

March 2026

Hudson County Market Report

COMPASS

Hudson County Overview

Year-To-Date Sales

608

-14.0% Year-To-Date
3.5% Month-Over-Month

Year-To-Date Contracts

810

-5.2% Year-To-Date
12.0% Month-Over-Month

Single-Family
Average Sale Price

\$766K

2.1% Year-To-Date
-18.6% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$771K

7.7% Year-To-Date
1.6% Month-Over-Month

Average Days On Market

39

11.4% Year-To-Date
-2.6% Month-Over-Month

Active Listings

1,070

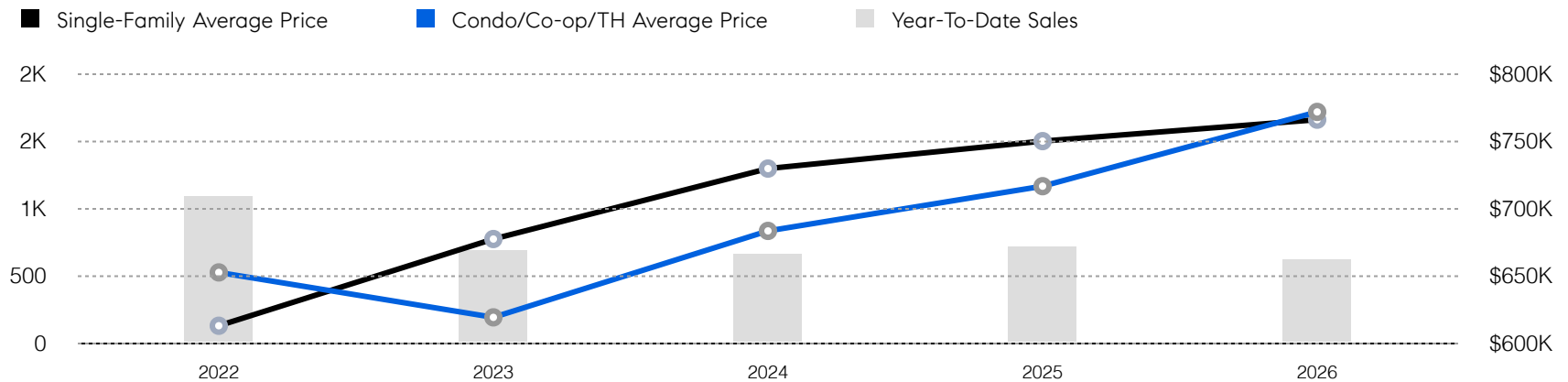
4.6% Year-Over-Year
11.0% Month-Over-Month



Hudson County Overview

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	184	161	-12.5%	60	57	-5.0%
	ACTIVE LISTINGS	150	171	14.0%	150	171	14.0%
	# OF SALES	149	108	-27.5%	49	39	-20.4%
	SALES VOLUME	\$111,795,132	\$82,753,334	-26.0%	\$39,113,900	\$27,584,500	-29.5%
	MEDIAN PRICE	\$615,000	\$664,000	8.0%	\$610,000	\$663,000	8.7%
	AVERAGE PRICE	\$750,303	\$766,235	2.1%	\$798,243	\$707,295	-11.4%
	AVERAGE DOM	41	35	-14.6%	30	32	6.7%
Condo/Co-op/TH	CONTRACTS SIGNED	670	649	-3.1%	239	252	5.4%
	ACTIVE LISTINGS	873	899	3.0%	873	899	3.0%
	# OF SALES	558	500	-10.4%	187	166	-11.2%
	SALES VOLUME	\$399,999,227	\$385,997,527	-3.5%	\$132,254,449	\$130,738,850	-1.1%
	MEDIAN PRICE	\$622,500	\$650,000	4.4%	\$645,000	\$667,500	3.5%
	AVERAGE PRICE	\$716,844	\$771,995	7.7%	\$707,243	\$787,583	11.4%
	AVERAGE DOM	41	38	-7.3%	47	35	-25.5%

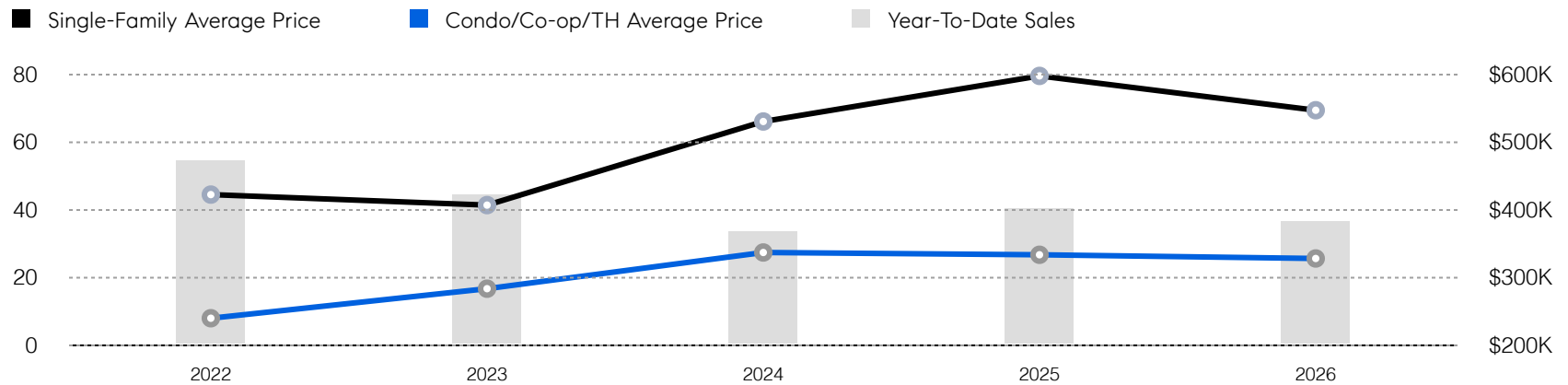
Historic Sales Trends



Bayonne

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	25	12	-52.0%	9	3	-66.7%
	ACTIVE LISTINGS	19	20	5.3%	19	20	5.3%
	# OF SALES	14	18	28.6%	3	4	33.3%
	SALES VOLUME	\$8,373,000	\$9,852,500	17.7%	\$1,870,000	\$2,578,000	37.9%
	MEDIAN PRICE	\$560,000	\$562,500	0.4%	\$620,000	\$631,500	1.9%
	AVERAGE PRICE	\$598,071	\$547,361	-8.5%	\$623,333	\$644,500	3.4%
	AVERAGE DOM	36	27	-25.0%	15	15	0.0%
Condo/Co-op/TH	CONTRACTS SIGNED	25	19	-24.0%	6	8	33.3%
	ACTIVE LISTINGS	23	17	-26.1%	23	17	-26.1%
	# OF SALES	26	18	-30.8%	7	6	-14.3%
	SALES VOLUME	\$8,680,333	\$5,911,000	-31.9%	\$2,146,000	\$1,612,000	-24.9%
	MEDIAN PRICE	\$302,000	\$262,500	-13.1%	\$239,000	\$199,500	-16.5%
	AVERAGE PRICE	\$333,859	\$328,389	-1.6%	\$306,571	\$268,667	-12.4%
	AVERAGE DOM	34	38	11.8%	24	26	8.3%

Historic Sales Trends

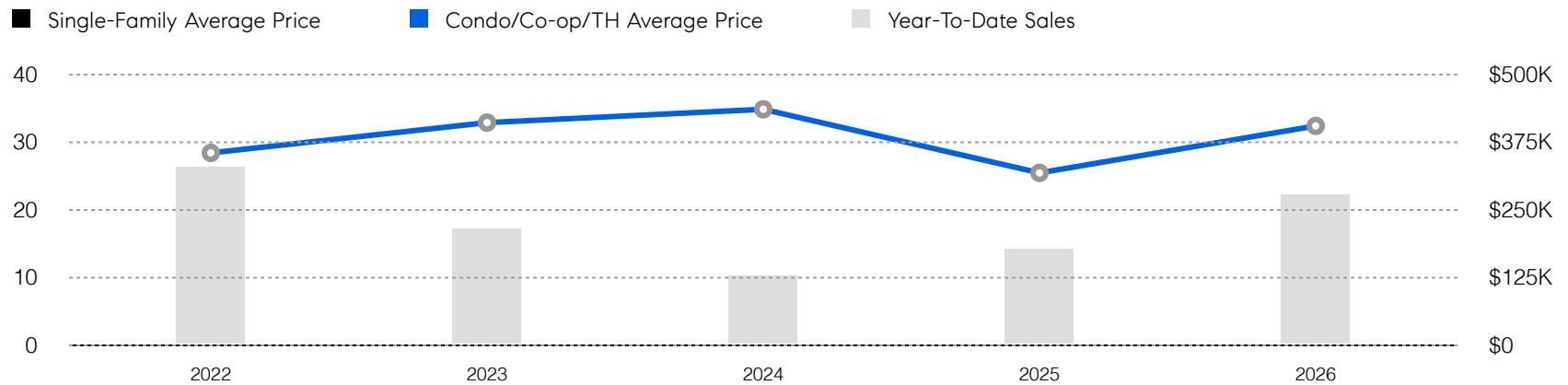


* Line graphs may be hidden due to limited sales data

Guttenberg

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	1	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	2	0	0.0%	1	0	0.0%
	SALES VOLUME	\$995,000	-	-	\$545,000	-	-
	MEDIAN PRICE	\$497,500	-	-	\$545,000	-	-
	AVERAGE PRICE	\$497,500	-	-	\$545,000	-	-
	AVERAGE DOM	21	-	-	36	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	10	24	140.0%	2	8	300.0%
	ACTIVE LISTINGS	49	37	-24.5%	49	37	-24.5%
	# OF SALES	12	22	83.3%	6	8	33.3%
	SALES VOLUME	\$3,822,000	\$8,915,700	133.3%	\$1,908,000	\$3,860,000	102.3%
	MEDIAN PRICE	\$339,500	\$317,500	-6.5%	\$339,500	\$310,000	-8.7%
	AVERAGE PRICE	\$318,500	\$405,259	27.2%	\$318,000	\$482,500	51.7%
	AVERAGE DOM	73	61	-16.4%	112	49	-56.2%

Historic Sales Trends

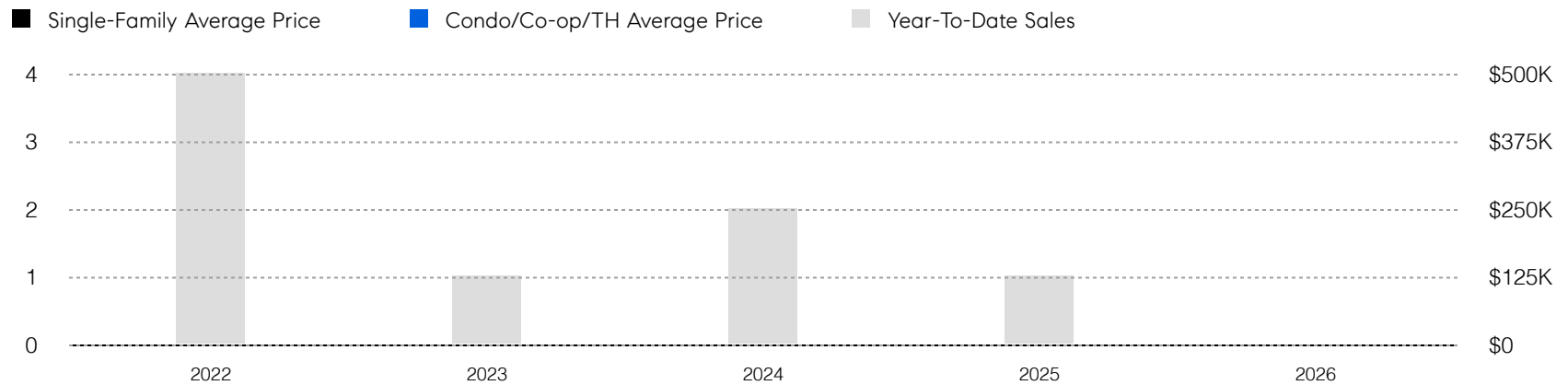


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Harrison

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

Historic Sales Trends

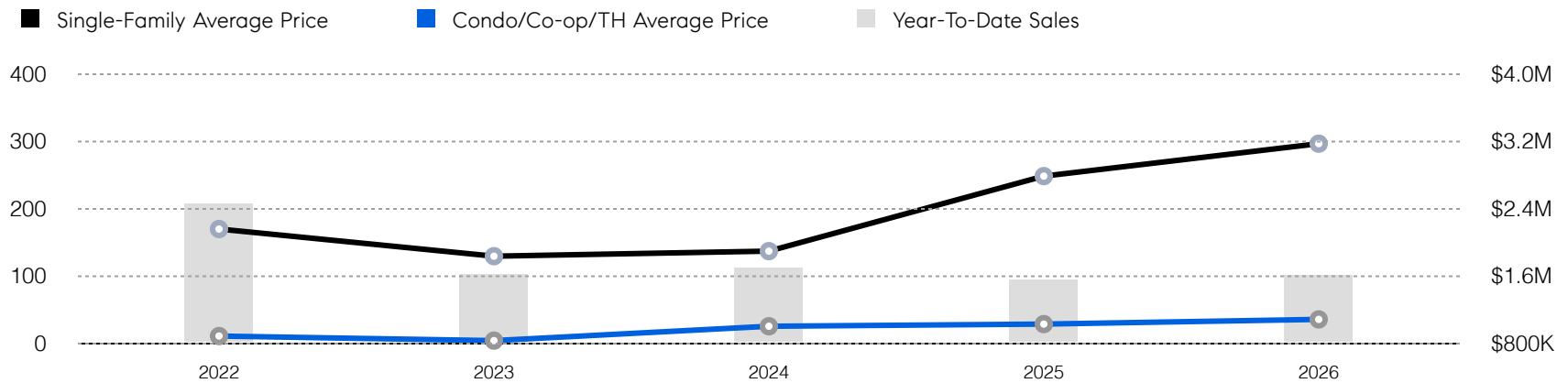


* Line graphs may be hidden due to limited sales data

Hoboken

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	3	10	233.3%	0	5	0.0%
	ACTIVE LISTINGS	3	2	-33.3%	3	2	-33.3%
	# OF SALES	2	2	0.0%	2	0	0.0%
	SALES VOLUME	\$5,579,000	\$6,350,000	13.8%	\$5,579,000	-	-
	MEDIAN PRICE	\$2,789,500	\$3,175,000	13.8%	\$2,789,500	-	-
	AVERAGE PRICE	\$2,789,500	\$3,175,000	13.8%	\$2,789,500	-	-
	AVERAGE DOM	7	8	14.3%	7	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	125	129	3.2%	54	47	-13.0%
	ACTIVE LISTINGS	74	72	-2.7%	74	72	-2.7%
	# OF SALES	90	96	6.7%	26	43	65.4%
	SALES VOLUME	\$92,860,500	\$104,395,827	12.4%	\$23,926,000	\$51,152,750	113.8%
	MEDIAN PRICE	\$802,500	\$835,000	4.0%	\$720,000	\$879,000	22.1%
	AVERAGE PRICE	\$1,031,783	\$1,087,457	5.4%	\$920,231	\$1,189,599	29.3%
	AVERAGE DOM	31	26	-16.1%	30	25	-16.7%

Historic Sales Trends

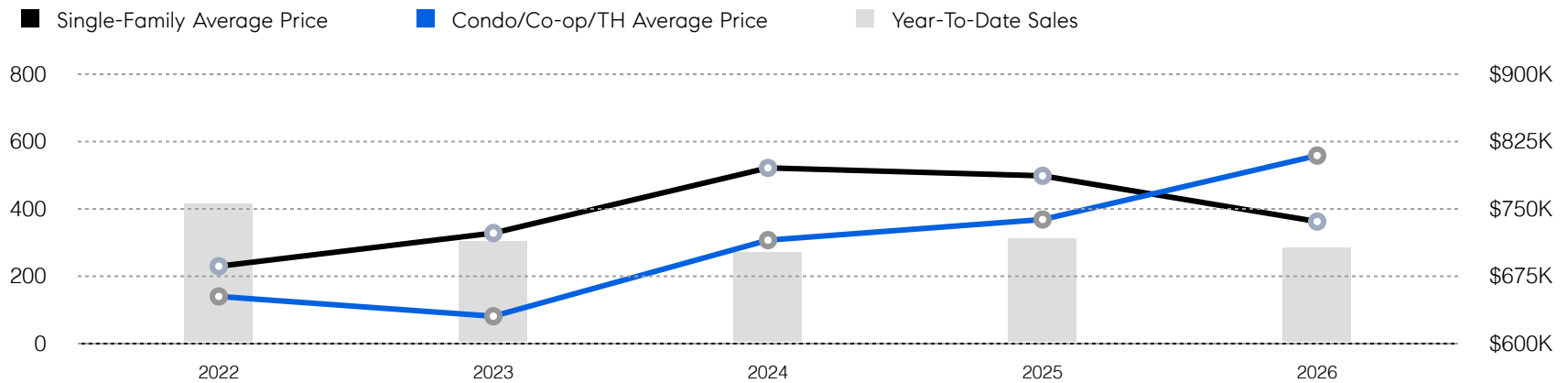


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Jersey City

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	63	47	-25.4%	20	17	-15.0%
	ACTIVE LISTINGS	53	49	-7.5%	53	49	-7.5%
	# OF SALES	58	38	-34.5%	14	16	14.3%
	SALES VOLUME	\$45,636,900	\$27,965,500	-38.7%	\$11,576,500	\$10,321,000	-10.8%
	MEDIAN PRICE	\$599,000	\$642,500	7.3%	\$604,500	\$550,000	-9.0%
	AVERAGE PRICE	\$786,843	\$735,934	-6.5%	\$826,893	\$645,063	-22.0%
	AVERAGE DOM	43	40	-7.0%	32	44	37.5%
Condo/Co-op/TH	CONTRACTS SIGNED	312	298	-4.5%	102	115	12.7%
	ACTIVE LISTINGS	458	471	2.8%	458	471	2.8%
	# OF SALES	248	242	-2.4%	91	71	-22.0%
	SALES VOLUME	\$183,068,894	\$195,873,265	7.0%	\$67,971,949	\$50,603,900	-25.6%
	MEDIAN PRICE	\$685,000	\$704,500	2.8%	\$700,000	\$650,000	-7.1%
	AVERAGE PRICE	\$738,181	\$809,394	9.6%	\$746,944	\$712,731	-4.6%
	AVERAGE DOM	42	36	-14.3%	46	37	-19.6%

Historic Sales Trends

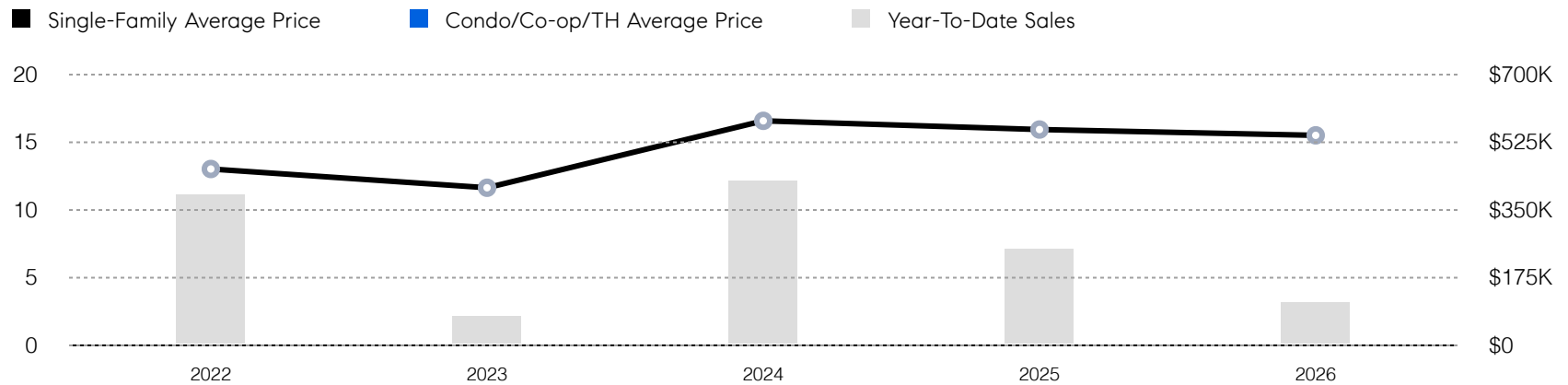


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Kearny

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	10	8	-20.0%	4	4	0.0%
	ACTIVE LISTINGS	3	6	100.0%	3	6	100.0%
	# OF SALES	6	3	-50.0%	4	0	0.0%
	SALES VOLUME	\$3,348,000	\$1,629,000	-51.3%	\$2,109,000	-	-
	MEDIAN PRICE	\$594,500	\$484,000	-18.6%	\$523,500	-	-
	AVERAGE PRICE	\$558,000	\$543,000	-2.7%	\$527,250	-	-
	AVERAGE DOM	39	46	17.9%	29	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	1	2	100.0%	1	1	0.0%
	ACTIVE LISTINGS	0	4	0.0%	0	4	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

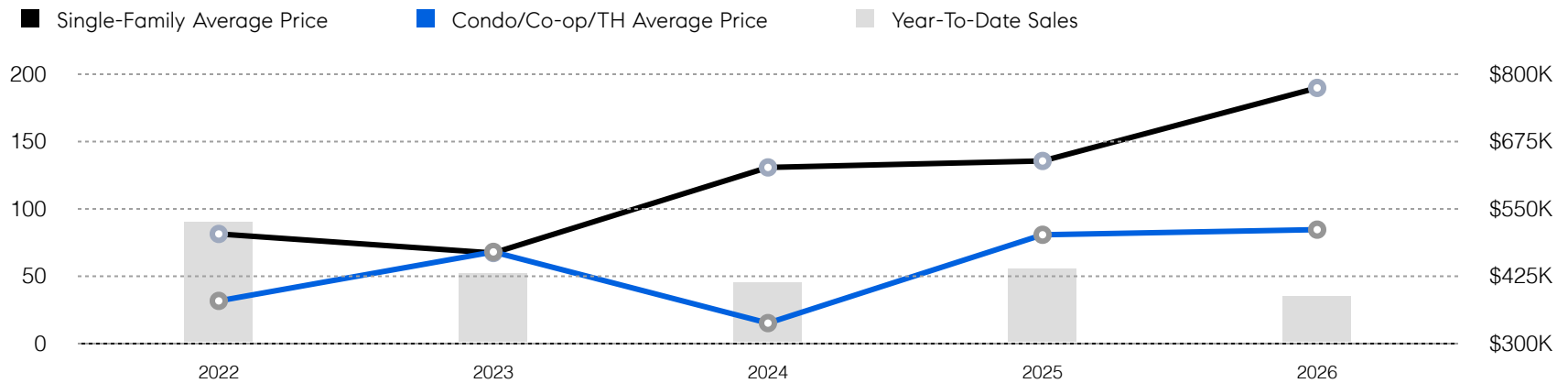


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North Bergen

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	16	19	18.8%	7	8	14.3%
	ACTIVE LISTINGS	14	30	114.3%	14	30	114.3%
	# OF SALES	14	5	-64.3%	6	1	-83.3%
	SALES VOLUME	\$8,946,000	\$3,873,000	-56.7%	\$3,640,000	\$935,000	-74.3%
	MEDIAN PRICE	\$628,500	\$750,000	19.3%	\$595,000	\$935,000	57.1%
	AVERAGE PRICE	\$639,000	\$774,600	21.2%	\$606,667	\$935,000	54.1%
	AVERAGE DOM	51	69	35.3%	47	15	-68.1%
Condo/Co-op/TH	CONTRACTS SIGNED	35	36	2.9%	13	11	-15.4%
	ACTIVE LISTINGS	53	51	-3.8%	53	51	-3.8%
	# OF SALES	40	29	-27.5%	9	8	-11.1%
	SALES VOLUME	\$20,079,150	\$14,833,255	-26.1%	\$4,640,000	\$4,992,000	7.6%
	MEDIAN PRICE	\$317,500	\$335,580	5.7%	\$305,000	\$377,500	23.8%
	AVERAGE PRICE	\$501,979	\$511,492	1.9%	\$515,556	\$624,000	21.0%
	AVERAGE DOM	44	50	13.6%	44	72	63.6%

Historic Sales Trends

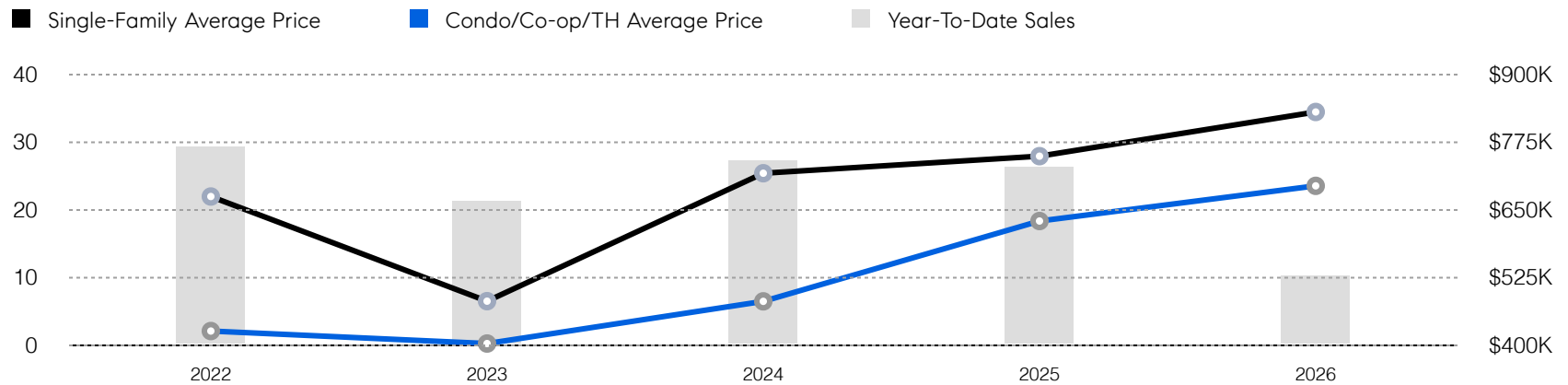


* Line graphs may be hidden due to limited sales data

Secaucus

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	10	8	-20.0%	0	3	0.0%
	ACTIVE LISTINGS	2	9	350.0%	2	9	350.0%
	# OF SALES	10	5	-50.0%	4	2	-50.0%
	SALES VOLUME	\$7,494,000	\$4,155,000	-44.6%	\$3,069,000	\$1,570,000	-48.8%
	MEDIAN PRICE	\$735,000	\$845,000	15.0%	\$775,000	\$785,000	1.3%
	AVERAGE PRICE	\$749,400	\$831,000	10.9%	\$767,250	\$785,000	2.3%
	AVERAGE DOM	32	19	-40.6%	37	11	-70.3%
Condo/Co-op/TH	CONTRACTS SIGNED	17	13	-23.5%	7	8	14.3%
	ACTIVE LISTINGS	20	29	45.0%	20	29	45.0%
	# OF SALES	16	5	-68.7%	3	3	0.0%
	SALES VOLUME	\$10,074,000	\$3,473,000	-65.5%	\$2,425,000	\$2,243,000	-7.5%
	MEDIAN PRICE	\$568,500	\$695,000	22.3%	\$890,000	\$800,000	-10.1%
	AVERAGE PRICE	\$629,625	\$694,600	10.3%	\$808,333	\$747,667	-7.5%
	AVERAGE DOM	43	48	11.6%	54	16	-70.4%

Historic Sales Trends

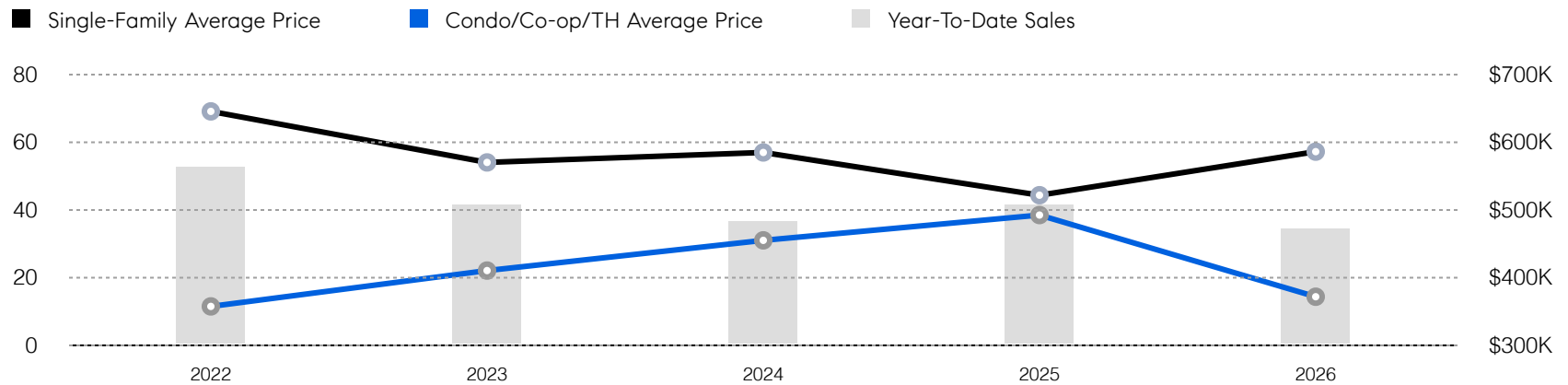


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Union City

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	0	4	0.0%	0	1	0.0%
	ACTIVE LISTINGS	5	4	-20.0%	5	4	-20.0%
	# OF SALES	3	5	66.7%	1	2	100.0%
	SALES VOLUME	\$1,565,555	\$2,931,000	87.2%	\$475,000	\$1,031,000	117.1%
	MEDIAN PRICE	\$475,000	\$570,000	20.0%	\$475,000	\$515,500	8.5%
	AVERAGE PRICE	\$521,852	\$586,200	12.3%	\$475,000	\$515,500	8.5%
	AVERAGE DOM	16	21	31.3%	25	15	-40.0%
Condo/Co-op/TH	CONTRACTS SIGNED	47	36	-23.4%	17	17	0.0%
	ACTIVE LISTINGS	58	69	19.0%	58	69	19.0%
	# OF SALES	38	29	-23.7%	14	10	-28.6%
	SALES VOLUME	\$18,716,500	\$10,784,500	-42.4%	\$7,181,500	\$3,292,000	-54.2%
	MEDIAN PRICE	\$505,000	\$330,000	-34.7%	\$583,500	\$292,500	-49.9%
	AVERAGE PRICE	\$492,539	\$371,879	-24.5%	\$512,964	\$329,200	-35.8%
	AVERAGE DOM	53	51	-3.8%	70	56	-20.0%

Historic Sales Trends

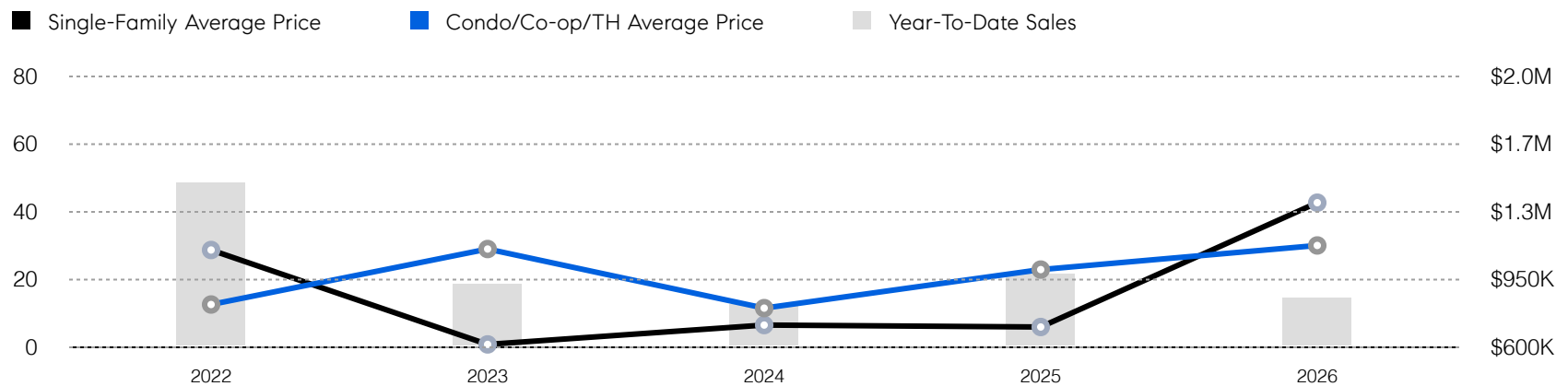


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Weehawken

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	6	5	-16.7%	2	3	50.0%
	ACTIVE LISTINGS	10	3	-70.0%	10	3	-70.0%
	# OF SALES	4	4	0.0%	2	2	0.0%
	SALES VOLUME	\$2,820,000	\$5,390,000	91.1%	\$1,475,000	\$3,240,000	119.7%
	MEDIAN PRICE	\$672,500	\$1,225,000	82.2%	\$737,500	\$1,620,000	119.7%
	AVERAGE PRICE	\$705,000	\$1,347,500	91.1%	\$737,500	\$1,620,000	119.7%
	AVERAGE DOM	26	27	3.8%	4	41	925.0%
Condo/Co-op/TH	CONTRACTS SIGNED	18	15	-16.7%	4	3	-25.0%
	ACTIVE LISTINGS	38	27	-28.9%	38	27	-28.9%
	# OF SALES	17	10	-41.2%	3	4	33.3%
	SALES VOLUME	\$17,029,500	\$11,264,500	-33.9%	\$2,600,000	\$4,458,000	71.5%
	MEDIAN PRICE	\$785,000	\$1,075,000	36.9%	\$790,000	\$1,181,500	49.6%
	AVERAGE PRICE	\$1,001,735	\$1,126,450	12.4%	\$866,667	\$1,114,500	28.6%
	AVERAGE DOM	47	62	31.9%	48	22	-54.2%

Historic Sales Trends

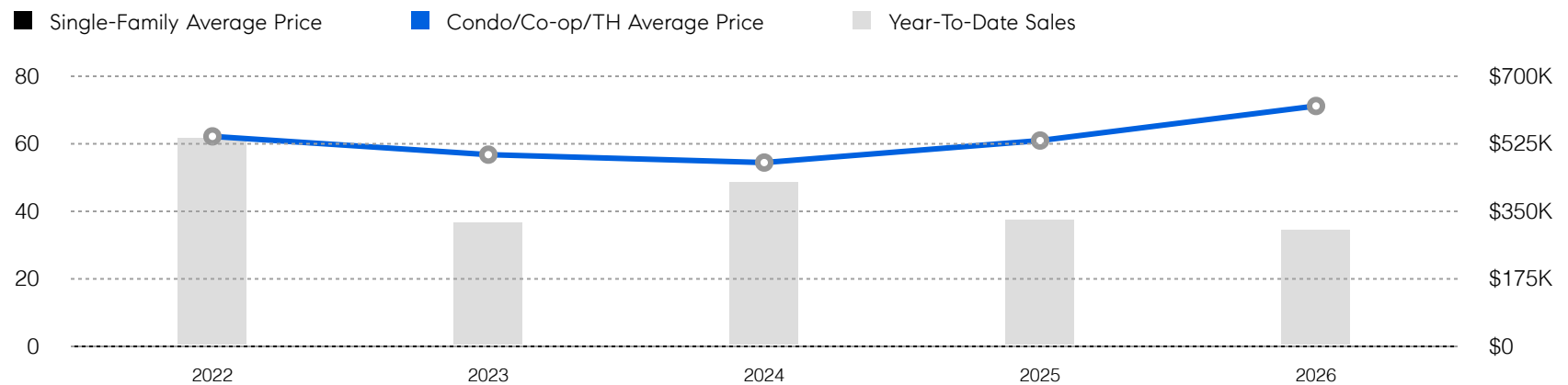


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West New York

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	1	4	300.0%	1	2	100.0%
	ACTIVE LISTINGS	0	5	0.0%	0	5	0.0%
	# OF SALES	3	5	66.7%	0	3	0.0%
	SALES VOLUME	\$1,738,500	\$2,732,000	57.1%	-	\$1,657,000	-
	MEDIAN PRICE	\$482,000	\$590,000	22.4%	-	\$590,000	-
	AVERAGE PRICE	\$579,500	\$546,400	-5.7%	-	\$552,333	-
	AVERAGE DOM	65	42	-35.4%	-	36	-
Condo/Co-op/TH	CONTRACTS SIGNED	42	40	-4.8%	15	21	40.0%
	ACTIVE LISTINGS	54	72	33.3%	54	72	33.3%
	# OF SALES	34	29	-14.7%	10	8	-20.0%
	SALES VOLUME	\$18,136,950	\$18,067,280	-0.4%	\$8,888,000	\$5,660,000	-36.3%
	MEDIAN PRICE	\$370,000	\$515,000	39.2%	\$785,000	\$844,000	7.5%
	AVERAGE PRICE	\$533,440	\$623,010	16.8%	\$888,800	\$707,500	-20.4%
	AVERAGE DOM	33	37	12.1%	25	21	-16.0%

Historic Sales Trends



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COMPASS

Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 03/31/2025 vs. 01/01/2026 - 03/31/2026

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