$728,250	\$705,500	-3.1%
	AVERAGE PRICE	\$768,077	\$812,044	5.7%	\$791,993	\$818,999	3.4%
	AVERAGE DOM	36	38	5.6%	32	40	25.0%
	% OF ASKING PRICE	99.2%	100.6%	1.5%	99.3%	102.0%	2.7%

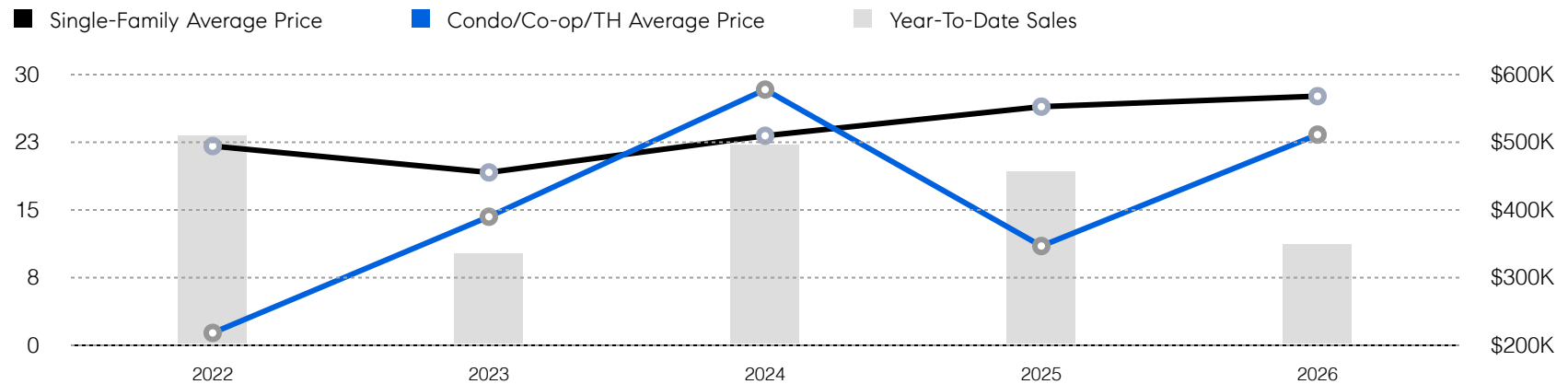
Historic Sales Trends



Kearny

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	16	18	12.5%	6	10	66.7%
	ACTIVE LISTINGS	9	5	-44.4%	9	5	-44.4%
	# OF SALES	17	8	-52.9%	11	3	-72.7%
	SALES VOLUME	\$9,394,500	\$4,545,000	-51.6%	\$6,046,500	\$1,751,000	-71.0%
	MEDIAN PRICE	\$535,000	\$483,500	-9.6%	\$526,000	\$483,000	-8.2%
	AVERAGE PRICE	\$552,618	\$568,125	2.8%	\$549,682	\$583,667	6.2%
	AVERAGE DOM	39	62	59.0%	39	53	35.9%
	% OF ASKING PRICE	101.7%	99.9%	-1.8%	100.8%	97.9%	-2.9%
Condo/Co-op/TH	CONTRACTS SIGNED	1	7	600.0%	0	4	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	2	3	50.0%	1	3	200.0%
	SALES VOLUME	\$693,400	\$1,533,900	121.2%	\$355,000	\$1,533,900	332.1%
	MEDIAN PRICE	\$346,700	\$499,900	44.2%	\$355,000	\$499,900	40.8%
	AVERAGE PRICE	\$346,700	\$511,300	47.5%	\$355,000	\$511,300	44.0%
	AVERAGE DOM	6	12	100.0%	12	12	0.0%
	% OF ASKING PRICE	106.4%	104.5%	-1.9%	100.0%	104.5%	4.5%

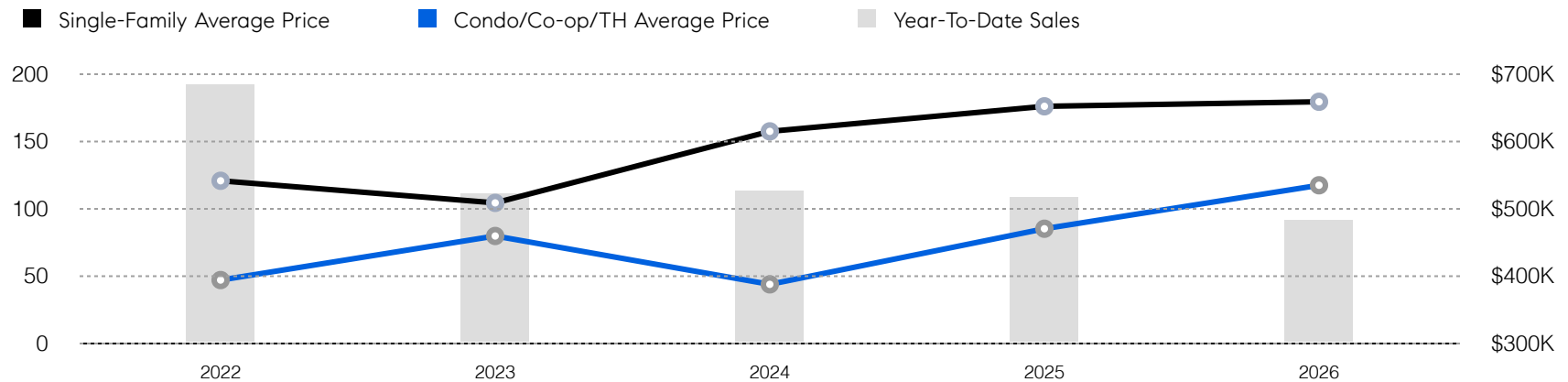
Historic Sales Trends



North Bergen

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	33	42	27.3%	17	27	58.8%
	ACTIVE LISTINGS	27	35	29.6%	27	35	29.6%
	# OF SALES	29	27	-6.9%	15	21	40.0%
	SALES VOLUME	\$18,917,000	\$17,794,578	-5.9%	\$9,971,000	\$13,341,578	33.8%
	MEDIAN PRICE	\$620,000	\$599,000	-3.4%	\$620,000	\$585,000	-5.6%
	AVERAGE PRICE	\$652,310	\$659,058	1.0%	\$664,733	\$635,313	-4.4%
	AVERAGE DOM	43	48	11.6%	36	42	16.7%
	% OF ASKING PRICE	99.9%	100.0%	0.2%	97.9%	100.3%	2.4%
Condo/Co-op/TH	CONTRACTS SIGNED	81	74	-8.6%	46	40	-13.0%
	ACTIVE LISTINGS	56	64	14.3%	56	64	14.3%
	# OF SALES	78	63	-19.2%	38	30	-21.1%
	SALES VOLUME	\$36,696,860	\$33,707,655	-8.1%	\$16,617,710	\$16,887,400	1.6%
	MEDIAN PRICE	\$311,000	\$388,000	24.8%	\$311,000	\$432,500	39.1%
	AVERAGE PRICE	\$470,473	\$535,042	13.7%	\$437,308	\$562,913	28.7%
	AVERAGE DOM	40	40	0.0%	36	35	-2.8%
	% OF ASKING PRICE	100.1%	98.7%	-1.4%	100.3%	99.1%	-1.2%

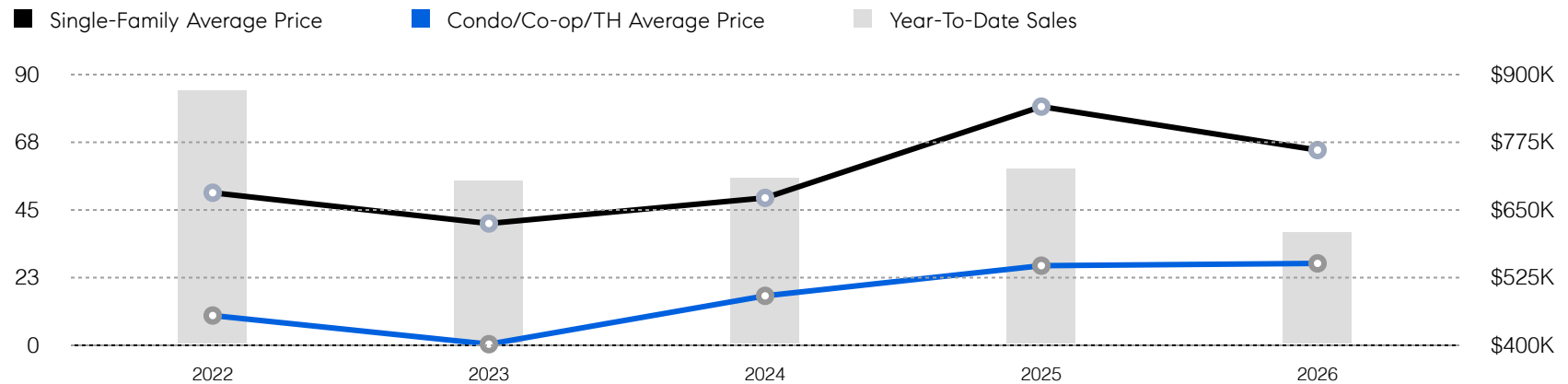
Historic Sales Trends



Secaucus

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	21	16	-23.8%	11	8	-27.3%
	ACTIVE LISTINGS	10	12	20.0%	10	12	20.0%
	# OF SALES	19	12	-36.8%	9	7	-22.2%
	SALES VOLUME	\$15,976,500	\$9,126,999	-42.9%	\$8,482,500	\$4,971,999	-41.4%
	MEDIAN PRICE	\$770,000	\$760,000	-1.3%	\$905,000	\$747,000	-17.5%
	AVERAGE PRICE	\$840,868	\$760,583	-9.5%	\$942,500	\$710,286	-24.6%
	AVERAGE DOM	27	50	85.2%	22	72	227.3%
	% OF ASKING PRICE	99.5%	98.5%	-1.0%	98.4%	97.3%	-1.2%
Condo/Co-op/TH	CONTRACTS SIGNED	45	40	-11.1%	28	29	3.6%
	ACTIVE LISTINGS	26	32	23.1%	26	32	23.1%
	# OF SALES	39	25	-35.9%	23	18	-21.7%
	SALES VOLUME	\$21,336,500	\$13,781,800	-35.4%	\$11,262,500	\$9,406,800	-16.5%
	MEDIAN PRICE	\$477,000	\$470,000	-1.5%	\$460,000	\$450,000	-2.2%
	AVERAGE PRICE	\$547,090	\$551,272	0.8%	\$489,674	\$522,600	6.7%
	AVERAGE DOM	43	35	-18.6%	43	35	-18.6%
	% OF ASKING PRICE	100.0%	99.7%	-0.3%	99.8%	99.5%	-0.2%

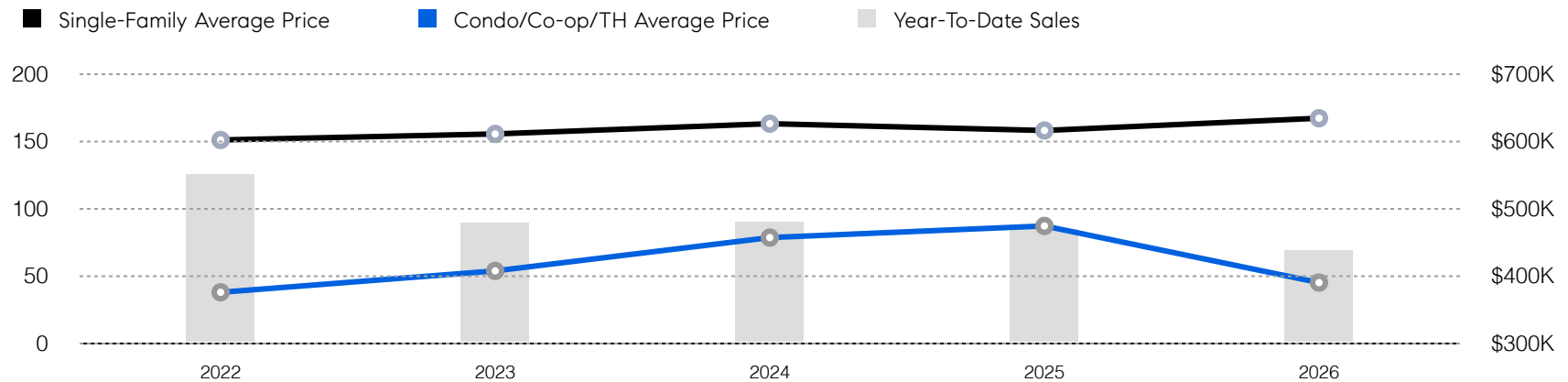
Historic Sales Trends



Union City

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	6	13	116.7%	6	9	50.0%
	ACTIVE LISTINGS	4	3	-25.0%	4	3	-25.0%
	# OF SALES	4	11	175.0%	1	6	500.0%
	SALES VOLUME	\$2,465,555	\$6,981,000	183.1%	\$900,000	\$4,050,000	350.0%
	MEDIAN PRICE	\$555,000	\$570,000	2.7%	\$900,000	\$597,500	-33.6%
	AVERAGE PRICE	\$616,389	\$634,636	3.0%	\$900,000	\$675,000	-25.0%
	AVERAGE DOM	18	34	88.9%	24	45	87.5%
	% OF ASKING PRICE	96.1%	101.5%	5.3%	100.0%	100.6%	0.6%
Condo/Co-op/TH	CONTRACTS SIGNED	87	72	-17.2%	40	39	-2.5%
	ACTIVE LISTINGS	78	85	9.0%	78	85	9.0%
	# OF SALES	79	57	-27.8%	41	28	-31.7%
	SALES VOLUME	\$37,494,000	\$22,256,500	-40.6%	\$18,777,500	\$11,472,000	-38.9%
	MEDIAN PRICE	\$435,000	\$360,000	-17.2%	\$390,000	\$381,750	-2.1%
	AVERAGE PRICE	\$474,608	\$390,465	-17.7%	\$457,988	\$409,714	-10.5%
	AVERAGE DOM	42	47	11.9%	31	43	38.7%
	% OF ASKING PRICE	99.9%	99.2%	-0.7%	100.4%	99.9%	-0.5%

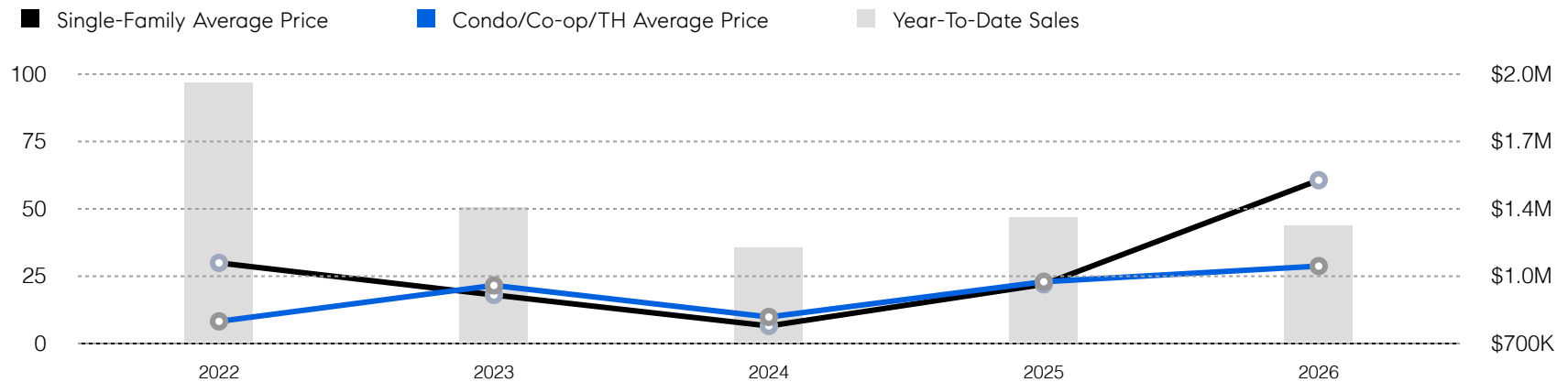
Historic Sales Trends



Weehawken

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	9	8	-11.1%	3	3	0.0%
	ACTIVE LISTINGS	6	5	-16.7%	6	5	-16.7%
	# OF SALES	9	10	11.1%	5	4	-20.0%
	SALES VOLUME	\$8,869,525	\$14,885,000	67.8%	\$6,049,525	\$6,785,000	12.2%
	MEDIAN PRICE	\$786,000	\$1,225,000	55.9%	\$1,330,000	\$1,235,000	-7.1%
	AVERAGE PRICE	\$985,503	\$1,488,500	51.0%	\$1,209,905	\$1,696,250	40.2%
	AVERAGE DOM	25	26	4.0%	24	32	33.3%
	% OF ASKING PRICE	100.2%	98.6%	-1.6%	101.0%	99.1%	-1.8%
Condo/Co-op/TH	CONTRACTS SIGNED	37	44	18.9%	19	25	31.6%
	ACTIVE LISTINGS	35	25	-28.6%	35	25	-28.6%
	# OF SALES	37	33	-10.8%	20	23	15.0%
	SALES VOLUME	\$36,932,500	\$35,432,500	-4.1%	\$19,903,000	\$24,168,000	21.4%
	MEDIAN PRICE	\$790,000	\$965,000	22.2%	\$822,500	\$949,000	15.4%
	AVERAGE PRICE	\$998,176	\$1,073,712	7.6%	\$995,150	\$1,050,783	5.6%
	AVERAGE DOM	38	59	55.3%	31	57	83.9%
	% OF ASKING PRICE	99.8%	98.6%	-1.2%	99.6%	99.1%	-0.5%

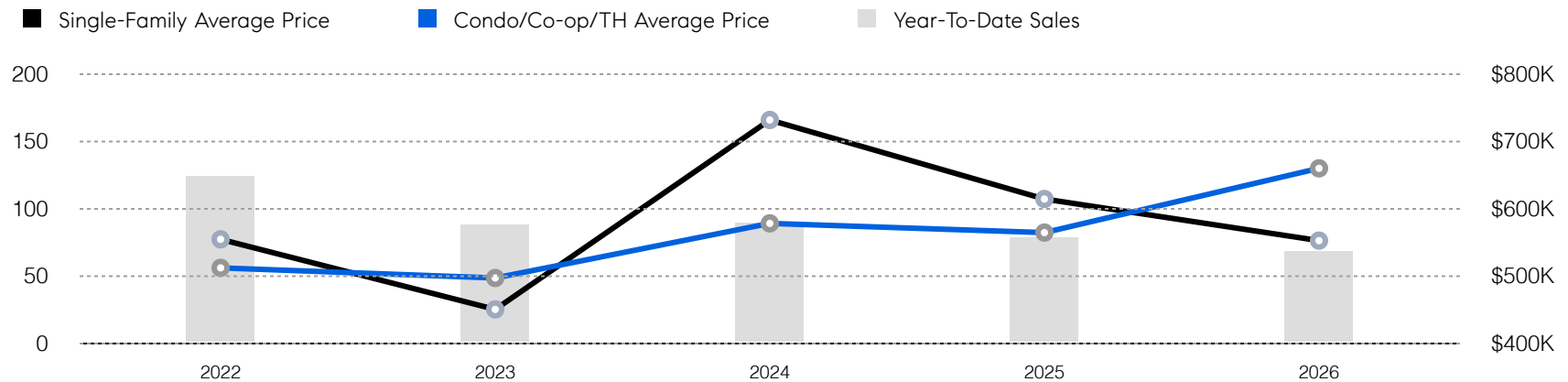
Historic Sales Trends



West New York

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	2	7	250.0%	1	3	200.0%
	ACTIVE LISTINGS	0	9	0.0%	0	9	0.0%
	# OF SALES	4	6	50.0%	1	1	0.0%
	SALES VOLUME	\$2,458,500	\$3,317,000	34.9%	\$720,000	\$585,000	-18.7%
	MEDIAN PRICE	\$601,000	\$587,500	-2.2%	\$720,000	\$585,000	-18.7%
	AVERAGE PRICE	\$614,625	\$552,833	-10.1%	\$720,000	\$585,000	-18.7%
	AVERAGE DOM	52	36	-30.8%	11	9	-18.2%
	% OF ASKING PRICE	104.8%	101.5%	-3.3%	108.3%	110.6%	2.3%
Condo/Co-op/TH	CONTRACTS SIGNED	80	78	-2.5%	38	47	23.7%
	ACTIVE LISTINGS	66	96	45.5%	66	96	45.5%
	# OF SALES	73	61	-16.4%	39	32	-17.9%
	SALES VOLUME	\$41,225,500	\$40,272,057	-2.3%	\$23,088,550	\$22,204,777	-3.8%
	MEDIAN PRICE	\$360,000	\$515,000	43.1%	\$360,000	\$512,500	42.4%
	AVERAGE PRICE	\$564,733	\$660,198	16.9%	\$592,014	\$693,899	17.2%
	AVERAGE DOM	40	34	-15.0%	46	32	-30.4%
	% OF ASKING PRICE	99.6%	99.5%	-0.1%	99.0%	99.2%	0.2%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 06/30/2025 vs. 01/01/2026 - 06/30/2026

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