

A low-angle, upward-looking photograph of several tall skyscrapers in an urban setting. The buildings feature a mix of glass facades and concrete structures. The sky is a clear, pale blue with a few wispy clouds. In the foreground, parts of traffic lights and street signs are visible, including a green sign that says "YORK ST".

June 2026

Hudson County Market Report

COMPASS

Hudson County Overview

Year-To-Date Sales

1,495

-4.5% Year-To-Date
7.4% Month-Over-Month

Year-To-Date Contracts

1,844

4.7% Year-To-Date
13.9% Month-Over-Month

Single-Family
Average Sale Price

\$898K

12.2% Year-To-Date
4.0% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$821K

9.3% Year-To-Date
14.8% Month-Over-Month

Average Days On Market

34

3.0% Year-To-Date
21.4% Month-Over-Month

Active Listings

1,327

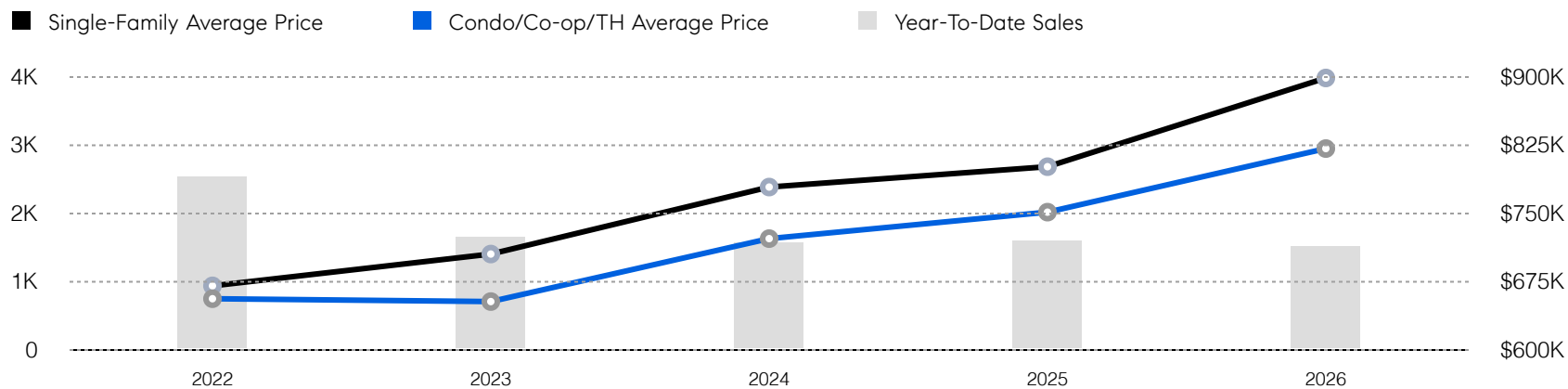
12.6% Year-Over-Year
3.3% Month-Over-Month



Hudson County Overview

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	367	382	4.1%	66	83	25.8%
	ACTIVE LISTINGS	197	211	7.1%	197	211	7.1%
	# OF SALES	312	272	-12.8%	49	51	4.1%
	SALES VOLUME	\$250,057,406	\$244,527,616	-2.2%	\$48,887,650	\$56,587,506	15.8%
	MEDIAN PRICE	\$627,500	\$675,000	7.6%	\$705,000	\$685,000	-2.8%
	AVERAGE PRICE	\$801,466	\$898,999	12.2%	\$997,707	\$1,109,559	11.2%
	AVERAGE DOM	38	35	-7.9%	33	27	-18.2%
	% OF ASKING PRICE	100.4%	100.6%	0.1%	102.0%	101.2%	-0.8%
Condo/Co-op/TH	CONTRACTS SIGNED	1,395	1,462	4.8%	238	295	23.9%
	ACTIVE LISTINGS	982	1,116	13.6%	982	1,116	13.6%
	# OF SALES	1,253	1,223	-2.4%	230	240	4.3%
	SALES VOLUME	\$941,647,896	\$1,004,561,645	6.7%	\$174,495,474	\$213,006,239	22.1%
	MEDIAN PRICE	\$650,000	\$690,100	6.2%	\$649,000	\$724,000	11.6%
	AVERAGE PRICE	\$751,515	\$821,391	9.3%	\$758,676	\$887,526	17.0%
	AVERAGE DOM	35	36	2.9%	31	29	-6.5%
	% OF ASKING PRICE	99.7%	100.3%	0.7%	99.5%	100.2%	0.7%

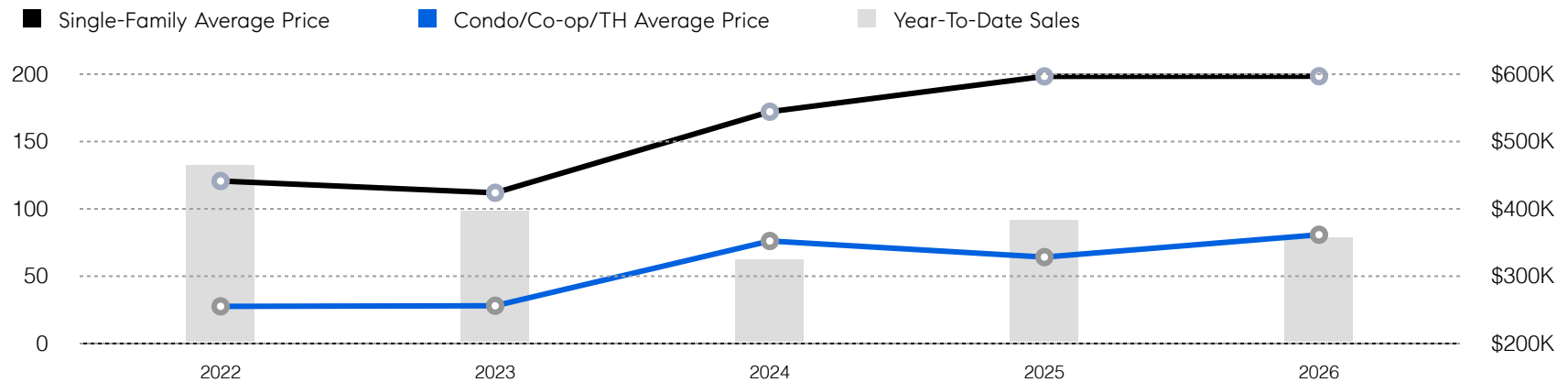
Historic Sales Trends



Bayonne

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	54	48	-11.1%	9	12	33.3%
	ACTIVE LISTINGS	13	24	84.6%	13	24	84.6%
	# OF SALES	40	42	5.0%	9	12	33.3%
	SALES VOLUME	\$23,871,200	\$25,073,500	5.0%	\$5,291,500	\$7,777,000	47.0%
	MEDIAN PRICE	\$564,500	\$590,000	4.5%	\$550,000	\$650,000	18.2%
	AVERAGE PRICE	\$596,780	\$596,988	0.0%	\$587,944	\$648,083	10.2%
	AVERAGE DOM	37	34	-8.1%	29	28	-3.4%
	% OF ASKING PRICE	100.9%	101.4%	0.5%	99.2%	101.8%	2.6%
Condo/Co-op/TH	CONTRACTS SIGNED	51	35	-31.4%	11	6	-45.5%
	ACTIVE LISTINGS	28	19	-32.1%	28	19	-32.1%
	# OF SALES	50	35	-30.0%	6	7	16.7%
	SALES VOLUME	\$16,417,333	\$12,654,500	-22.9%	\$2,020,000	\$1,813,500	-10.2%
	MEDIAN PRICE	\$270,000	\$290,000	7.4%	\$309,500	\$240,000	-22.5%
	AVERAGE PRICE	\$328,347	\$361,557	10.1%	\$336,667	\$259,071	-23.0%
	AVERAGE DOM	32	35	9.4%	32	38	18.8%
	% OF ASKING PRICE	99.2%	98.8%	-0.4%	104.0%	97.2%	-6.8%

Historic Sales Trends

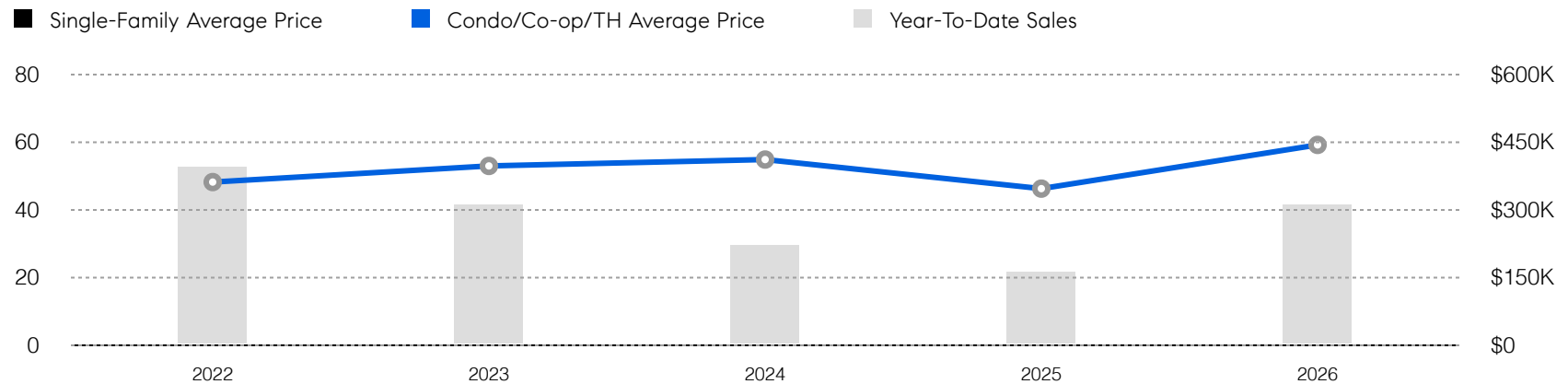


* Line graphs may be hidden due to limited sales data

Guttenberg

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	1	1	0.0%	0	0	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%	9	9	0.0%
	ACTIVE LISTINGS	49	48	-2.0%	49	48	-2.0%
	# OF SALES	19	40	110.5%	4	6	50.0%
	SALES VOLUME	\$6,597,888	\$17,766,700	169.3%	\$1,863,888	\$3,362,000	80.4%
	MEDIAN PRICE	\$340,000	\$345,000	1.5%	\$394,444	\$335,000	-15.1%
	AVERAGE PRICE	\$347,257	\$444,168	27.9%	\$465,972	\$560,333	20.3%
	AVERAGE DOM	53	61	15.1%	21	53	152.4%
	% OF ASKING PRICE	97.2%	97.5%	0.3%	97.0%	100.1%	3.1%

Historic Sales Trends

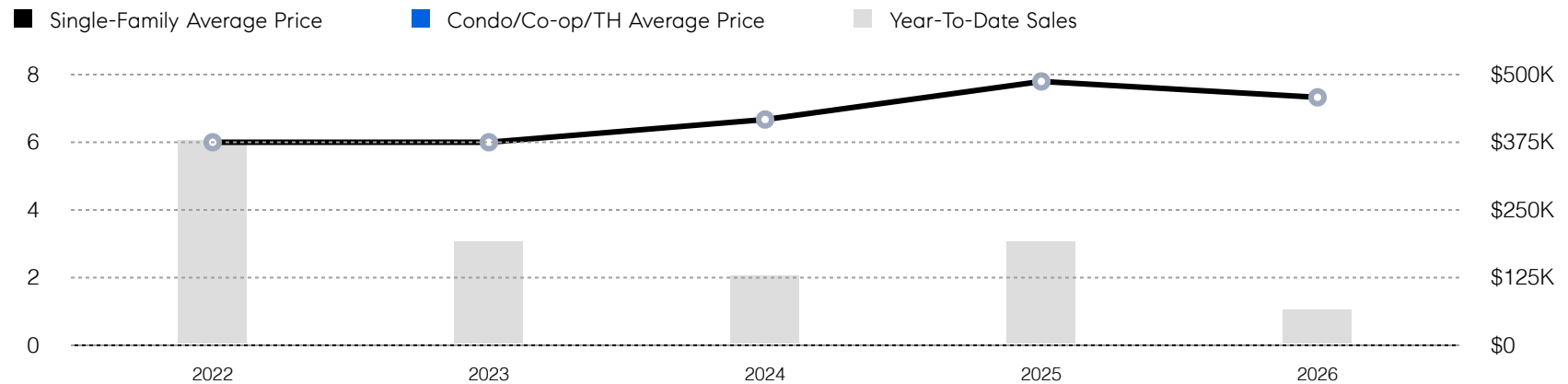


* Line graphs may be hidden due to limited sales data

Harrison

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	3	1	-66.7%	0	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	3	1	-66.7%	1	0	0.0%
	SALES VOLUME	\$1,462,000	\$458,000	-68.7%	\$550,000	-	-
	MEDIAN PRICE	\$472,000	\$458,000	-3.0%	\$550,000	-	-
	AVERAGE PRICE	\$487,333	\$458,000	-6.0%	\$550,000	-	-
	AVERAGE DOM	54	77	42.6%	35	-	-
	% OF ASKING PRICE	94.9%	94.4%	-0.5%	91.7%	-	-
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

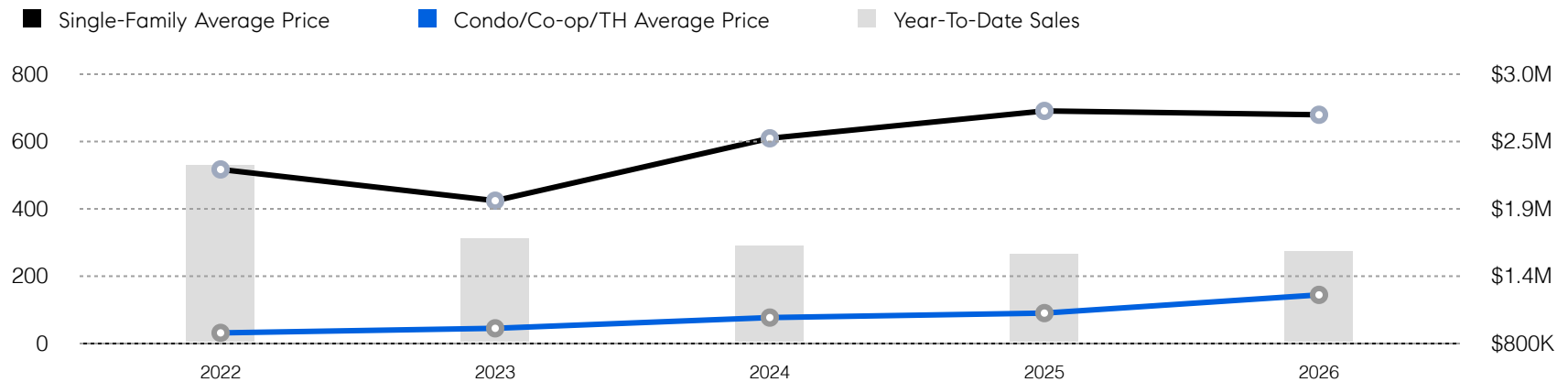


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Hoboken

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	9	21	133.3%	1	4	300.0%
	ACTIVE LISTINGS	6	5	-16.7%	6	5	-16.7%
	# OF SALES	9	15	66.7%	4	5	25.0%
	SALES VOLUME	\$24,299,900	\$40,029,999	64.7%	\$12,870,900	\$13,099,999	1.8%
	MEDIAN PRICE	\$2,725,000	\$2,750,000	0.9%	\$3,462,500	\$2,750,000	-20.6%
	AVERAGE PRICE	\$2,699,989	\$2,668,667	-1.2%	\$3,217,725	\$2,620,000	-18.6%
	AVERAGE DOM	16	8	-50.0%	7	11	57.1%
	% OF ASKING PRICE	96.5%	103.1%	6.6%	102.5%	100.2%	-2.3%
Condo/Co-op/TH	CONTRACTS SIGNED	280	326	16.4%	45	66	46.7%
	ACTIVE LISTINGS	80	116	45.0%	80	116	45.0%
	# OF SALES	250	254	1.6%	57	60	5.3%
	SALES VOLUME	\$262,129,784	\$304,117,233	16.0%	\$57,938,998	\$79,120,028	36.6%
	MEDIAN PRICE	\$870,000	\$964,500	10.9%	\$900,000	\$1,087,500	20.8%
	AVERAGE PRICE	\$1,048,519	\$1,197,312	14.2%	\$1,016,474	\$1,318,667	29.7%
	AVERAGE DOM	22	20	-9.1%	19	14	-26.3%
	% OF ASKING PRICE	100.8%	101.6%	0.8%	100.5%	101.9%	1.3%

Historic Sales Trends

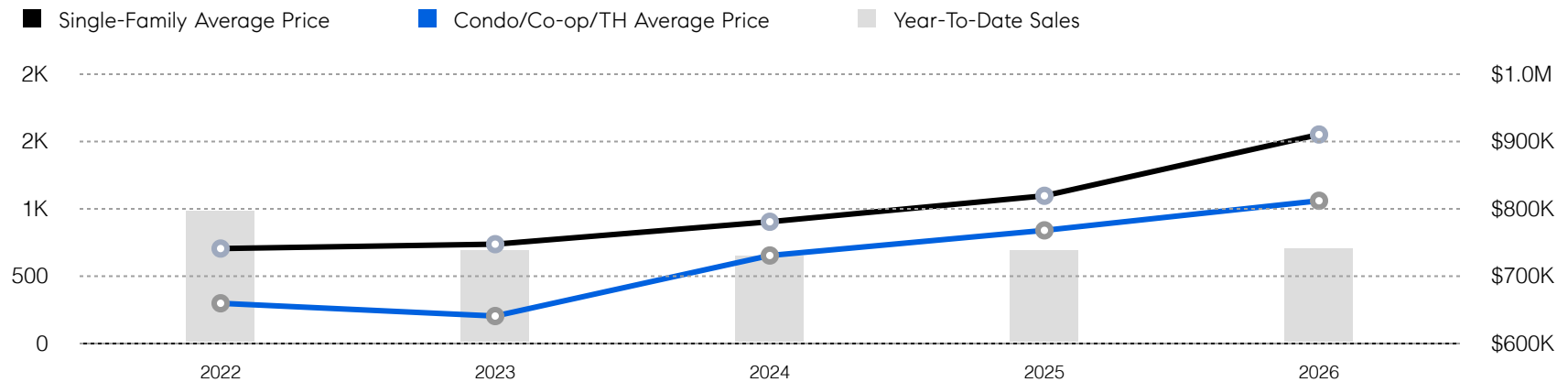


* Line graphs may be hidden due to limited sales data

Jersey City

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	110	113	2.7%	15	21	40.0%
	ACTIVE LISTINGS	73	60	-17.8%	73	60	-17.8%
	# OF SALES	117	95	-18.8%	16	15	-6.2%
	SALES VOLUME	\$95,870,049	\$86,488,199	-9.8%	\$14,974,750	\$17,509,500	16.9%
	MEDIAN PRICE	\$655,000	\$695,000	6.1%	\$697,000	\$735,000	5.5%
	AVERAGE PRICE	\$819,402	\$910,402	11.1%	\$935,922	\$1,167,300	24.7%
	AVERAGE DOM	39	35	-10.3%	31	23	-25.8%
	% OF ASKING PRICE	99.9%	99.7%	-0.2%	101.9%	101.6%	-0.3%
Condo/Co-op/TH	CONTRACTS SIGNED	631	657	4.1%	108	133	23.1%
	ACTIVE LISTINGS	502	561	11.8%	502	561	11.8%
	# OF SALES	558	597	7.0%	99	109	10.1%
	SALES VOLUME	\$428,586,831	\$484,790,100	13.1%	\$79,424,088	\$90,634,134	14.1%
	MEDIAN PRICE	\$697,500	\$705,000	1.1%	\$690,000	\$728,000	5.5%
	AVERAGE PRICE	\$768,077	\$812,044	5.7%	\$802,264	\$831,506	3.6%
	AVERAGE DOM	36	38	5.6%	35	34	-2.9%
	% OF ASKING PRICE	99.2%	100.6%	1.5%	98.9%	99.5%	0.6%

Historic Sales Trends

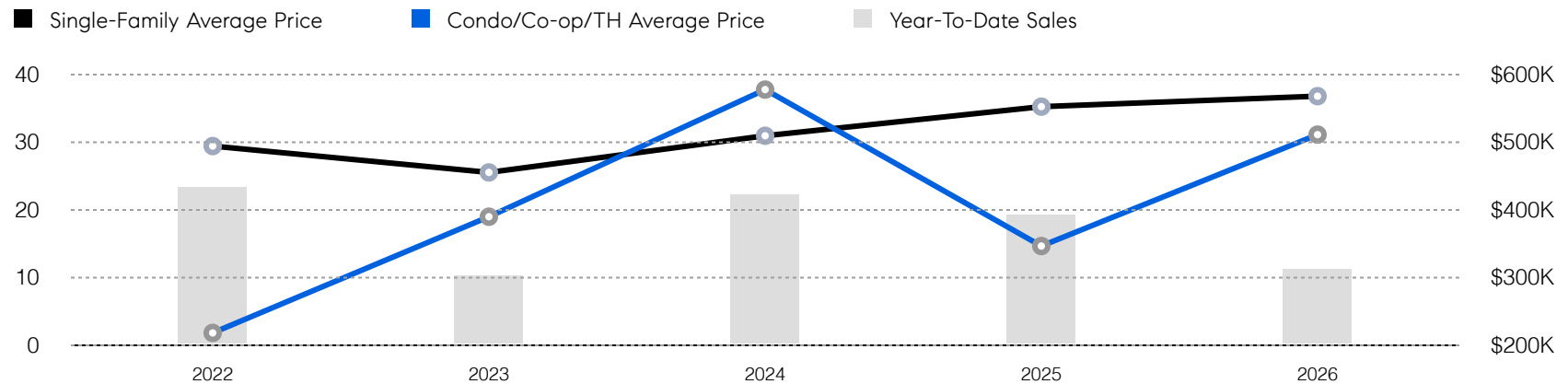


* Line graphs may be hidden due to limited sales data

Kearny

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	16	18	12.5%	1	7	600.0%
	ACTIVE LISTINGS	9	5	-44.4%	9	5	-44.4%
	# OF SALES	17	8	-52.9%	2	1	-50.0%
	SALES VOLUME	\$9,394,500	\$4,545,000	-51.6%	\$1,353,000	\$853,000	-37.0%
	MEDIAN PRICE	\$535,000	\$483,500	-9.6%	\$676,500	\$853,000	26.1%
	AVERAGE PRICE	\$552,618	\$568,125	2.8%	\$676,500	\$853,000	26.1%
	AVERAGE DOM	39	62	59.0%	9	53	488.9%
	% OF ASKING PRICE	101.7%	99.9%	-1.8%	109.4%	95.3%	-14.1%
Condo/Co-op/TH	CONTRACTS SIGNED	1	7	600.0%	0	2	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	2	3	50.0%	0	0	0.0%
	SALES VOLUME	\$693,400	\$1,533,900	121.2%	-	-	-
	MEDIAN PRICE	\$346,700	\$499,900	44.2%	-	-	-
	AVERAGE PRICE	\$346,700	\$511,300	47.5%	-	-	-
	AVERAGE DOM	6	12	100.0%	-	-	-
	% OF ASKING PRICE	106.4%	104.5%	-1.9%	-	-	-

Historic Sales Trends

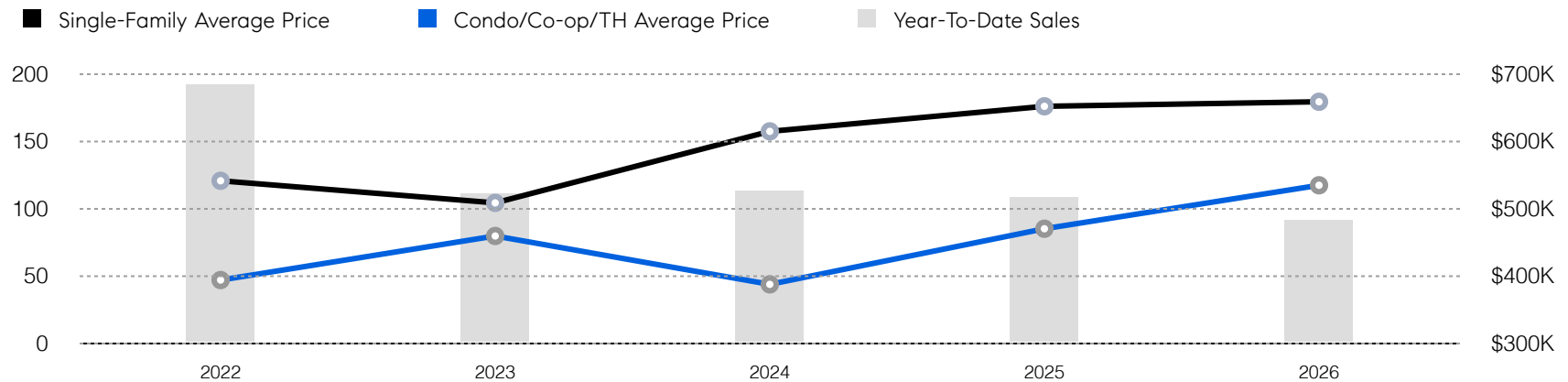


* Line graphs may be hidden due to limited sales data

North Bergen

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	33	42	27.3%	7	9	28.6%
	ACTIVE LISTINGS	27	35	29.6%	27	35	29.6%
	# OF SALES	29	27	-6.9%	4	6	50.0%
	SALES VOLUME	\$18,917,000	\$17,794,578	-5.9%	\$2,401,000	\$3,405,000	41.8%
	MEDIAN PRICE	\$620,000	\$599,000	-3.4%	\$605,000	\$592,500	-2.1%
	AVERAGE PRICE	\$652,310	\$659,058	1.0%	\$600,250	\$567,500	-5.5%
	AVERAGE DOM	43	48	11.6%	52	34	-34.6%
	% OF ASKING PRICE	99.9%	100.0%	0.2%	95.1%	100.8%	5.6%
Condo/Co-op/TH	CONTRACTS SIGNED	81	74	-8.6%	22	14	-36.4%
	ACTIVE LISTINGS	56	64	14.3%	56	64	14.3%
	# OF SALES	78	63	-19.2%	18	9	-50.0%
	SALES VOLUME	\$36,696,860	\$33,707,655	-8.1%	\$7,723,500	\$5,475,500	-29.1%
	MEDIAN PRICE	\$311,000	\$388,000	24.8%	\$290,000	\$605,000	108.6%
	AVERAGE PRICE	\$470,473	\$535,042	13.7%	\$429,083	\$608,389	41.8%
	AVERAGE DOM	40	40	0.0%	23	33	43.5%
	% OF ASKING PRICE	100.1%	98.7%	-1.4%	100.7%	99.2%	-1.5%

Historic Sales Trends

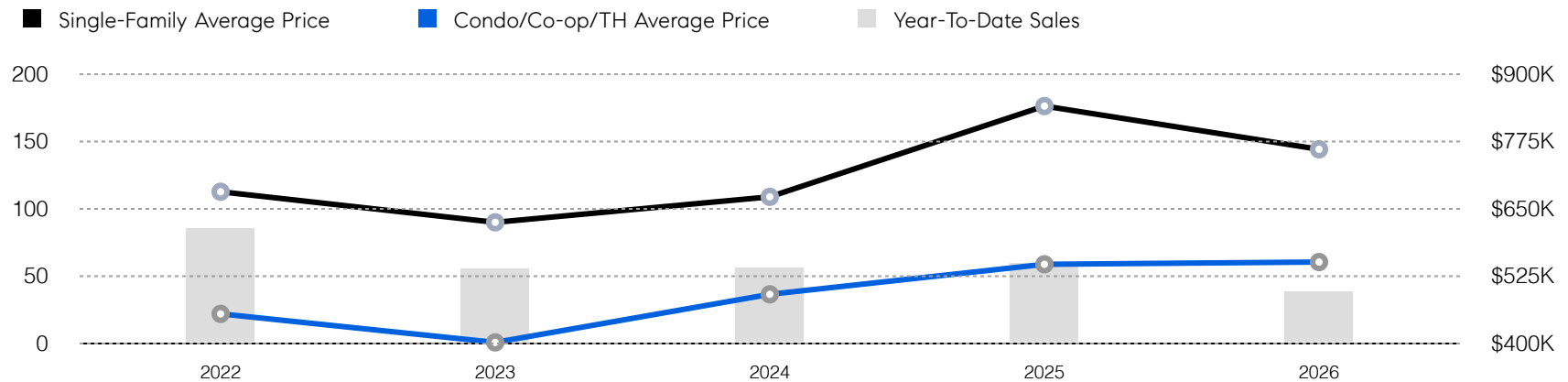


* Line graphs may be hidden due to limited sales data

Secaucus

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	21	16	-23.8%	1	3	200.0%
	ACTIVE LISTINGS	10	12	20.0%	10	12	20.0%
	# OF SALES	19	12	-36.8%	4	1	-75.0%
	SALES VOLUME	\$15,976,500	\$9,126,999	-42.9%	\$3,522,500	\$760,000	-78.4%
	MEDIAN PRICE	\$770,000	\$760,000	-1.3%	\$816,250	\$760,000	-6.9%
	AVERAGE PRICE	\$840,868	\$760,583	-9.5%	\$880,625	\$760,000	-13.7%
	AVERAGE DOM	27	50	85.2%	11	109	890.9%
	% OF ASKING PRICE	99.5%	98.5%	-1.0%	98.7%	95.6%	-3.1%
Condo/Co-op/TH	CONTRACTS SIGNED	45	40	-11.1%	10	11	10.0%
	ACTIVE LISTINGS	26	32	23.1%	26	32	23.1%
	# OF SALES	39	25	-35.9%	9	10	11.1%
	SALES VOLUME	\$21,336,500	\$13,781,800	-35.4%	\$4,014,500	\$4,571,800	13.9%
	MEDIAN PRICE	\$477,000	\$470,000	-1.5%	\$420,000	\$439,950	4.8%
	AVERAGE PRICE	\$547,090	\$551,272	0.8%	\$446,056	\$457,180	2.5%
	AVERAGE DOM	43	35	-18.6%	31	40	29.0%
	% OF ASKING PRICE	100.0%	99.7%	-0.3%	98.6%	98.9%	0.3%

Historic Sales Trends

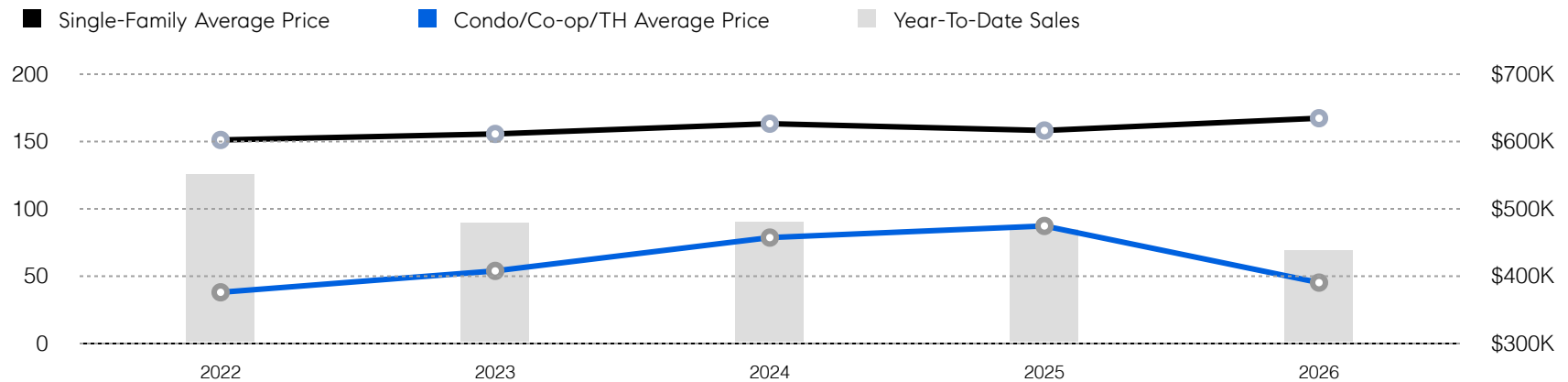


* Line graphs may be hidden due to limited sales data

Union City

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	6	13	116.7%	2	2	0.0%
	ACTIVE LISTINGS	4	3	-25.0%	4	3	-25.0%
	# OF SALES	4	11	175.0%	1	3	200.0%
	SALES VOLUME	\$2,465,555	\$6,981,000	183.1%	\$900,000	\$2,275,000	152.8%
	MEDIAN PRICE	\$555,000	\$570,000	2.7%	\$900,000	\$560,000	-37.8%
	AVERAGE PRICE	\$616,389	\$634,636	3.0%	\$900,000	\$758,333	-15.7%
	AVERAGE DOM	18	34	88.9%	24	26	8.3%
	% OF ASKING PRICE	96.1%	101.5%	5.3%	100.0%	104.6%	4.6%
Condo/Co-op/TH	CONTRACTS SIGNED	87	72	-17.2%	12	13	8.3%
	ACTIVE LISTINGS	78	85	9.0%	78	85	9.0%
	# OF SALES	79	57	-27.8%	14	6	-57.1%
	SALES VOLUME	\$37,494,000	\$22,256,500	-40.6%	\$6,922,500	\$1,874,500	-72.9%
	MEDIAN PRICE	\$435,000	\$360,000	-17.2%	\$535,000	\$325,000	-39.3%
	AVERAGE PRICE	\$474,608	\$390,465	-17.7%	\$494,464	\$312,417	-36.8%
	AVERAGE DOM	42	47	11.9%	45	29	-35.6%
	% OF ASKING PRICE	99.9%	99.2%	-0.7%	99.8%	100.6%	0.8%

Historic Sales Trends

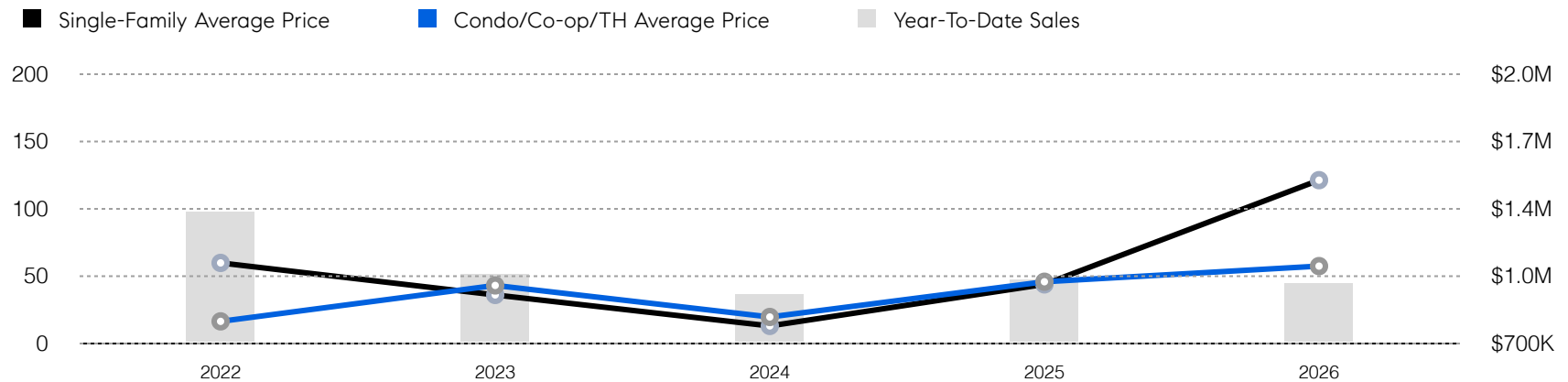


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Weehawken

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	9	8	-11.1%	1	0	0.0%
	ACTIVE LISTINGS	6	5	-16.7%	6	5	-16.7%
	# OF SALES	9	10	11.1%	1	2	100.0%
	SALES VOLUME	\$8,869,525	\$14,885,000	67.8%	\$1,525,000	\$5,045,000	230.8%
	MEDIAN PRICE	\$786,000	\$1,225,000	55.9%	\$1,525,000	\$2,522,500	65.4%
	AVERAGE PRICE	\$985,503	\$1,488,500	51.0%	\$1,525,000	\$2,522,500	65.4%
	AVERAGE DOM	25	26	4.0%	57	23	-59.6%
	% OF ASKING PRICE	100.2%	98.6%	-1.6%	98.4%	95.7%	-2.7%
Condo/Co-op/TH	CONTRACTS SIGNED	37	44	18.9%	6	9	50.0%
	ACTIVE LISTINGS	35	25	-28.6%	35	25	-28.6%
	# OF SALES	37	33	-10.8%	4	7	75.0%
	SALES VOLUME	\$36,932,500	\$35,432,500	-4.1%	\$2,695,000	\$9,135,000	239.0%
	MEDIAN PRICE	\$790,000	\$965,000	22.2%	\$615,000	\$1,090,000	77.2%
	AVERAGE PRICE	\$998,176	\$1,073,712	7.6%	\$673,750	\$1,305,000	93.7%
	AVERAGE DOM	38	59	55.3%	18	16	-11.1%
	% OF ASKING PRICE	99.8%	98.6%	-1.2%	100.1%	101.6%	1.5%

Historic Sales Trends

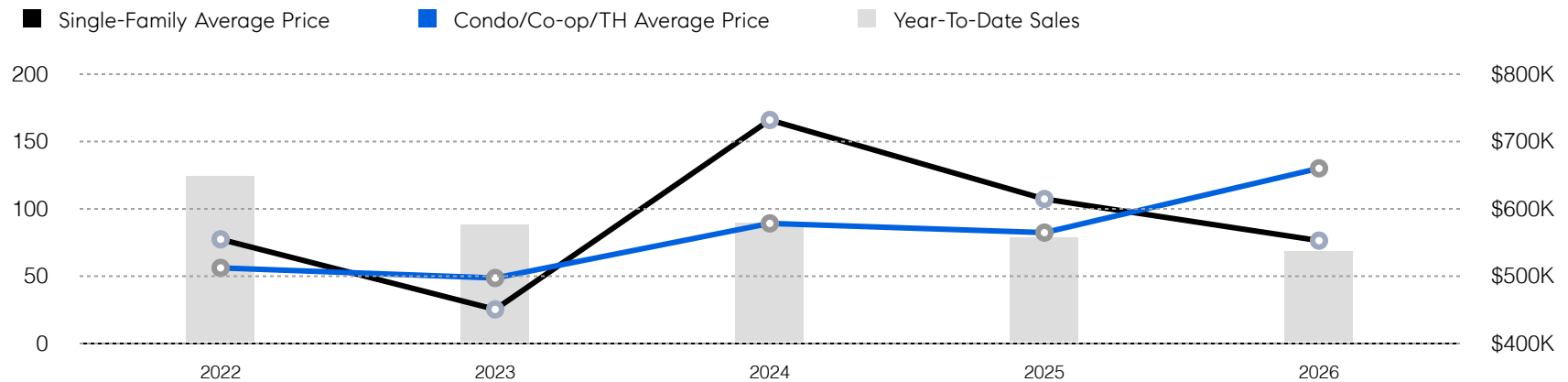


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West New York

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	2	7	250.0%	1	1	0.0%
	ACTIVE LISTINGS	0	9	0.0%	0	9	0.0%
	# OF SALES	4	6	50.0%	1	0	0.0%
	SALES VOLUME	\$2,458,500	\$3,317,000	34.9%	\$720,000	-	-
	MEDIAN PRICE	\$601,000	\$587,500	-2.2%	\$720,000	-	-
	AVERAGE PRICE	\$614,625	\$552,833	-10.1%	\$720,000	-	-
	AVERAGE DOM	52	36	-30.8%	11	-	-
	% OF ASKING PRICE	104.8%	101.5%	-3.3%	108.3%	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	80	78	-2.5%	7	14	100.0%
	ACTIVE LISTINGS	66	96	45.5%	66	96	45.5%
	# OF SALES	73	61	-16.4%	9	14	55.6%
	SALES VOLUME	\$41,225,500	\$40,272,057	-2.3%	\$6,478,000	\$8,676,777	33.9%
	MEDIAN PRICE	\$360,000	\$515,000	43.1%	\$685,000	\$400,000	-41.6%
	AVERAGE PRICE	\$564,733	\$660,198	16.9%	\$719,778	\$619,770	-13.9%
	AVERAGE DOM	40	34	-15.0%	47	25	-46.8%
	% OF ASKING PRICE	99.6%	99.5%	-0.1%	99.0%	99.4%	0.4%

Historic Sales Trends



* Line graphs may be hidden due to limited sales data



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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