

A low-angle, upward-looking photograph of several skyscrapers in a dense urban environment, likely New York City. The buildings are constructed from glass and steel, with some featuring distinctive architectural details like setbacks and cantilevered floors. The sky is a clear, pale blue with a few wispy clouds. In the foreground, the tops of traffic lights and street signs are visible, adding to the sense of being on a city street looking up.

July 2026

Hudson Market Report

COMPASS

Hudson Overview

Year-To-Date Sales

1,848

-2.2% Year-To-Date
9.0% Month-Over-Month

Year-To-Date Contracts

2,110

0.7% Year-To-Date
-16.9% Month-Over-Month

Single-Family
Average Sale Price

\$881K

8.9% Year-To-Date
-26.1% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$819K

8.3% Year-To-Date
-3.4% Month-Over-Month

Average Days On Market

35

6.1% Year-To-Date
12.1% Month-Over-Month

Active Listings

1,426

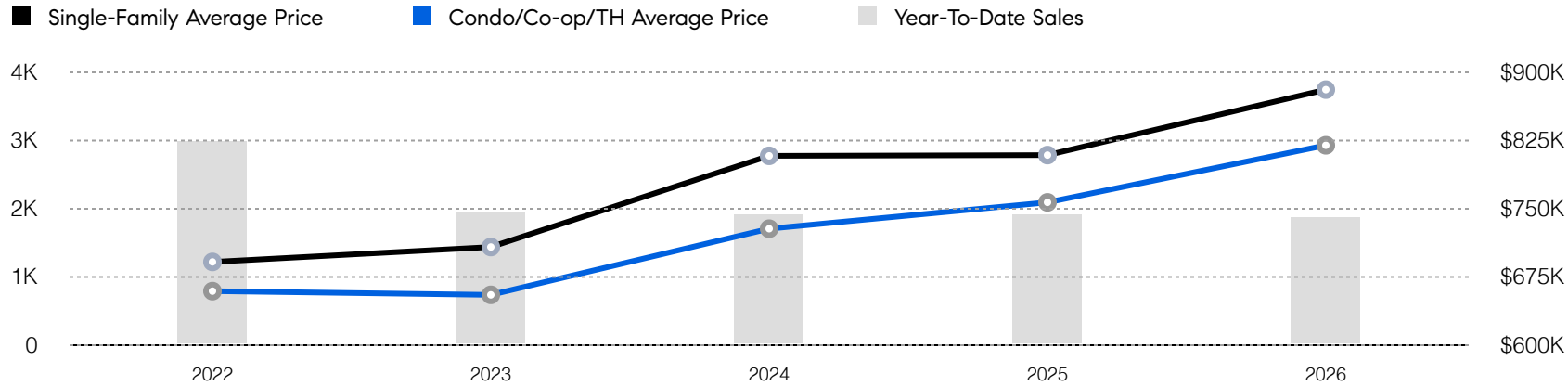
20.5% Year-Over-Year
6.2% Month-Over-Month



Hudson Overview

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	447	459	2.7%	80	88	10.0%
	ACTIVE LISTINGS	185	211	14.1%	185	211	14.1%
	# OF SALES	376	335	-10.9%	64	55	-14.1%
	SALES VOLUME	\$304,192,616	\$295,135,003	-3.0%	\$54,135,210	\$44,834,387	-17.2%
	MEDIAN PRICE	\$649,455	\$660,000	1.6%	\$707,500	\$645,000	-8.8%
	AVERAGE PRICE	\$809,023	\$881,000	8.9%	\$845,863	\$815,171	-3.6%
	AVERAGE DOM	37	34	-8.1%	32	33	3.1%
	% OF ASKING PRICE	100.6%	101.0%	0.4%	101.5%	102.6%	1.1%
Condo/Co-op/TH	CONTRACTS SIGNED	1,649	1,651	0.1%	254	211	-16.9%
	ACTIVE LISTINGS	998	1,215	21.7%	998	1,215	21.7%
	# OF SALES	1,514	1,513	-0.1%	261	271	3.8%
	SALES VOLUME	\$1,146,136,016	\$1,240,386,507	8.2%	\$204,488,120	\$230,983,236	13.0%
	MEDIAN PRICE	\$650,000	\$700,000	7.7%	\$685,000	\$749,900	9.5%
	AVERAGE PRICE	\$757,025	\$819,819	8.3%	\$783,479	\$852,337	8.8%
	AVERAGE DOM	34	35	2.9%	32	31	-3.1%
	% OF ASKING PRICE	99.6%	99.6%	0.0%	99.3%	99.5%	0.3%

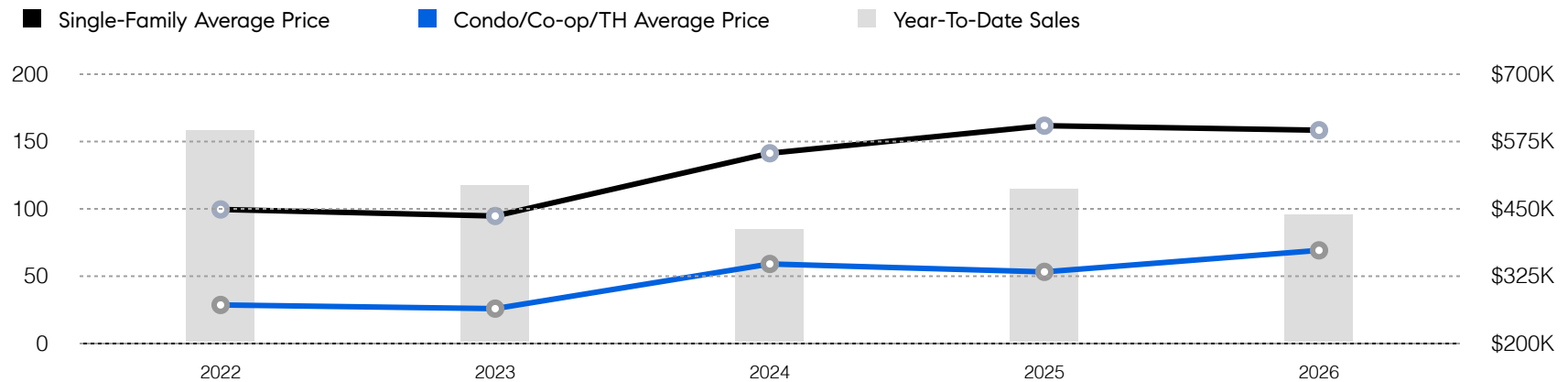
Historic Sales Trends



Bayonne

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	63	57	-9.5%	9	11	22.2%
	ACTIVE LISTINGS	13	27	107.7%	13	27	107.7%
	# OF SALES	54	53	-1.9%	14	11	-21.4%
	SALES VOLUME	\$32,638,000	\$31,588,500	-3.2%	\$8,766,800	\$6,515,000	-25.7%
	MEDIAN PRICE	\$575,000	\$600,000	4.3%	\$650,000	\$620,000	-4.6%
	AVERAGE PRICE	\$604,407	\$596,009	-1.4%	\$626,200	\$592,273	-5.4%
	AVERAGE DOM	35	33	-5.7%	28	33	17.9%
	% OF ASKING PRICE	100.9%	101.6%	0.7%	101.1%	102.5%	1.4%
Condo/Co-op/TH	CONTRACTS SIGNED	60	39	-35.0%	9	4	-55.6%
	ACTIVE LISTINGS	29	22	-24.1%	29	22	-24.1%
	# OF SALES	59	41	-30.5%	9	6	-33.3%
	SALES VOLUME	\$19,647,333	\$15,291,500	-22.2%	\$3,230,000	\$2,637,000	-18.4%
	MEDIAN PRICE	\$275,000	\$330,000	20.0%	\$320,000	\$462,500	44.5%
	AVERAGE PRICE	\$333,006	\$372,963	12.0%	\$358,889	\$439,500	22.5%
	AVERAGE DOM	34	37	8.8%	41	46	12.2%
	% OF ASKING PRICE	99.0%	99.0%	0.0%	97.7%	99.9%	2.2%

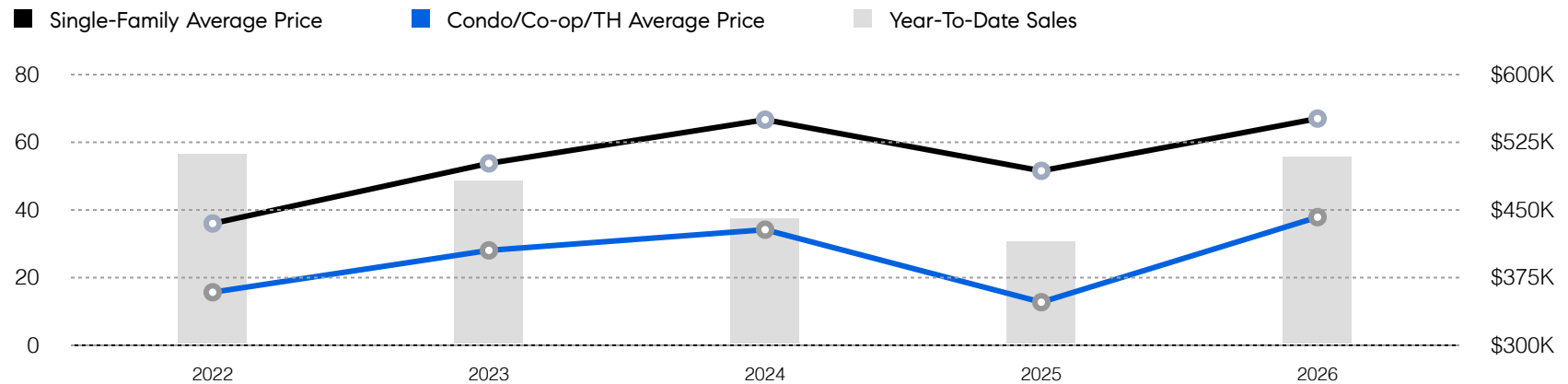
Historic Sales Trends



Guttenberg

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	1	3	200.0%	0	2	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	3	2	-33.3%	1	1	0.0%
	SALES VOLUME	\$1,480,000	\$1,102,500	-25.5%	\$485,000	\$552,500	13.9%
	MEDIAN PRICE	\$485,000	\$551,250	13.7%	\$485,000	\$552,500	13.9%
	AVERAGE PRICE	\$493,333	\$551,250	11.7%	\$485,000	\$552,500	13.9%
	AVERAGE DOM	20	12	-40.0%	20	22	10.0%
	% OF ASKING PRICE	97.0%	95.5%	-1.6%	92.0%	95.3%	3.2%
Condo/Co-op/TH	CONTRACTS SIGNED	39	52	33.3%	9	3	-66.7%
	ACTIVE LISTINGS	55	51	-7.3%	55	51	-7.3%
	# OF SALES	27	53	96.3%	8	10	25.0%
	SALES VOLUME	\$9,390,387	\$23,427,588	149.5%	\$2,792,499	\$4,825,888	72.8%
	MEDIAN PRICE	\$340,000	\$350,000	2.9%	\$339,500	\$371,500	9.4%
	AVERAGE PRICE	\$347,792	\$442,030	27.1%	\$349,062	\$482,589	38.3%
	AVERAGE DOM	56	66	17.9%	65	90	38.5%
	% OF ASKING PRICE	96.5%	97.8%	1.3%	94.8%	98.8%	4.0%

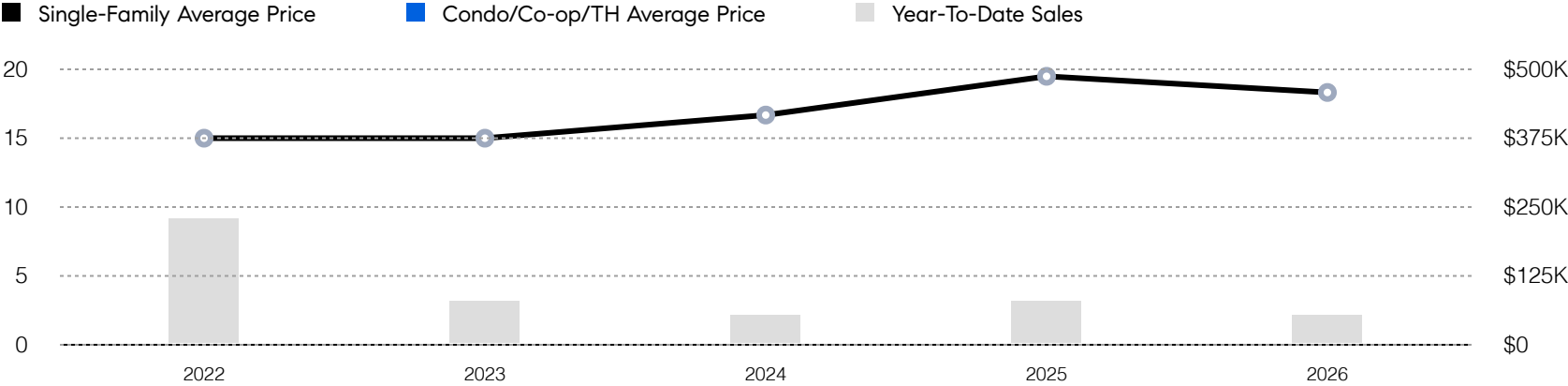
Historic Sales Trends



Harrison

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 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%	0	0	0.0%
	SALES VOLUME	\$1,462,000	\$458,000	-68.7%	-	-	-
	MEDIAN PRICE	\$472,000	\$458,000	-3.0%	-	-	-
	AVERAGE PRICE	\$487,333	\$458,000	-6.0%	-	-	-
	AVERAGE DOM	54	77	42.6%	-	-	-
	% OF ASKING PRICE	94.9%	94.4%	-0.5%	-	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	0	1	0.0%	0	1	0.0%
	SALES VOLUME	-	\$405,000	-	-	\$405,000	-
	MEDIAN PRICE	-	\$405,000	-	-	\$405,000	-
	AVERAGE PRICE	-	\$405,000	-	-	\$405,000	-
	AVERAGE DOM	-	43	-	-	43	-
	% OF ASKING PRICE	-	98.8%	-	-	98.8%	-

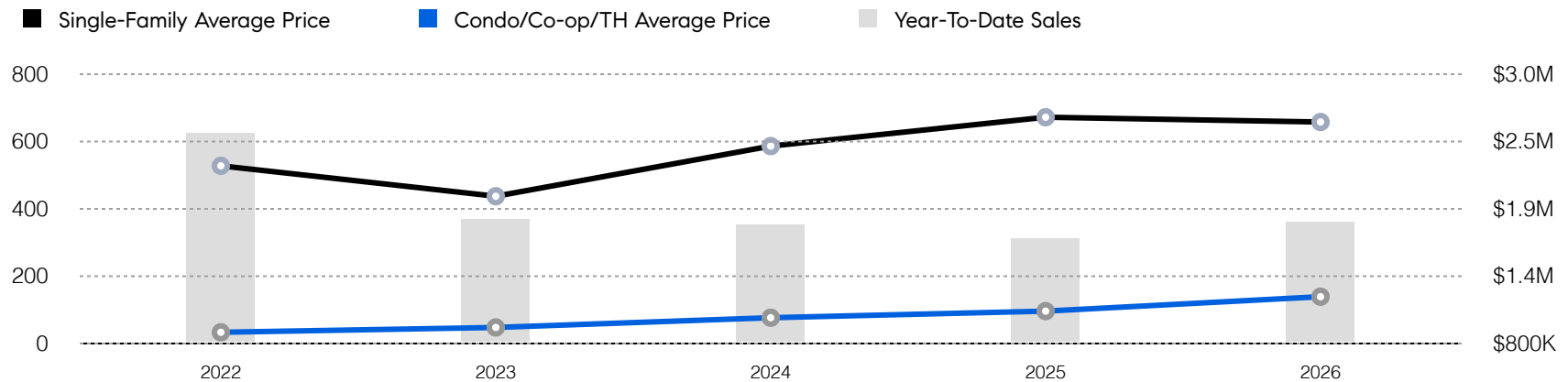
Historic Sales Trends



Hoboken

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	12	25	108.3%	3	4	33.3%
	ACTIVE LISTINGS	6	5	-16.7%	6	5	-16.7%
	# OF SALES	10	16	60.0%	1	1	0.0%
	SALES VOLUME	\$26,484,900	\$41,749,999	57.6%	\$2,185,000	\$1,720,000	-21.3%
	MEDIAN PRICE	\$2,455,000	\$2,675,000	9.0%	\$2,185,000	\$1,720,000	-21.3%
	AVERAGE PRICE	\$2,648,490	\$2,609,375	-1.5%	\$2,185,000	\$1,720,000	-21.3%
	AVERAGE DOM	17	8	-52.9%	28	8	-71.4%
	% OF ASKING PRICE	96.6%	103.6%	7.0%	97.1%	111.0%	13.9%
Condo/Co-op/TH	CONTRACTS SIGNED	321	365	13.7%	41	41	0.0%
	ACTIVE LISTINGS	82	113	37.8%	82	113	37.8%
	# OF SALES	297	339	14.1%	47	82	74.5%
	SALES VOLUME	\$316,176,832	\$400,859,894	26.8%	\$54,047,048	\$94,815,661	75.4%
	MEDIAN PRICE	\$879,000	\$951,000	8.2%	\$999,999	\$937,500	-6.2%
	AVERAGE PRICE	\$1,064,568	\$1,182,478	11.1%	\$1,149,937	\$1,156,289	0.6%
	AVERAGE DOM	21	20	-4.8%	14	19	35.7%
	% OF ASKING PRICE	101.0%	101.5%	0.6%	101.8%	101.4%	-0.3%

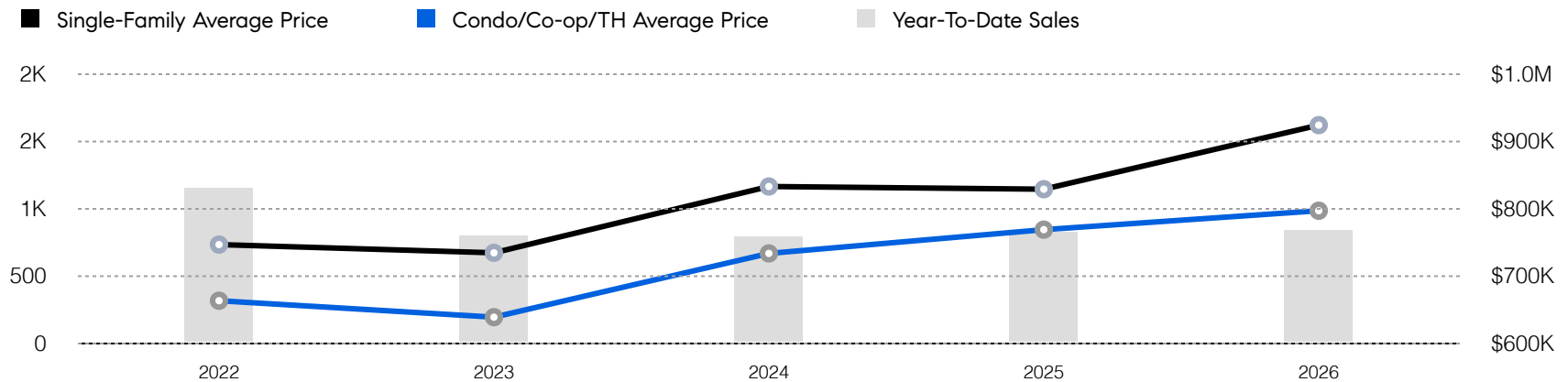
Historic Sales Trends



Jersey City

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	137	129	-5.8%	27	18	-33.3%
	ACTIVE LISTINGS	58	56	-3.4%	58	56	-3.4%
	# OF SALES	136	116	-14.7%	19	18	-5.3%
	SALES VOLUME	\$112,772,049	\$107,226,586	-4.9%	\$16,902,000	\$18,255,387	8.0%
	MEDIAN PRICE	\$674,500	\$692,500	2.7%	\$780,000	\$735,000	-5.8%
	AVERAGE PRICE	\$829,206	\$924,367	11.5%	\$889,579	\$1,014,188	14.0%
	AVERAGE DOM	39	32	-17.9%	38	22	-42.1%
	% OF ASKING PRICE	100.0%	100.1%	0.2%	100.1%	102.2%	2.1%
Condo/Co-op/TH	CONTRACTS SIGNED	740	737	-0.4%	109	94	-13.8%
	ACTIVE LISTINGS	525	628	19.6%	525	628	19.6%
	# OF SALES	678	708	4.4%	120	103	-14.2%
	SALES VOLUME	\$521,462,030	\$564,442,514	8.2%	\$92,875,199	\$81,918,788	-11.8%
	MEDIAN PRICE	\$700,000	\$710,000	1.4%	\$747,075	\$736,000	-1.5%
	AVERAGE PRICE	\$769,118	\$797,235	3.7%	\$773,960	\$795,328	2.8%
	AVERAGE DOM	36	37	2.8%	35	29	-17.1%
	% OF ASKING PRICE	99.1%	99.1%	0.0%	98.8%	99.1%	0.3%

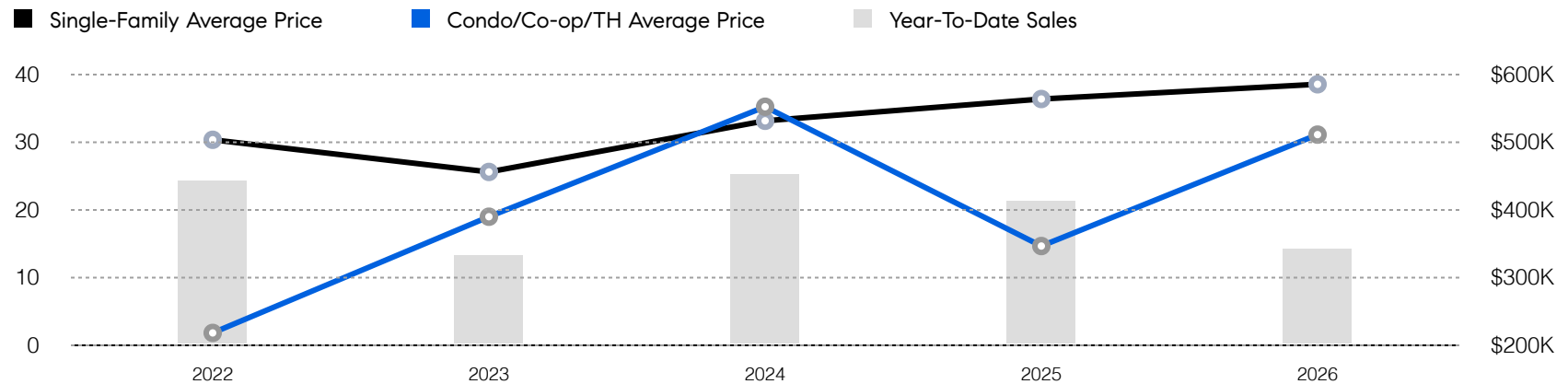
Historic Sales Trends



Kearny

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	19	20	5.3%	3	3	0.0%
	ACTIVE LISTINGS	9	8	-11.1%	9	8	-11.1%
	# OF SALES	19	11	-42.1%	2	3	50.0%
	SALES VOLUME	\$10,714,500	\$6,442,500	-39.9%	\$1,320,000	\$1,897,500	43.8%
	MEDIAN PRICE	\$550,000	\$522,500	-5.0%	\$660,000	\$650,000	-1.5%
	AVERAGE PRICE	\$563,921	\$585,682	3.9%	\$660,000	\$632,500	-4.2%
	AVERAGE DOM	36	50	38.9%	16	20	25.0%
	% OF ASKING PRICE	101.6%	102.0%	0.5%	100.2%	107.6%	7.4%
Condo/Co-op/TH	CONTRACTS SIGNED	2	7	250.0%	1	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	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%	-	-	-

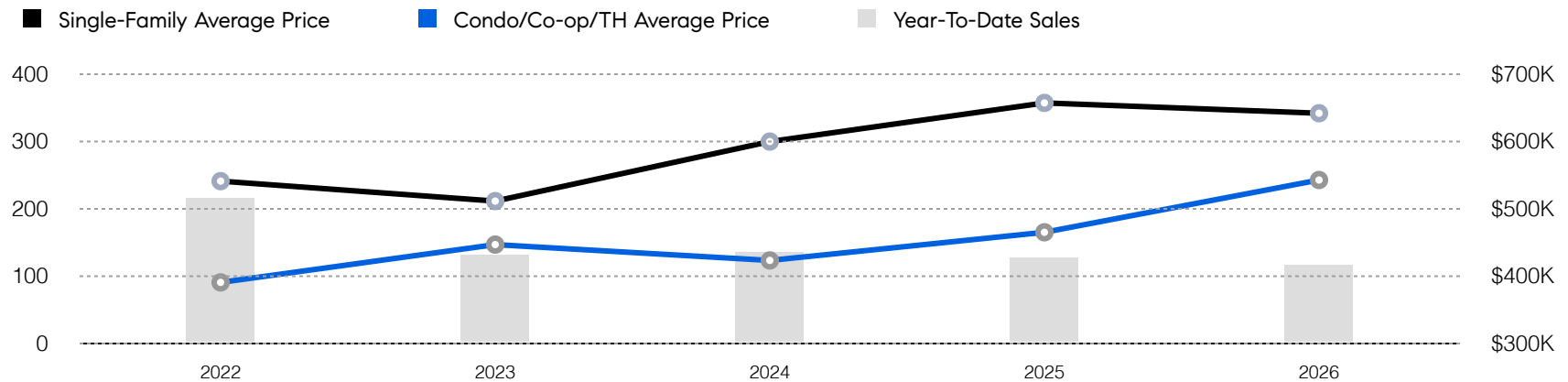
Historic Sales Trends



North Bergen

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	39	46	17.9%	6	7	16.7%
	ACTIVE LISTINGS	27	36	33.3%	27	36	33.3%
	# OF SALES	34	37	8.8%	5	8	60.0%
	SALES VOLUME	\$22,349,500	\$23,754,578	6.3%	\$3,432,500	\$4,910,000	43.0%
	MEDIAN PRICE	\$620,000	\$600,000	-3.2%	\$620,000	\$631,500	1.9%
	AVERAGE PRICE	\$657,338	\$642,016	-2.3%	\$686,500	\$613,750	-10.6%
	AVERAGE DOM	39	46	17.9%	14	47	235.7%
	% OF ASKING PRICE	100.9%	101.5%	0.6%	107.1%	102.7%	-4.4%
Condo/Co-op/TH	CONTRACTS SIGNED	95	81	-14.7%	14	9	-35.7%
	ACTIVE LISTINGS	47	70	48.9%	47	70	48.9%
	# OF SALES	91	77	-15.4%	13	13	0.0%
	SALES VOLUME	\$42,333,760	\$41,800,655	-1.3%	\$5,636,900	\$6,163,000	9.3%
	MEDIAN PRICE	\$316,210	\$385,000	21.8%	\$340,000	\$305,000	-10.3%
	AVERAGE PRICE	\$465,206	\$542,866	16.7%	\$433,608	\$474,077	9.3%
	AVERAGE DOM	39	42	7.7%	36	51	41.7%
	% OF ASKING PRICE	100.0%	98.6%	-1.4%	99.5%	98.1%	-1.4%

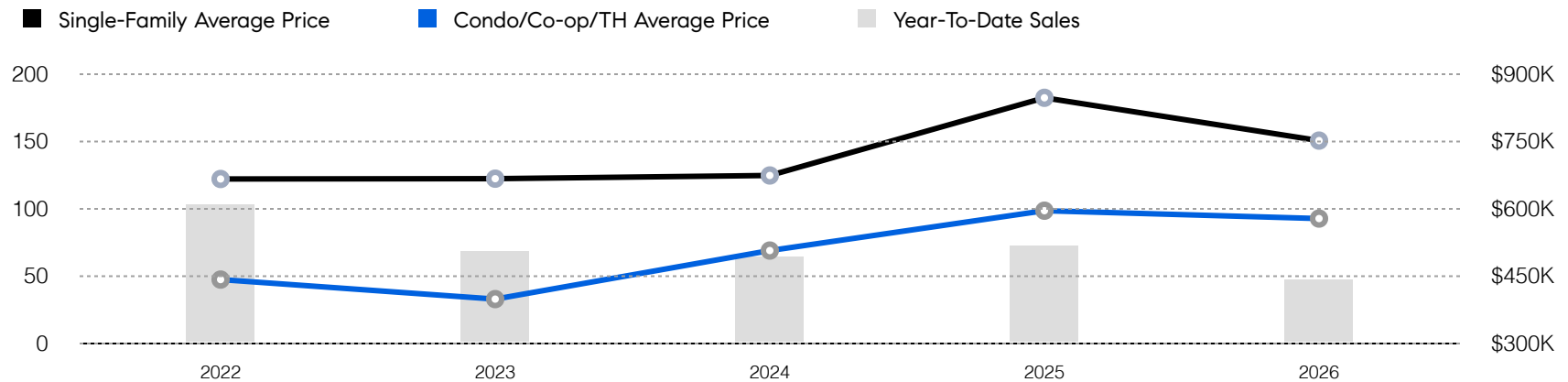
Historic Sales Trends



Secaucus

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	25	21	-16.0%	4	6	50.0%
	ACTIVE LISTINGS	12	5	-58.3%	12	5	-58.3%
	# OF SALES	22	15	-31.8%	3	1	-66.7%
	SALES VOLUME	\$18,643,500	\$11,280,999	-39.5%	\$2,667,000	\$755,000	-71.7%
	MEDIAN PRICE	\$757,500	\$760,000	0.3%	\$700,000	\$755,000	7.9%
	AVERAGE PRICE	\$847,432	\$752,067	-11.3%	\$889,000	\$755,000	-15.1%
	AVERAGE DOM	27	44	63.0%	22	40	81.8%
	% OF ASKING PRICE	99.7%	98.6%	-1.1%	100.8%	96.9%	-3.9%
Condo/Co-op/TH	CONTRACTS SIGNED	53	44	-17.0%	8	7	-12.5%
	ACTIVE LISTINGS	24	35	45.8%	24	35	45.8%
	# OF SALES	49	31	-36.7%	10	6	-40.0%
	SALES VOLUME	\$29,198,500	\$17,930,800	-38.6%	\$7,862,000	\$4,149,000	-47.2%
	MEDIAN PRICE	\$490,000	\$470,000	-4.1%	\$825,000	\$817,500	-0.9%
	AVERAGE PRICE	\$595,888	\$578,413	-2.9%	\$786,200	\$691,500	-12.0%
	AVERAGE DOM	45	33	-26.7%	52	25	-51.9%
	% OF ASKING PRICE	99.7%	99.4%	-0.3%	98.8%	98.2%	-0.6%

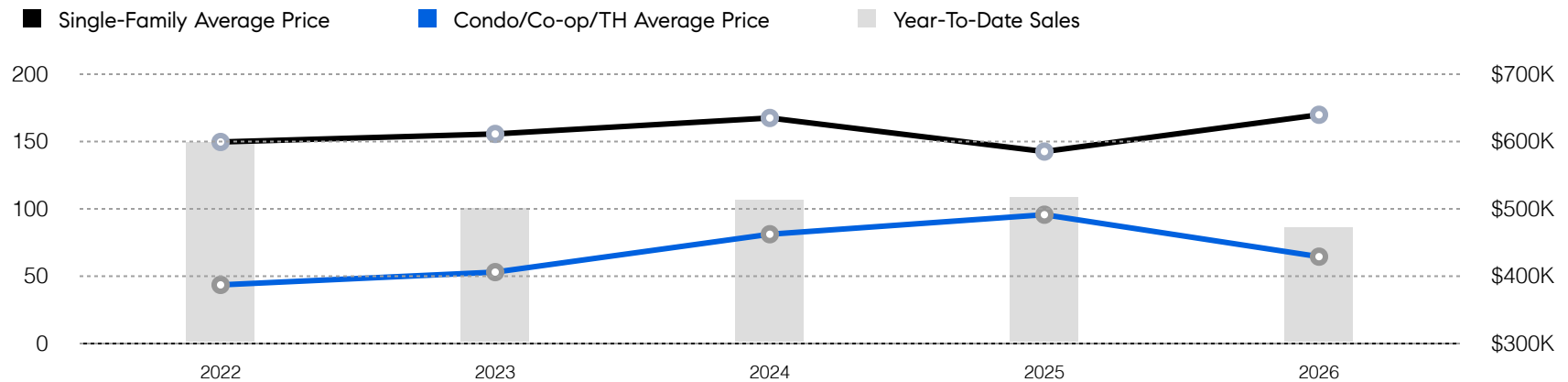
Historic Sales Trends



Union City

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	6	16	166.7%	0	3	0.0%
	ACTIVE LISTINGS	6	2	-66.7%	6	2	-66.7%
	# OF SALES	6	12	100.0%	2	0	0.0%
	SALES VOLUME	\$3,510,555	\$7,677,000	118.7%	\$1,045,000	-	-
	MEDIAN PRICE	\$535,000	\$572,500	7.0%	\$522,500	-	-
	AVERAGE PRICE	\$585,093	\$639,750	9.3%	\$522,500	-	-
	AVERAGE DOM	48	35	-27.1%	107	-	-
	% OF ASKING PRICE	97.5%	100.7%	3.2%	100.2%	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	111	89	-19.8%	24	16	-33.3%
	ACTIVE LISTINGS	74	91	23.0%	74	91	23.0%
	# OF SALES	101	73	-27.7%	22	15	-31.8%
	SALES VOLUME	\$49,623,188	\$31,317,400	-36.9%	\$12,129,188	\$8,500,900	-29.9%
	MEDIAN PRICE	\$475,000	\$386,000	-18.7%	\$500,000	\$510,000	2.0%
	AVERAGE PRICE	\$491,319	\$429,005	-12.7%	\$551,327	\$566,727	2.8%
	AVERAGE DOM	37	42	13.5%	21	25	19.0%
	% OF ASKING PRICE	100.0%	99.1%	-0.9%	100.2%	98.7%	-1.5%

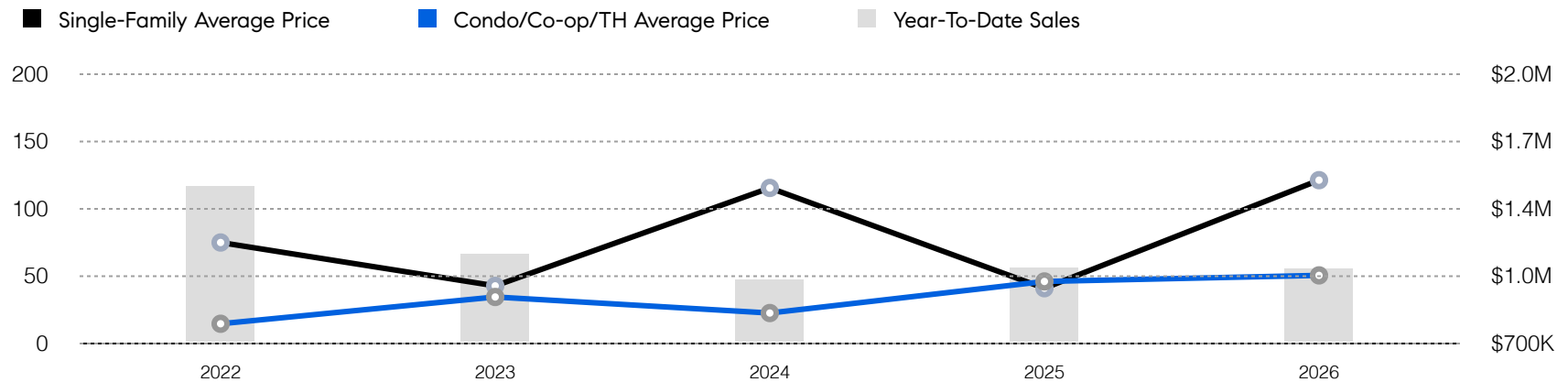
Historic Sales Trends



Weehawken

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	10	13	30.0%	1	5	400.0%
	ACTIVE LISTINGS	3	2	-33.3%	3	2	-33.3%
	# OF SALES	10	10	0.0%	1	0	0.0%
	SALES VOLUME	\$9,669,525	\$14,885,000	53.9%	\$800,000	-	-
	MEDIAN PRICE	\$793,000	\$1,225,000	54.5%	\$800,000	-	-
	AVERAGE PRICE	\$966,953	\$1,488,500	53.9%	\$800,000	-	-
	AVERAGE DOM	27	26	-3.7%	47	-	-
	% OF ASKING PRICE	99.5%	98.6%	-0.9%	93.0%	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	44	49	11.4%	7	5	-28.6%
	ACTIVE LISTINGS	34	34	0.0%	34	34	0.0%
	# OF SALES	45	44	-2.2%	8	8	0.0%
	SALES VOLUME	\$44,979,288	\$45,272,500	0.7%	\$8,046,788	\$7,984,000	-0.8%
	MEDIAN PRICE	\$790,000	\$949,500	20.2%	\$730,895	\$790,000	8.1%
	AVERAGE PRICE	\$999,540	\$1,028,920	2.9%	\$1,005,849	\$998,000	-0.8%
	AVERAGE DOM	38	54	42.1%	36	41	13.9%
	% OF ASKING PRICE	99.4%	98.5%	-1.0%	97.9%	98.8%	0.9%

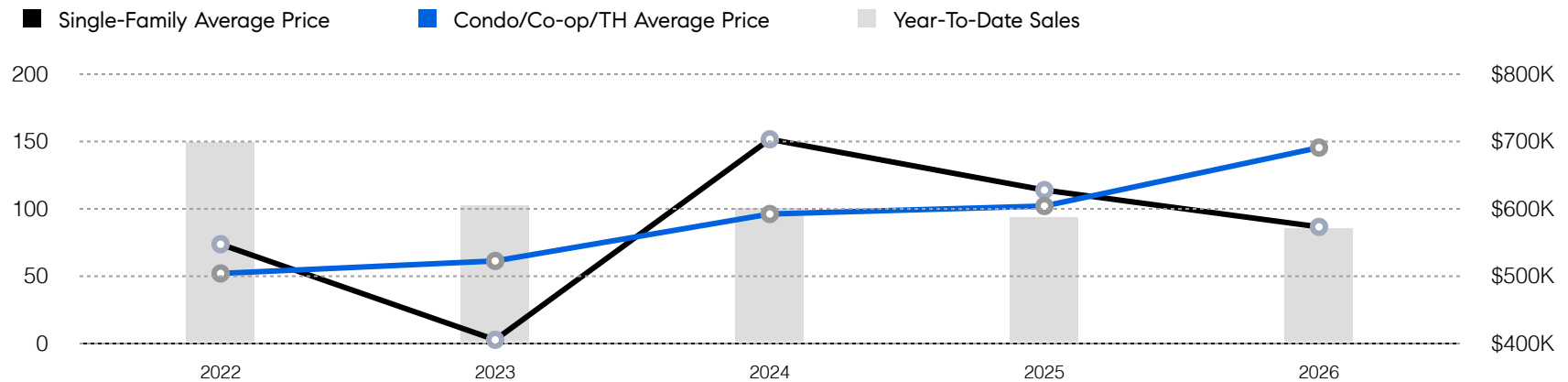
Historic Sales Trends



West New York

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	3	11	266.7%	1	4	300.0%
	ACTIVE LISTINGS	0	6	0.0%	0	6	0.0%
	# OF SALES	5	8	60.0%	1	2	100.0%
	SALES VOLUME	\$3,139,500	\$4,586,000	46.1%	\$681,000	\$1,269,000	86.3%
	MEDIAN PRICE	\$681,000	\$587,500	-13.7%	\$681,000	\$634,500	-6.8%
	AVERAGE PRICE	\$627,900	\$573,250	-8.7%	\$681,000	\$634,500	-6.8%
	AVERAGE DOM	42	42	0.0%	5	60	1,100.0%
	% OF ASKING PRICE	105.9%	101.9%	-4.1%	110.7%	103.1%	-7.6%
Condo/Co-op/TH	CONTRACTS SIGNED	99	87	-12.1%	19	12	-36.8%
	ACTIVE LISTINGS	70	104	48.6%	70	104	48.6%
	# OF SALES	87	76	-12.6%	14	15	7.1%
	SALES VOLUME	\$52,566,000	\$52,514,056	-0.1%	\$11,340,500	\$12,241,999	7.9%
	MEDIAN PRICE	\$360,000	\$517,500	43.8%	\$511,250	\$860,000	68.2%
	AVERAGE PRICE	\$604,207	\$690,974	14.4%	\$810,036	\$816,133	0.8%
	AVERAGE DOM	40	34	-15.0%	41	34	-17.1%
	% OF ASKING PRICE	99.3%	98.9%	-0.5%	97.8%	96.3%	-1.5%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 07/31/2025 vs. 01/01/2026 - 07/31/2026

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