



Year In Review 2025

# Hudson County Market Report

COMPASS



# Hudson County Overview

Year-To-Date Sales

2,741

-3.5% Year-To-Date  
-21.6% Quarter-Over-Quarter

Year-To-Date Contracts

2,906

1.6% Year-To-Date  
-6.8% Quarter-Over-Quarter

Single-Family  
Average Sale Price

\$884K

6.2% Year-To-Date  
42.9% Quarter-Over-Quarter

Condo/Co-op/Townhouse  
Average Sale Price

\$766K

3.0% Year-To-Date  
-3.1% Quarter-Over-Quarter

Average Days On Market

35

9.4% Year-To-Date  
8.6% Quarter-Over-Quarter

Active Listings

740

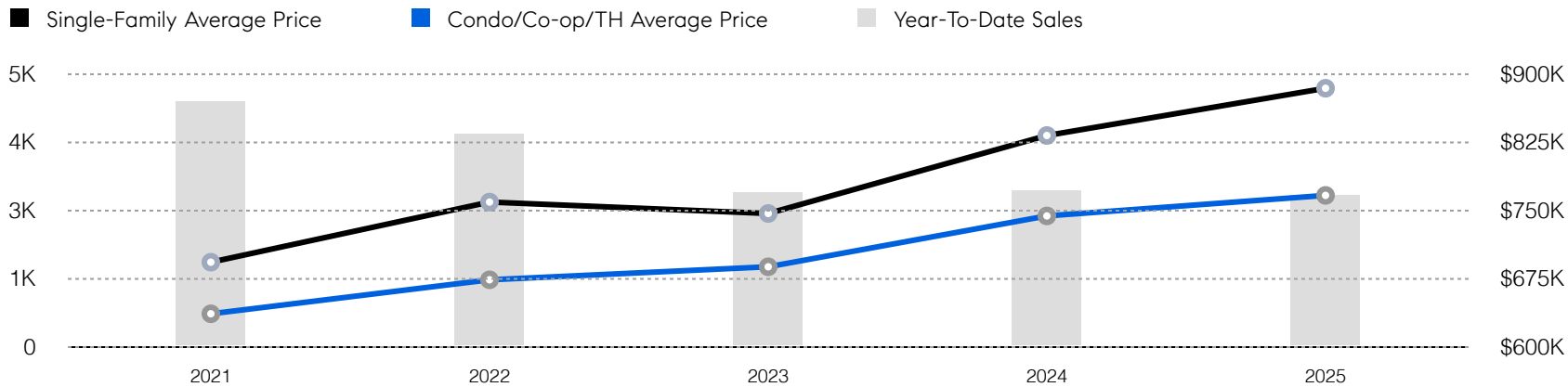
5.1% Year-Over-Year  
-22.8% Quarter-Over-Quarter



# Hudson County Overview

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	449	479	6.7%	107	123	15.0%
	ACTIVE LISTINGS	115	83	-27.8%	115	83	-27.8%
	# OF SALES	445	449	0.9%	109	108	-0.9%
	SALES VOLUME	\$370,528,327	\$397,184,877	7.2%	\$87,243,013	\$120,280,350	37.9%
	MEDIAN PRICE	\$625,000	\$670,000	7.2%	\$625,000	\$755,000	20.8%
	AVERAGE PRICE	\$832,648	\$884,599	6.2%	\$800,395	\$1,113,707	39.1%
	AVERAGE DOM	30	32	6.7%	28	29	3.6%
Condo/Co-op/TH	CONTRACTS SIGNED	2,412	2,427	0.6%	544	567	4.2%
	ACTIVE LISTINGS	589	657	11.5%	589	657	11.5%
	# OF SALES	2,394	2,292	-4.3%	649	512	-21.1%
	SALES VOLUME	\$1,781,697,174	\$1,757,482,121	-1.4%	\$481,793,639	\$383,976,669	-20.3%
	MEDIAN PRICE	\$650,000	\$665,000	2.3%	\$650,000	\$645,000	-0.8%
	AVERAGE PRICE	\$744,234	\$766,790	3.0%	\$742,363	\$749,954	1.0%
	AVERAGE DOM	32	35	9.4%	36	38	5.6%

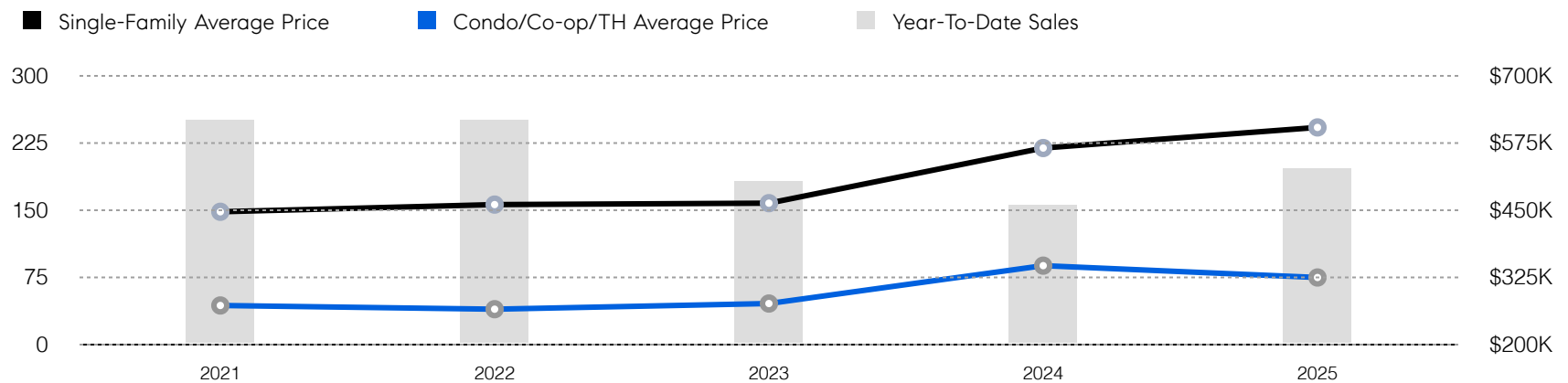
## Historic Sales Trends



# Bayonne

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	80	102	27.5%	20	25	25.0%
	ACTIVE LISTINGS	23	10	-56.5%	23	10	-56.5%
	# OF SALES	83	92	10.8%	21	22	4.8%
	SALES VOLUME	\$46,955,000	\$55,576,750	18.4%	\$12,228,000	\$13,809,250	12.9%
	MEDIAN PRICE	\$560,000	\$589,500	5.3%	\$570,000	\$618,625	8.5%
	AVERAGE PRICE	\$565,723	\$604,095	6.8%	\$582,286	\$627,693	7.8%
	AVERAGE DOM	24	32	33.3%	19	30	57.9%
Condo/Co-op/TH	CONTRACTS SIGNED	79	99	25.3%	22	24	9.1%
	ACTIVE LISTINGS	27	17	-37.0%	27	17	-37.0%
	# OF SALES	71	102	43.7%	21	29	38.1%
	SALES VOLUME	\$24,629,939	\$33,135,559	34.5%	\$7,947,050	\$8,764,926	10.3%
	MEDIAN PRICE	\$313,000	\$265,000	-15.3%	\$330,000	\$260,000	-21.2%
	AVERAGE PRICE	\$346,901	\$324,858	-6.4%	\$378,431	\$302,239	-20.1%
	AVERAGE DOM	30	34	13.3%	23	34	47.8%

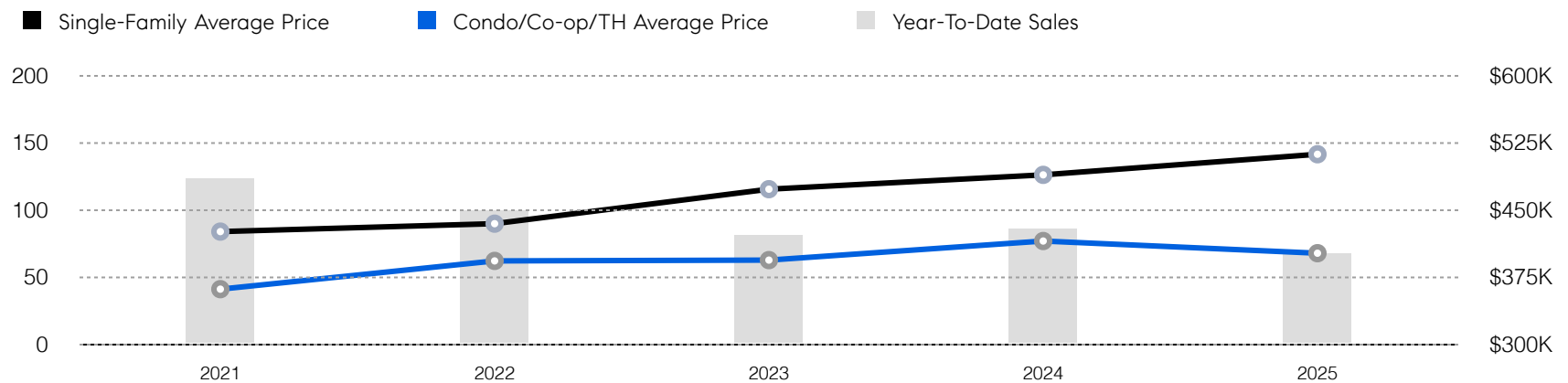
## Historic Sales Trends



# Guttenberg

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	4	3	-25.0%	3	1	-66.7%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	2	4	100.0%	1	1	0.0%
	SALES VOLUME	\$979,000	\$2,050,000	109.4%	\$429,000	\$570,000	32.9%
	MEDIAN PRICE	\$489,500	\$515,000	5.2%	\$429,000	\$570,000	32.9%
	AVERAGE PRICE	\$489,500	\$512,500	4.7%	\$429,000	\$570,000	32.9%
	AVERAGE DOM	92	19	-79.3%	112	14	-87.5%
Condo/Co-op/TH	CONTRACTS SIGNED	83	74	-10.8%	18	21	16.7%
	ACTIVE LISTINGS	34	34	0.0%	34	34	0.0%
	# OF SALES	83	62	-25.3%	26	17	-34.6%
	SALES VOLUME	\$34,497,295	\$24,926,212	-27.7%	\$10,115,800	\$8,128,325	-19.6%
	MEDIAN PRICE	\$330,000	\$349,500	5.9%	\$322,500	\$350,000	8.5%
	AVERAGE PRICE	\$415,630	\$402,036	-3.3%	\$389,069	\$478,137	22.9%
	AVERAGE DOM	54	60	11.1%	65	67	3.1%

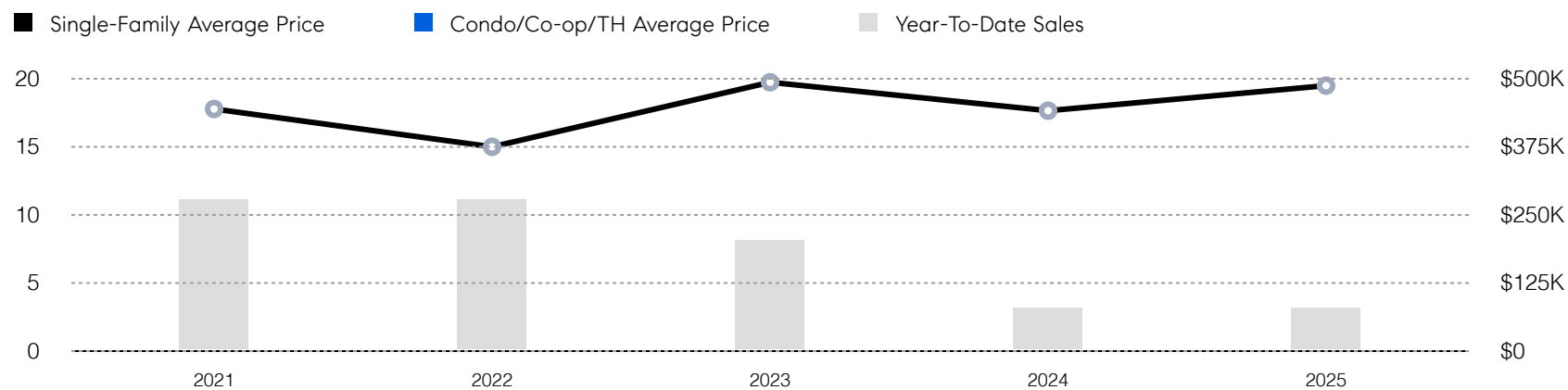
## Historic Sales Trends



# Harrison

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	2	4	100.0%	0	1	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	3	3	0.0%	0	0	0.0%
	SALES VOLUME	\$1,324,000	\$1,462,000	10.4%	-	-	-
	MEDIAN PRICE	\$419,000	\$472,000	12.6%	-	-	-
	AVERAGE PRICE	\$441,333	\$487,333	10.4%	-	-	-
	AVERAGE DOM	24	54	125.0%	-	-	-
Condo/Co-op/TH	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	-	-	-	-	-	-

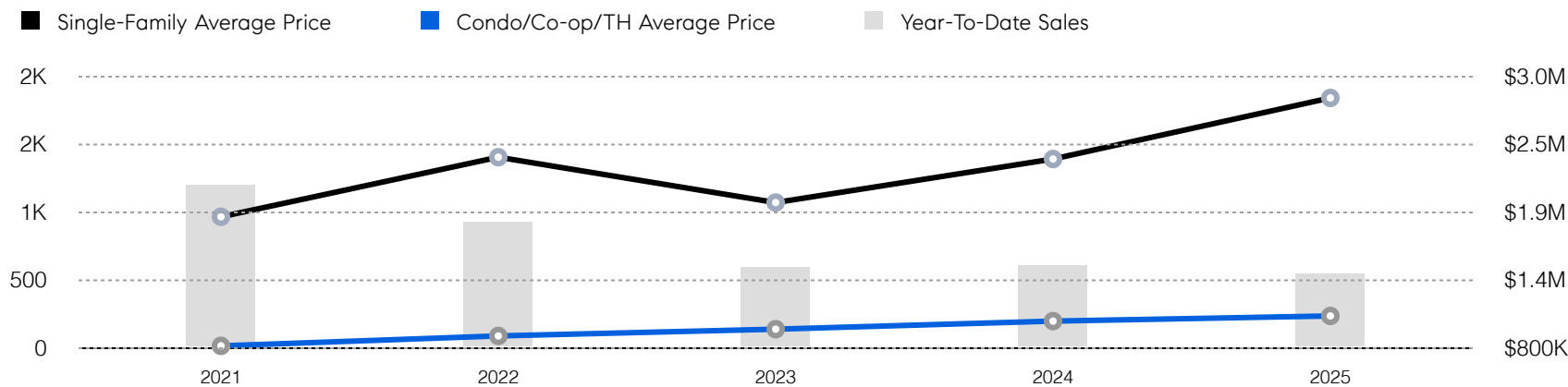
## Historic Sales Trends



# Hoboken

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	26	25	-3.8%	1	4	300.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	28	25	-10.7%	8	14	75.0%
	SALES VOLUME	\$65,315,814	\$70,691,969	8.2%	\$17,062,114	\$42,407,069	148.5%
	MEDIAN PRICE	\$2,475,000	\$2,725,000	10.1%	\$2,101,000	\$2,856,035	35.9%
	AVERAGE PRICE	\$2,332,708	\$2,827,679	21.2%	\$2,132,764	\$3,029,076	42.0%
	AVERAGE DOM	24	20	-16.7%	17	23	35.3%
Condo/Co-op/TH	CONTRACTS SIGNED	567	527	-7.1%	129	128	-0.8%
	ACTIVE LISTINGS	36	55	52.8%	36	55	52.8%
	# OF SALES	569	506	-11.1%	157	117	-25.5%
	SALES VOLUME	\$580,103,293	\$536,956,608	-7.4%	\$160,384,012	\$120,880,619	-24.6%
	MEDIAN PRICE	\$850,000	\$882,500	3.8%	\$900,000	\$875,000	-2.8%
	AVERAGE PRICE	\$1,019,514	\$1,061,179	4.1%	\$1,021,554	\$1,033,168	1.1%
	AVERAGE DOM	22	21	-4.5%	24	22	-8.3%

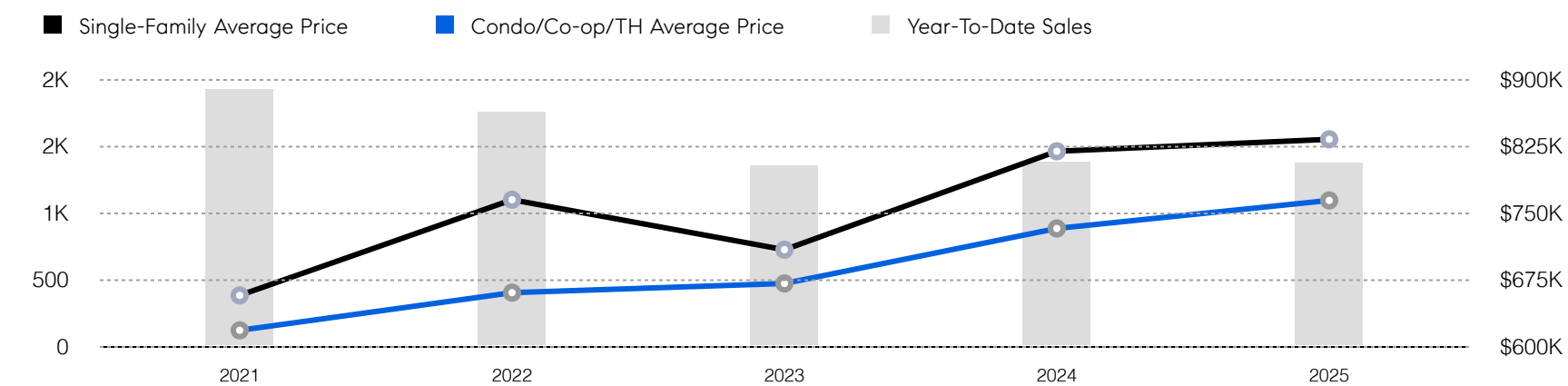
## Historic Sales Trends



# Jersey City

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	229	225	-1.7%	58	56	-3.4%
	ACTIVE LISTINGS	59	49	-16.9%	59	49	-16.9%
	# OF SALES	224	217	-3.1%	52	46	-11.5%
	SALES VOLUME	\$183,639,597	\$180,821,629	-1.5%	\$38,207,400	\$39,609,081	3.7%
	MEDIAN PRICE	\$650,000	\$680,000	4.6%	\$658,750	\$690,500	4.8%
	AVERAGE PRICE	\$819,820	\$833,279	1.6%	\$734,758	\$861,067	17.2%
	AVERAGE DOM	33	34	3.0%	35	30	-14.3%
Condo/Co-op/TH	CONTRACTS SIGNED	1,152	1,246	8.2%	261	300	14.9%
	ACTIVE LISTINGS	369	401	8.7%	369	401	8.7%
	# OF SALES	1,148	1,146	-0.2%	302	246	-18.5%
	SALES VOLUME	\$841,620,973	\$876,247,029	4.1%	\$225,127,806	\$187,546,187	-16.7%
	MEDIAN PRICE	\$680,000	\$700,000	2.9%	\$720,000	\$688,000	-4.4%
	AVERAGE PRICE	\$733,119	\$764,613	4.3%	\$745,456	\$762,383	2.3%
	AVERAGE DOM	34	37	8.8%	40	42	5.0%

Historic Sales Trends

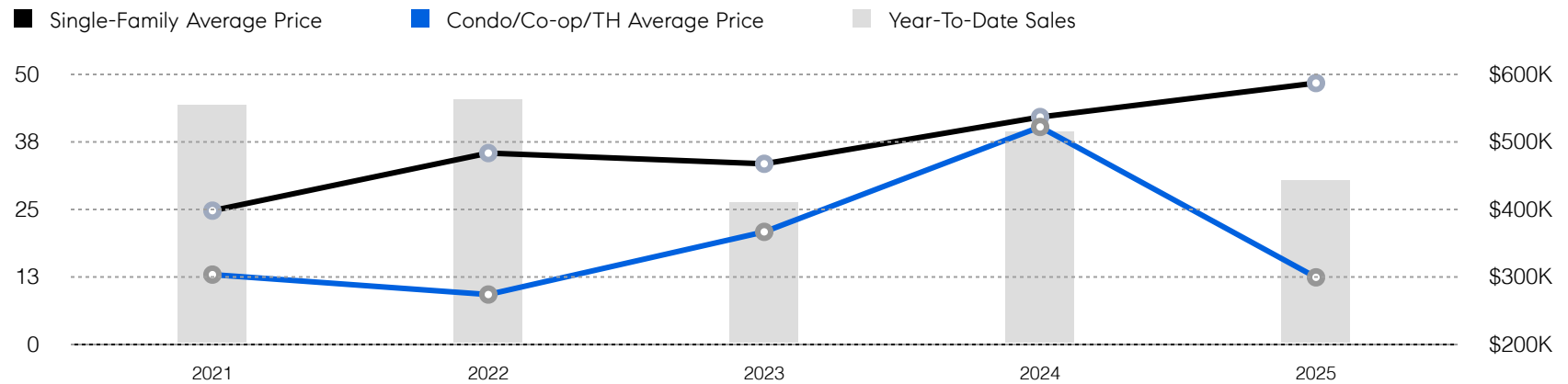




# Kearny

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	31	29	-6.5%	6	5	-16.7%
	ACTIVE LISTINGS	9	6	-33.3%	9	6	-33.3%
	# OF SALES	30	27	-10.0%	4	3	-25.0%
	SALES VOLUME	\$16,106,300	\$15,854,500	-1.6%	\$1,966,000	\$1,935,000	-1.6%
	MEDIAN PRICE	\$512,750	\$550,000	7.3%	\$475,000	\$480,000	1.1%
	AVERAGE PRICE	\$536,877	\$587,204	9.4%	\$491,500	\$645,000	31.2%
	AVERAGE DOM	30	37	23.3%	8	50	525.0%
Condo/Co-op/TH	CONTRACTS SIGNED	7	4	-42.9%	1	1	0.0%
	ACTIVE LISTINGS	0	5	0.0%	0	5	0.0%
	# OF SALES	9	3	-66.7%	1	1	0.0%
	SALES VOLUME	\$4,699,900	\$898,400	-80.9%	\$280,000	\$205,000	-26.8%
	MEDIAN PRICE	\$630,000	\$338,400	-46.3%	\$280,000	\$205,000	-26.8%
	AVERAGE PRICE	\$522,211	\$299,467	-42.7%	\$280,000	\$205,000	-26.8%
	AVERAGE DOM	16	6	-62.5%	34	7	-79.4%

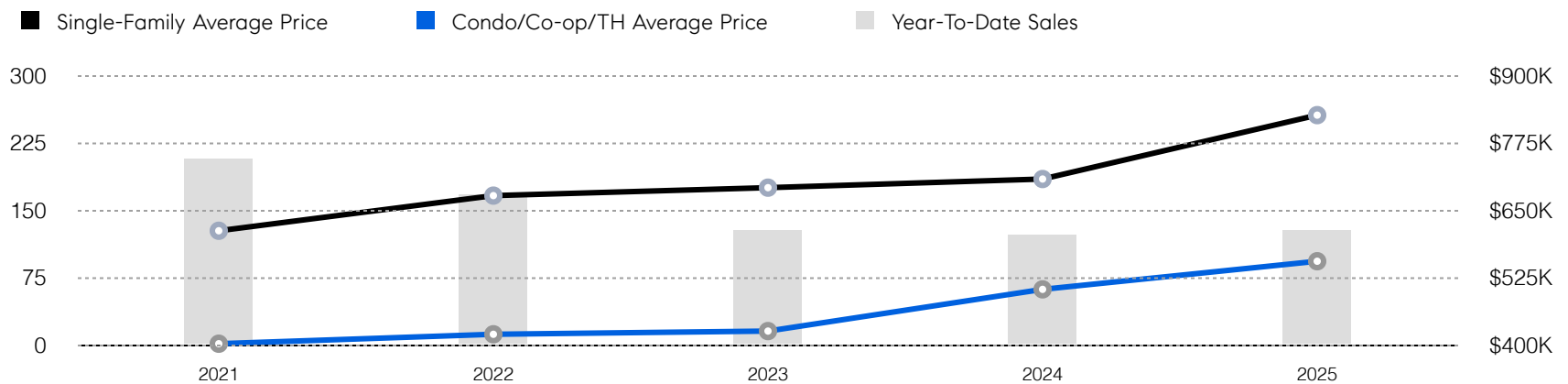
## Historic Sales Trends



# Secaucus

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	38	45	18.4%	10	9	-10.0%
	ACTIVE LISTINGS	9	8	-11.1%	9	8	-11.1%
	# OF SALES	40	44	10.0%	13	10	-23.1%
	SALES VOLUME	\$28,357,117	\$36,410,499	28.4%	\$9,674,000	\$8,777,000	-9.3%
	MEDIAN PRICE	\$707,559	\$772,500	9.2%	\$765,000	\$815,000	6.5%
	AVERAGE PRICE	\$708,928	\$827,511	16.7%	\$744,154	\$877,700	17.9%
	AVERAGE DOM	26	26	0.0%	24	30	25.0%
Condo/Co-op/TH	CONTRACTS SIGNED	86	79	-8.1%	20	12	-40.0%
	ACTIVE LISTINGS	9	9	0.0%	9	9	0.0%
	# OF SALES	81	82	1.2%	23	16	-30.4%
	SALES VOLUME	\$40,840,779	\$45,624,000	11.7%	\$11,533,999	\$8,243,500	-28.5%
	MEDIAN PRICE	\$459,999	\$487,500	6.0%	\$450,000	\$494,500	9.9%
	AVERAGE PRICE	\$504,207	\$556,390	10.3%	\$501,478	\$515,219	2.7%
	AVERAGE DOM	30	43	43.3%	38	47	23.7%

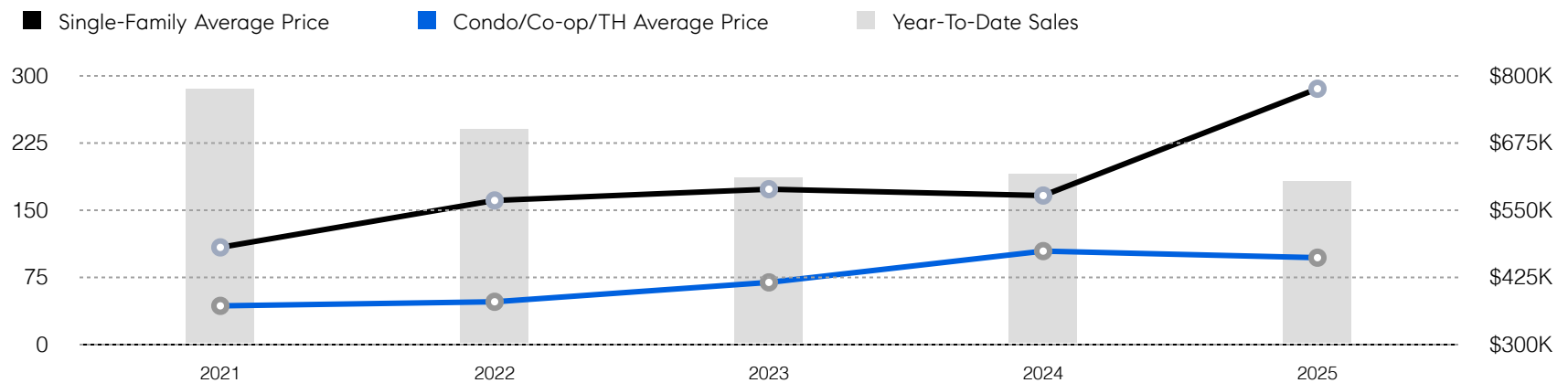
## Historic Sales Trends



# Union City

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	18	19	5.6%	3	11	266.7%
	ACTIVE LISTINGS	4	3	-25.0%	4	3	-25.0%
	# OF SALES	15	14	-6.7%	2	6	200.0%
	SALES VOLUME	\$8,660,000	\$10,864,555	25.5%	\$640,000	\$4,964,000	675.6%
	MEDIAN PRICE	\$515,000	\$637,500	23.8%	\$320,000	\$747,000	133.4%
	AVERAGE PRICE	\$577,333	\$776,040	34.4%	\$320,000	\$827,333	158.5%
	AVERAGE DOM	35	38	8.6%	35	33	-5.7%
Condo/Co-op/TH	CONTRACTS SIGNED	171	168	-1.8%	39	32	-17.9%
	ACTIVE LISTINGS	46	56	21.7%	46	56	21.7%
	# OF SALES	173	166	-4.0%	49	36	-26.5%
	SALES VOLUME	\$81,993,690	\$76,645,788	-6.5%	\$24,345,749	\$13,705,612	-43.7%
	MEDIAN PRICE	\$440,000	\$410,000	-6.8%	\$485,000	\$360,000	-25.8%
	AVERAGE PRICE	\$473,952	\$461,722	-2.6%	\$496,852	\$380,711	-23.4%
	AVERAGE DOM	34	37	8.8%	30	49	63.3%

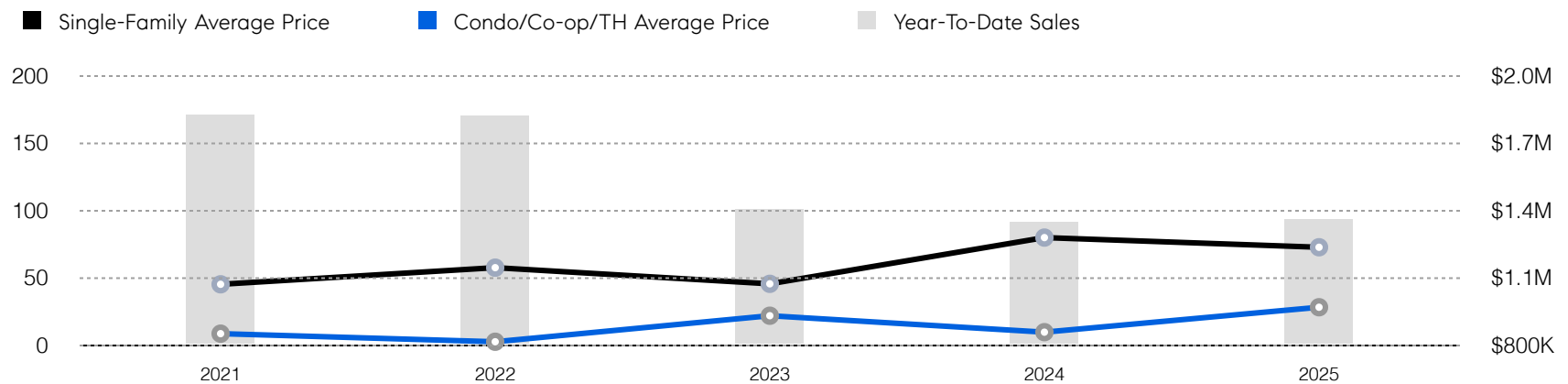
## Historic Sales Trends



# Weehawken

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	10	17	70.0%	2	6	200.0%
	ACTIVE LISTINGS	8	3	-62.5%	8	3	-62.5%
	# OF SALES	10	15	50.0%	4	4	0.0%
	SALES VOLUME	\$12,805,999	\$18,563,475	45.0%	\$4,870,999	\$7,043,950	44.6%
	MEDIAN PRICE	\$862,500	\$1,300,000	50.7%	\$1,067,500	\$1,635,000	53.2%
	AVERAGE PRICE	\$1,280,600	\$1,237,565	-3.4%	\$1,217,750	\$1,760,988	44.6%
	AVERAGE DOM	53	31	-41.5%	26	19	-26.9%
Condo/Co-op/TH	CONTRACTS SIGNED	85	71	-16.5%	20	13	-35.0%
	ACTIVE LISTINGS	23	24	4.3%	23	24	4.3%
	# OF SALES	80	77	-3.7%	20	17	-15.0%
	SALES VOLUME	\$68,755,526	\$74,723,788	8.7%	\$12,653,326	\$15,955,500	26.1%
	MEDIAN PRICE	\$726,000	\$800,000	10.2%	\$617,163	\$949,000	53.8%
	AVERAGE PRICE	\$859,444	\$970,439	12.9%	\$632,666	\$938,559	48.3%
	AVERAGE DOM	36	39	8.3%	36	35	-2.8%

## Historic Sales Trends

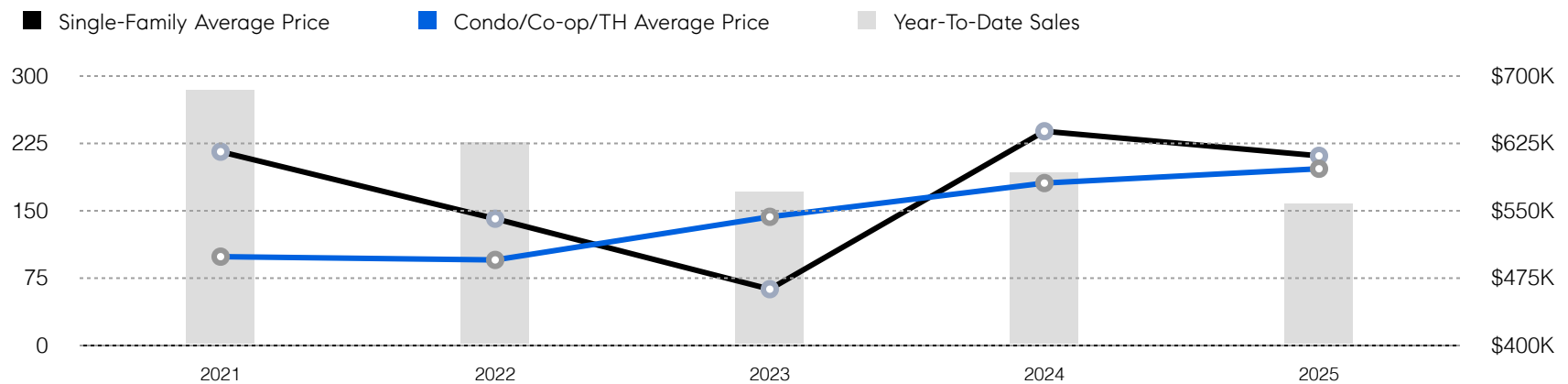




# West New York

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	11	10	-9.1%	4	5	25.0%
	ACTIVE LISTINGS	0	3	0.0%	0	3	0.0%
	# OF SALES	10	8	-20.0%	4	2	-50.0%
	SALES VOLUME	\$6,385,500	\$4,889,500	-23.4%	\$2,165,500	\$1,165,000	-46.2%
	MEDIAN PRICE	\$530,000	\$595,000	12.3%	\$542,000	\$582,500	7.5%
	AVERAGE PRICE	\$638,550	\$611,188	-4.3%	\$541,375	\$582,500	7.6%
	AVERAGE DOM	26	33	26.9%	10	23	130.0%
Condo/Co-op/TH	CONTRACTS SIGNED	181	159	-12.2%	33	36	9.1%
	ACTIVE LISTINGS	45	56	24.4%	45	56	24.4%
	# OF SALES	180	148	-17.8%	50	33	-34.0%
	SALES VOLUME	\$104,555,779	\$88,324,737	-15.5%	\$29,405,897	\$20,547,000	-30.1%
	MEDIAN PRICE	\$380,000	\$352,000	-7.4%	\$425,000	\$350,000	-17.6%
	AVERAGE PRICE	\$580,865	\$596,789	2.7%	\$588,118	\$622,636	5.9%
	AVERAGE DOM	37	41	10.8%	45	39	-13.3%

## Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2024 - 12/31/2024 vs. 01/01/2025 - 12/31/2025

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