

April 2026

# Hudson County Market Report

COMPASS

# Hudson County Overview

Year-To-Date Sales

**901**

-8.1% Year-To-Date  
3.8% Month-Over-Month

Year-To-Date Contracts

**1,164**

2.2% Year-To-Date  
12.7% Month-Over-Month

Single-Family  
Average Sale Price

**\$812K**

5.8% Year-To-Date  
16.7% Month-Over-Month

Condo/Co-op/Townhouse  
Average Sale Price

**\$819K**

11.4% Year-To-Date  
19.5% Month-Over-Month

Average Days On Market

**36**

9.1% Year-To-Date  
-13.5% Month-Over-Month

Active Listings

**1,219**

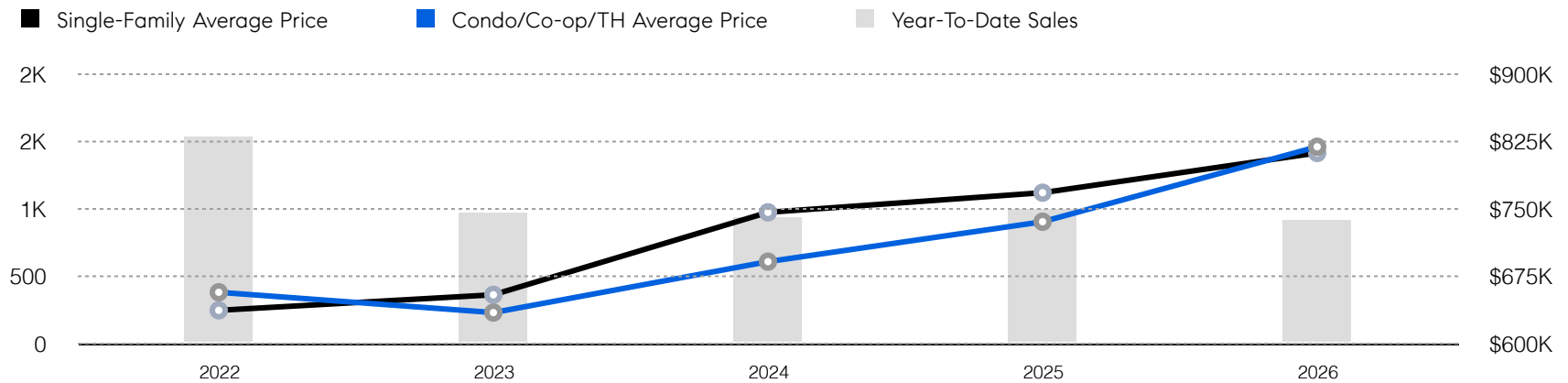
10.8% Year-Over-Year  
14.0% Month-Over-Month



# Hudson County Overview

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	233	239	2.6%	50	79	58.0%
	ACTIVE LISTINGS	180	188	4.4%	180	188	4.4%
	# OF SALES	207	167	-19.3%	59	45	-23.7%
	SALES VOLUME	\$158,988,532	\$135,658,911	-14.7%	\$48,553,400	\$40,335,577	-16.9%
	MEDIAN PRICE	\$620,000	\$675,000	8.9%	\$650,000	\$720,000	10.8%
	AVERAGE PRICE	\$768,061	\$812,329	5.8%	\$822,939	\$896,346	8.9%
	AVERAGE DOM	40	37	-7.5%	40	41	2.5%
Condo/Co-op/TH	CONTRACTS SIGNED	906	925	2.1%	235	276	17.4%
	ACTIVE LISTINGS	920	1,031	12.1%	920	1,031	12.1%
	# OF SALES	773	734	-5.0%	214	204	-4.7%
	SALES VOLUME	\$568,688,285	\$601,309,491	5.7%	\$167,329,058	\$192,115,297	14.8%
	MEDIAN PRICE	\$635,000	\$687,000	8.2%	\$652,500	\$762,500	16.9%
	AVERAGE PRICE	\$735,690	\$819,223	11.4%	\$781,911	\$941,742	20.4%
	AVERAGE DOM	38	37	-2.6%	29	37	27.6%

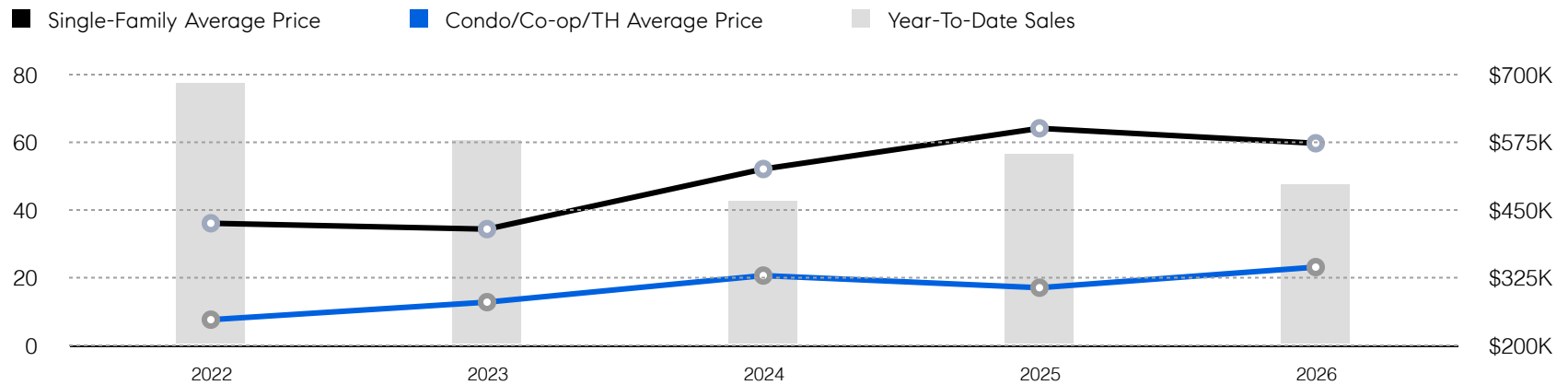
## Historic Sales Trends



# Bayonne

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	31	23	-25.8%	6	9	50.0%
	ACTIVE LISTINGS	23	27	17.4%	23	27	17.4%
	# OF SALES	21	27	28.6%	7	8	14.3%
	SALES VOLUME	\$12,617,500	\$15,476,500	22.7%	\$4,244,500	\$4,924,000	16.0%
	MEDIAN PRICE	\$570,000	\$575,000	0.9%	\$599,000	\$587,500	-1.9%
	AVERAGE PRICE	\$600,833	\$573,204	-4.6%	\$606,357	\$615,500	1.5%
	AVERAGE DOM	28	34	21.4%	14	45	221.4%
Condo/Co-op/TH	CONTRACTS SIGNED	34	24	-29.4%	9	6	-33.3%
	ACTIVE LISTINGS	27	17	-37.0%	27	17	-37.0%
	# OF SALES	35	20	-42.9%	9	2	-77.8%
	SALES VOLUME	\$10,727,333	\$6,891,000	-35.8%	\$2,047,000	\$980,000	-52.1%
	MEDIAN PRICE	\$250,000	\$280,000	12.0%	\$245,000	\$490,000	100.0%
	AVERAGE PRICE	\$306,495	\$344,550	12.4%	\$227,444	\$490,000	115.4%
	AVERAGE DOM	31	36	16.1%	24	20	-16.7%

## Historic Sales Trends

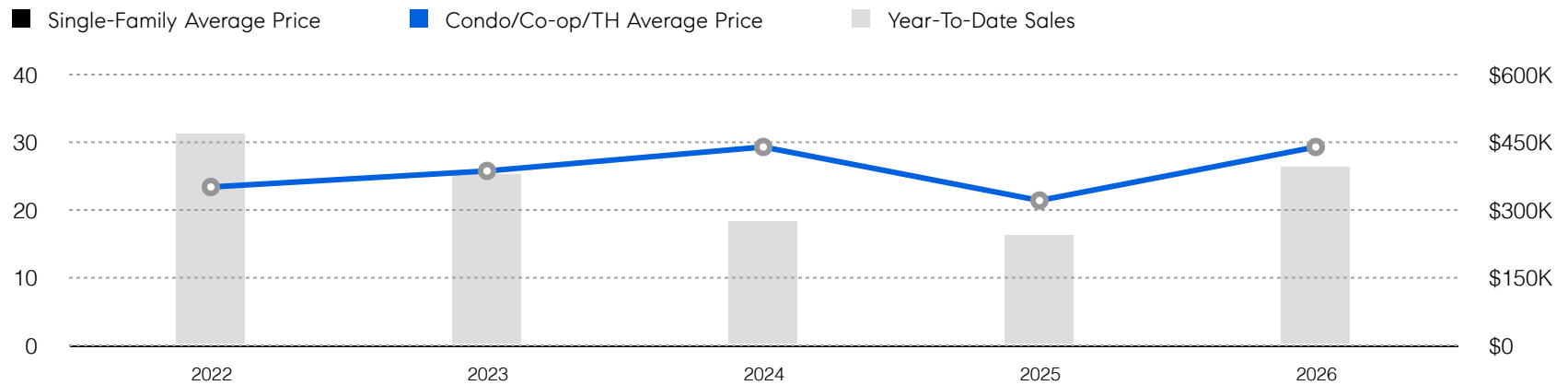


\* Line graphs may be hidden due to limited sales data

# Guttenberg

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	1	1	0.0%	0	1	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	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%	-	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	13	34	161.5%	3	10	233.3%
	ACTIVE LISTINGS	49	45	-8.2%	49	45	-8.2%
	# OF SALES	14	25	78.6%	2	3	50.0%
	SALES VOLUME	\$4,494,000	\$10,989,700	144.5%	\$672,000	\$2,074,000	208.6%
	MEDIAN PRICE	\$339,500	\$328,000	-3.4%	\$336,000	\$760,000	126.2%
	AVERAGE PRICE	\$321,000	\$439,588	36.9%	\$336,000	\$691,333	105.8%
	AVERAGE DOM	63	56	-11.1%	2	18	800.0%

## Historic Sales Trends

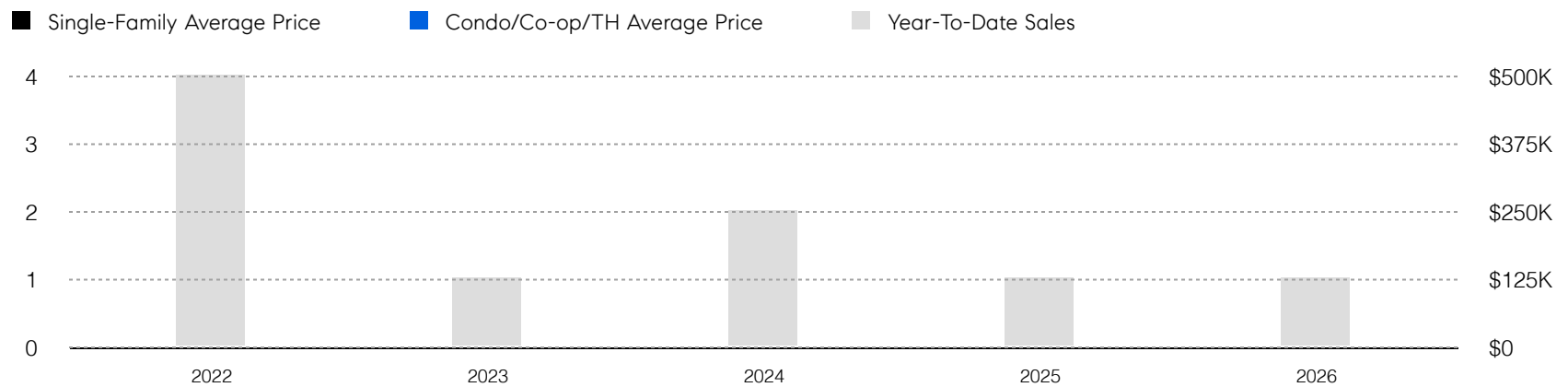


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# Harrison

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	3	0	0.0%	1	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	1	1	0.0%	0	0	0.0%
	SALES VOLUME	\$440,000	\$458,000	4.1%	-	-	-
	MEDIAN PRICE	\$440,000	\$458,000	4.1%	-	-	-
	AVERAGE PRICE	\$440,000	\$458,000	4.1%	-	-	-
	AVERAGE DOM	123	77	-37.4%	-	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	2	0.0%	0	2	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

## Historic Sales Trends

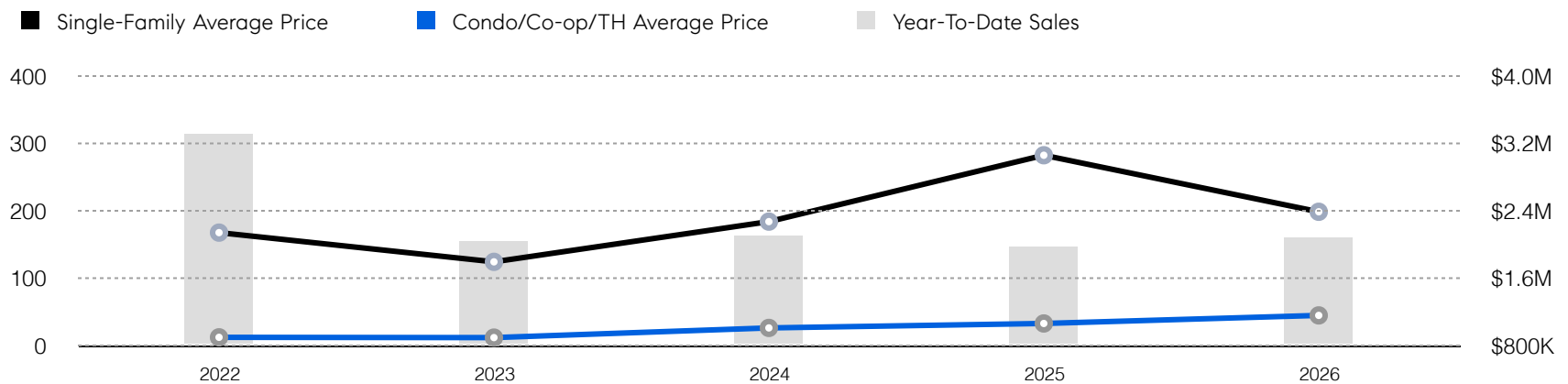


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# Hoboken

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	5	13	160.0%	2	3	50.0%
	ACTIVE LISTINGS	5	5	0.0%	5	5	0.0%
	# OF SALES	3	8	166.7%	1	5	400.0%
	SALES VOLUME	\$9,179,000	\$19,105,000	108.1%	\$3,600,000	\$9,475,000	163.2%
	MEDIAN PRICE	\$3,600,000	\$2,587,500	-28.1%	\$3,600,000	\$1,500,000	-58.3%
	AVERAGE PRICE	\$3,059,667	\$2,388,125	-21.9%	\$3,600,000	\$1,895,000	-47.4%
	AVERAGE DOM	6	9	50.0%	6	9	50.0%
Condo/Co-op/TH	CONTRACTS SIGNED	174	192	10.3%	49	58	18.4%
	ACTIVE LISTINGS	87	97	11.5%	87	97	11.5%
	# OF SALES	140	149	6.4%	50	49	-2.0%
	SALES VOLUME	\$148,634,399	\$172,460,426	16.0%	\$55,773,899	\$63,786,099	14.4%
	MEDIAN PRICE	\$802,500	\$887,500	10.6%	\$836,000	\$1,100,000	31.6%
	AVERAGE PRICE	\$1,061,674	\$1,157,453	9.0%	\$1,115,478	\$1,301,757	16.7%
	AVERAGE DOM	26	25	-3.8%	18	21	16.7%

## Historic Sales Trends

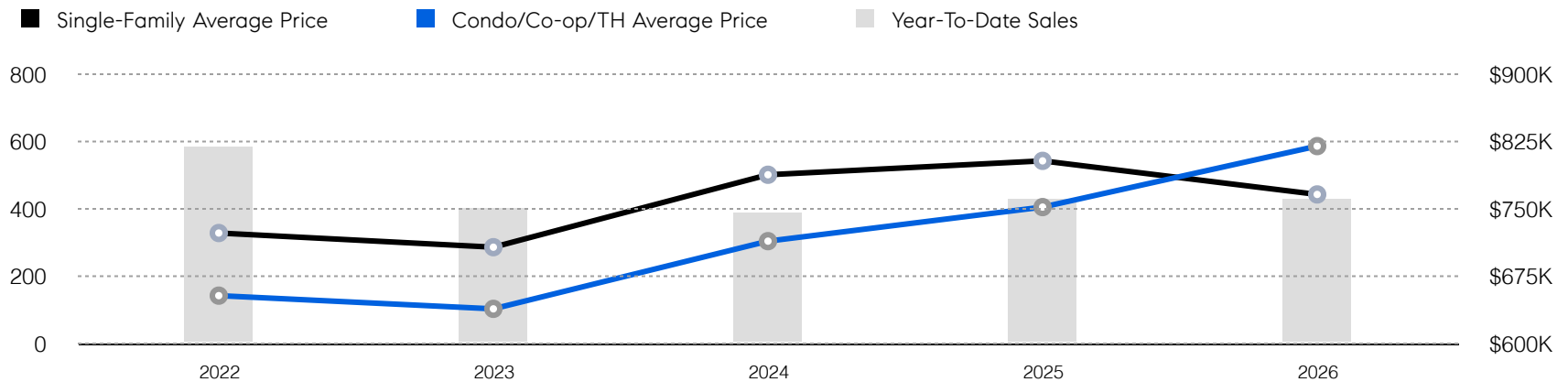


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# Jersey City

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	83	71	-14.5%	20	23	15.0%
	ACTIVE LISTINGS	53	49	-7.5%	53	49	-7.5%
	# OF SALES	82	54	-34.1%	24	12	-50.0%
	SALES VOLUME	\$65,884,800	\$41,367,500	-37.2%	\$20,247,900	\$11,125,000	-45.1%
	MEDIAN PRICE	\$615,000	\$637,500	3.7%	\$700,000	\$665,000	-5.0%
	AVERAGE PRICE	\$803,473	\$766,065	-4.7%	\$843,663	\$927,083	9.9%
	AVERAGE DOM	40	40	0.0%	31	40	29.0%
Condo/Co-op/TH	CONTRACTS SIGNED	414	431	4.1%	102	130	27.5%
	ACTIVE LISTINGS	488	534	9.4%	488	534	9.4%
	# OF SALES	340	369	8.5%	92	107	16.3%
	SALES VOLUME	\$255,673,893	\$302,550,631	18.3%	\$72,604,999	\$91,283,199	25.7%
	MEDIAN PRICE	\$689,500	\$710,000	3.0%	\$722,500	\$705,000	-2.4%
	AVERAGE PRICE	\$751,982	\$819,920	9.0%	\$789,185	\$853,114	8.1%
	AVERAGE DOM	39	38	-2.6%	31	44	41.9%

## Historic Sales Trends

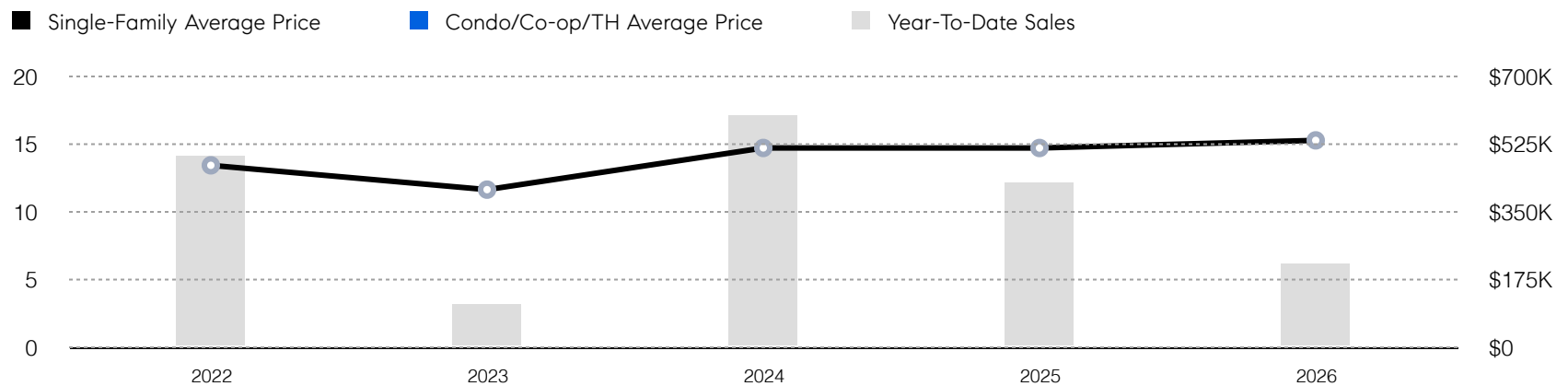


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# Kearny

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	12	9	-25.0%	2	1	-50.0%
	ACTIVE LISTINGS	5	6	20.0%	5	6	20.0%
	# OF SALES	11	6	-45.5%	5	1	-80.0%
	SALES VOLUME	\$5,666,500	\$3,209,000	-43.4%	\$2,318,500	\$415,000	-82.1%
	MEDIAN PRICE	\$535,000	\$477,000	-10.8%	\$510,000	\$415,000	-18.6%
	AVERAGE PRICE	\$515,136	\$534,833	3.8%	\$463,700	\$415,000	-10.5%
	AVERAGE DOM	49	72	46.9%	62	97	56.5%
Condo/Co-op/TH	CONTRACTS SIGNED	1	6	500.0%	0	2	0.0%
	ACTIVE LISTINGS	0	2	0.0%	0	2	0.0%
	# OF SALES	1	0	0.0%	0	0	0.0%
	SALES VOLUME	\$338,400	-	-	-	-	-
	MEDIAN PRICE	\$338,400	-	-	-	-	-
	AVERAGE PRICE	\$338,400	-	-	-	-	-
	AVERAGE DOM	0	-	-	-	-	-

## Historic Sales Trends

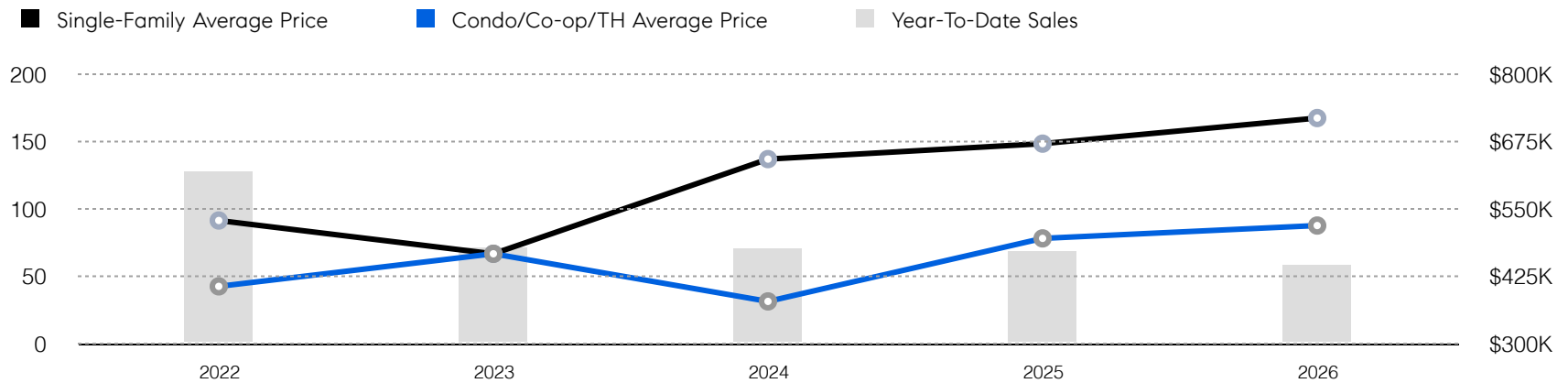


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# North Bergen

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	21	28	33.3%	5	12	140.0%
	ACTIVE LISTINGS	23	33	43.5%	23	33	43.5%
	# OF SALES	19	15	-21.1%	5	9	80.0%
	SALES VOLUME	\$12,751,000	\$10,779,578	-15.5%	\$3,805,000	\$6,326,578	66.3%
	MEDIAN PRICE	\$642,000	\$655,000	2.0%	\$680,000	\$655,000	-3.7%
	AVERAGE PRICE	\$671,105	\$718,639	7.1%	\$761,000	\$702,953	-7.6%
	AVERAGE DOM	47	58	23.4%	35	50	42.9%
Condo/Co-op/TH	CONTRACTS SIGNED	53	50	-5.7%	18	15	-16.7%
	ACTIVE LISTINGS	52	54	3.8%	52	54	3.8%
	# OF SALES	48	42	-12.5%	8	10	25.0%
	SALES VOLUME	\$23,774,360	\$21,803,255	-8.3%	\$3,695,210	\$5,933,000	60.6%
	MEDIAN PRICE	\$310,605	\$371,000	19.4%	\$310,605	\$502,000	61.6%
	AVERAGE PRICE	\$495,299	\$519,125	4.8%	\$461,901	\$593,300	28.4%
	AVERAGE DOM	43	43	0.0%	34	31	-8.8%

## Historic Sales Trends

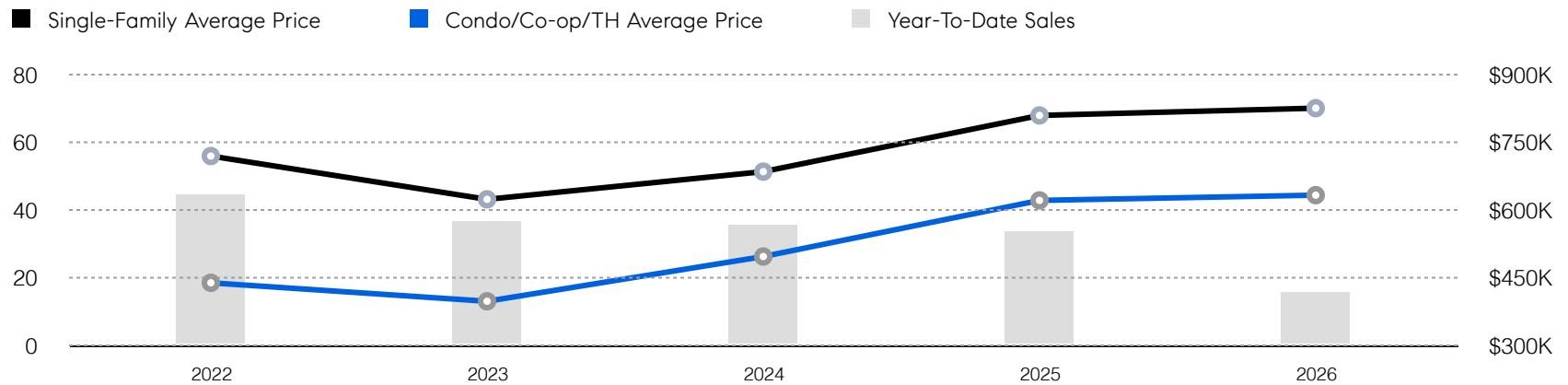


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# Secaucus

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	11	12	9.1%	1	4	300.0%
	ACTIVE LISTINGS	10	11	10.0%	10	11	10.0%
	# OF SALES	13	8	-38.5%	3	3	0.0%
	SALES VOLUME	\$10,524,000	\$6,604,999	-37.2%	\$3,030,000	\$2,449,999	-19.1%
	MEDIAN PRICE	\$770,000	\$835,000	8.4%	\$930,000	\$760,000	-18.3%
	AVERAGE PRICE	\$809,538	\$825,625	2.0%	\$1,010,000	\$816,666	-19.1%
	AVERAGE DOM	36	35	-2.8%	49	63	28.6%
Condo/Co-op/TH	CONTRACTS SIGNED	25	19	-24.0%	8	8	0.0%
	ACTIVE LISTINGS	25	32	28.0%	25	32	28.0%
	# OF SALES	20	7	-65.0%	4	1	-75.0%
	SALES VOLUME	\$12,425,000	\$4,430,000	-64.3%	\$2,351,000	\$505,000	-78.5%
	MEDIAN PRICE	\$499,500	\$635,000	27.1%	\$468,500	\$505,000	7.8%
	AVERAGE PRICE	\$621,250	\$632,857	1.9%	\$587,750	\$505,000	-14.1%
	AVERAGE DOM	46	40	-13.0%	55	29	-47.3%

## Historic Sales Trends

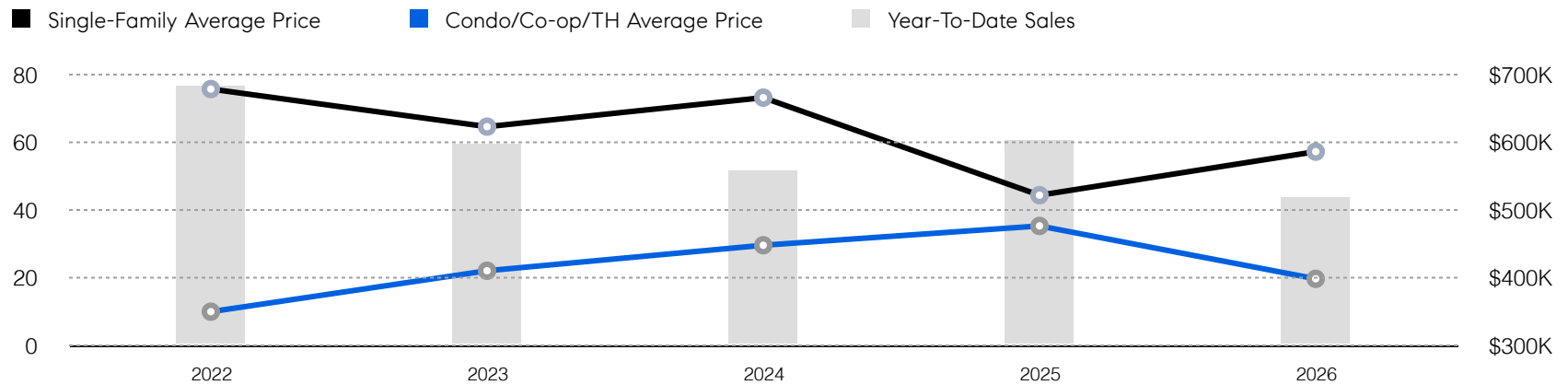


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# Union City

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	2	7	250.0%	2	4	100.0%
	ACTIVE LISTINGS	7	8	14.3%	7	8	14.3%
	# OF SALES	3	5	66.7%	0	0	0.0%
	SALES VOLUME	\$1,565,555	\$2,931,000	87.2%	-	-	-
	MEDIAN PRICE	\$475,000	\$570,000	20.0%	-	-	-
	AVERAGE PRICE	\$521,852	\$586,200	12.3%	-	-	-
	AVERAGE DOM	16	21	31.3%	-	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	62	48	-22.6%	15	14	-6.7%
	ACTIVE LISTINGS	60	83	38.3%	60	83	38.3%
	# OF SALES	57	38	-33.3%	19	9	-52.6%
	SALES VOLUME	\$27,158,000	\$15,137,500	-44.3%	\$8,441,500	\$4,353,000	-48.4%
	MEDIAN PRICE	\$420,000	\$341,000	-18.8%	\$379,000	\$455,000	20.1%
	AVERAGE PRICE	\$476,456	\$398,355	-16.4%	\$444,289	\$483,667	8.9%
	AVERAGE DOM	45	52	15.6%	30	57	90.0%

## Historic Sales Trends

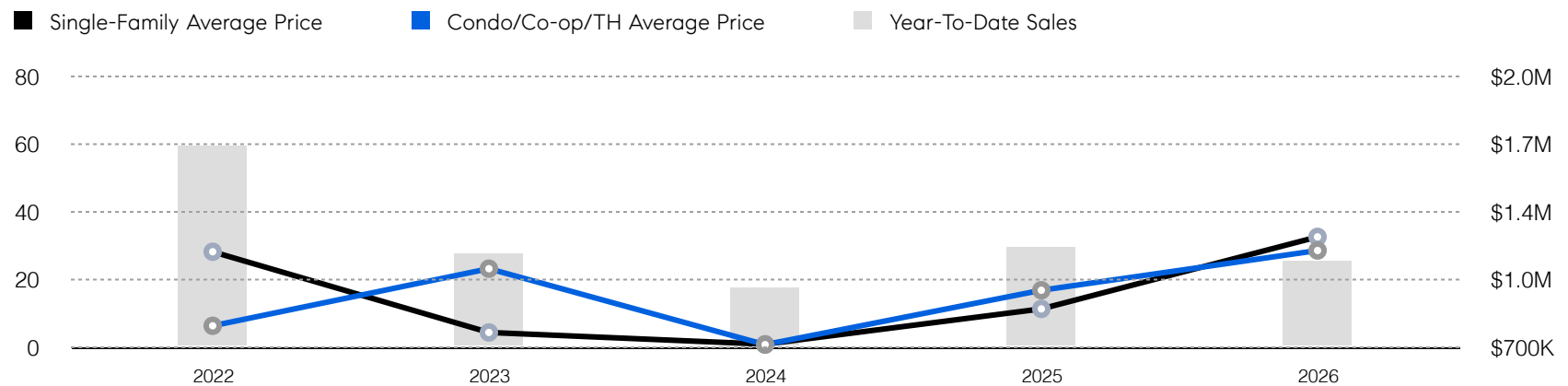


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# Weehawken

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	6	7	16.7%	0	1	0.0%
	ACTIVE LISTINGS	9	2	-77.8%	9	2	-77.8%
	# OF SALES	6	8	33.3%	2	2	0.0%
	SALES VOLUME	\$5,306,000	\$9,840,000	85.5%	\$2,486,000	\$1,740,000	-30.0%
	MEDIAN PRICE	\$750,500	\$1,130,000	50.6%	\$1,243,000	\$870,000	-30.0%
	AVERAGE PRICE	\$884,333	\$1,230,000	39.1%	\$1,243,000	\$870,000	-30.0%
	AVERAGE DOM	20	27	35.0%	8	41	412.5%
Condo/Co-op/TH	CONTRACTS SIGNED	24	25	4.2%	6	7	16.7%
	ACTIVE LISTINGS	35	25	-28.6%	35	25	-28.6%
	# OF SALES	23	17	-26.1%	6	7	16.7%
	SALES VOLUME	\$22,398,500	\$19,798,500	-11.6%	\$5,369,000	\$8,534,000	58.9%
	MEDIAN PRICE	\$790,000	\$980,000	24.1%	\$840,000	\$949,000	13.0%
	AVERAGE PRICE	\$973,848	\$1,164,618	19.6%	\$894,833	\$1,219,143	36.2%
	AVERAGE DOM	40	60	50.0%	18	56	211.1%

## Historic Sales Trends

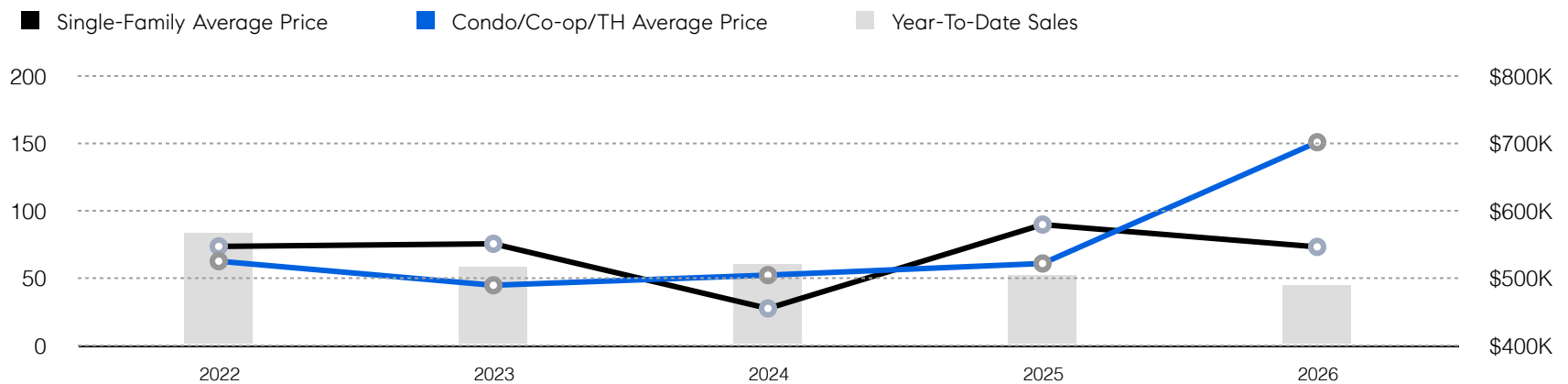


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# West New York

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	1	5	400.0%	0	1	0.0%
	ACTIVE LISTINGS	0	6	0.0%	0	6	0.0%
	# OF SALES	3	5	66.7%	0	0	0.0%
	SALES VOLUME	\$1,738,500	\$2,732,000	57.1%	-	-	-
	MEDIAN PRICE	\$482,000	\$590,000	22.4%	-	-	-
	AVERAGE PRICE	\$579,500	\$546,400	-5.7%	-	-	-
	AVERAGE DOM	65	42	-35.4%	-	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	51	49	-3.9%	9	16	77.8%
	ACTIVE LISTINGS	60	83	38.3%	60	83	38.3%
	# OF SALES	48	38	-20.8%	14	9	-35.7%
	SALES VOLUME	\$25,044,500	\$26,667,779	6.5%	\$6,907,550	\$8,600,499	24.5%
	MEDIAN PRICE	\$349,225	\$522,500	49.6%	\$334,000	\$843,000	152.4%
	AVERAGE PRICE	\$521,760	\$701,784	34.5%	\$493,396	\$955,611	93.7%
	AVERAGE DOM	38	34	-10.5%	51	22	-56.9%

## Historic Sales Trends



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# COMPASS

Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 04/30/2025 vs. 01/01/2026 - 04/30/2026

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