



February 2026

# Hudson County Market Report

COMPASS

# Hudson County Overview

Year-To-Date Sales

**351**

-18.7% Year-To-Date  
-5.0% Month-Over-Month

Year-To-Date Contracts

**461**

-8.7% Year-To-Date  
31.7% Month-Over-Month

Single-Family  
Average Sale Price

**\$782K**

10.0% Year-To-Date  
15.2% Month-Over-Month

Condo/Co-op/Townhouse  
Average Sale Price

**\$758K**

6.7% Year-To-Date  
4.2% Month-Over-Month

Average Days On Market

**40**

8.1% Year-To-Date  
-2.5% Month-Over-Month

Active Listings

**857**

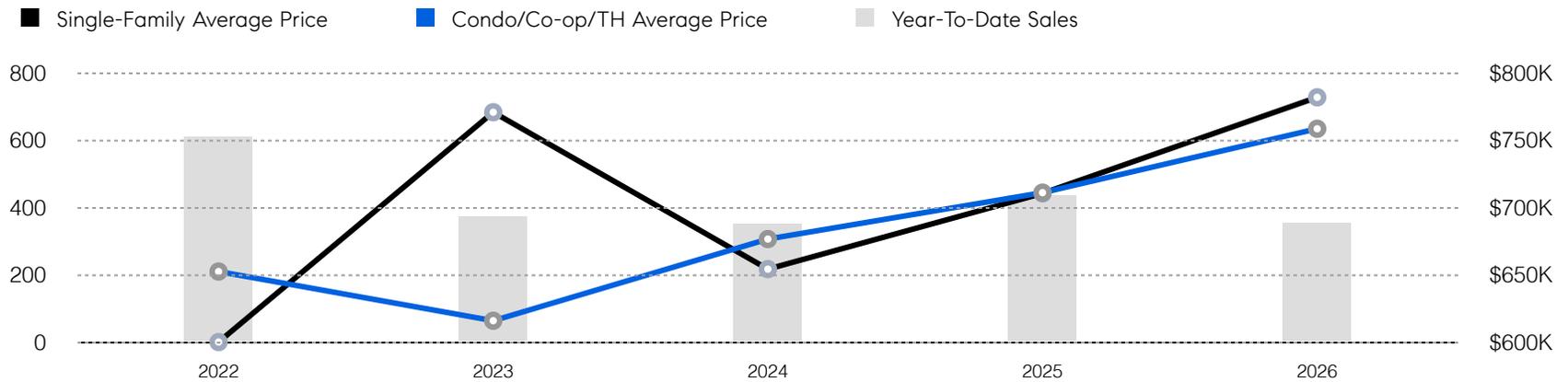
6.2% Year-Over-Year  
-2.3% Month-Over-Month



# Hudson County Overview

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	94	78	-17.0%	40	45	12.5%
	ACTIVE LISTINGS	106	108	1.9%	106	108	1.9%
	# OF SALES	79	53	-32.9%	39	26	-33.3%
	SALES VOLUME	\$56,157,455	\$41,456,000	-26.2%	\$25,369,455	\$21,801,000	-14.1%
	MEDIAN PRICE	\$615,000	\$599,000	-2.6%	\$549,900	\$565,000	2.7%
	AVERAGE PRICE	\$710,854	\$782,189	10.0%	\$650,499	\$838,500	28.9%
	AVERAGE DOM	45	36	-20.0%	34	38	11.8%
Condo/Co-op/TH	CONTRACTS SIGNED	411	383	-6.8%	211	217	2.8%
	ACTIVE LISTINGS	701	749	6.8%	701	749	6.8%
	# OF SALES	353	298	-15.6%	163	145	-11.0%
	SALES VOLUME	\$251,119,778	\$226,133,327	-10.0%	\$108,037,729	\$112,340,217	4.0%
	MEDIAN PRICE	\$600,000	\$625,000	4.2%	\$600,000	\$607,000	1.2%
	AVERAGE PRICE	\$711,387	\$758,837	6.7%	\$662,808	\$774,760	16.9%
	AVERAGE DOM	38	41	7.9%	38	43	13.2%

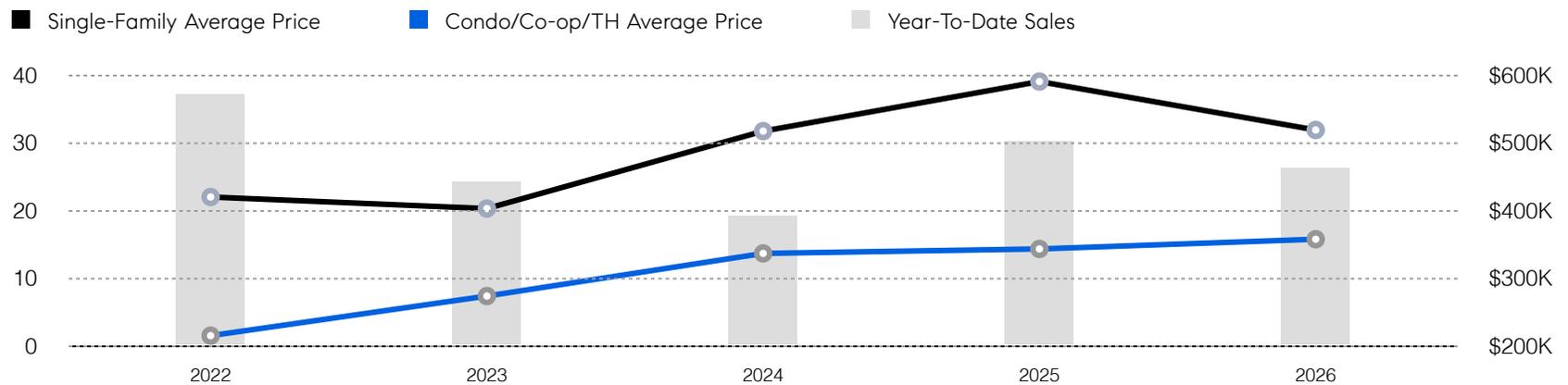
## Historic Sales Trends



# Bayonne

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	16	10	-37.5%	10	5	-50.0%
	ACTIVE LISTINGS	18	15	-16.7%	18	15	-16.7%
	# OF SALES	11	14	27.3%	6	8	33.3%
	SALES VOLUME	\$6,503,000	\$7,274,500	11.9%	\$3,598,000	\$3,802,500	5.7%
	MEDIAN PRICE	\$550,000	\$532,500	-3.2%	\$545,000	\$493,250	-9.5%
	AVERAGE PRICE	\$591,182	\$519,607	-12.1%	\$599,667	\$475,313	-20.7%
	AVERAGE DOM	41	30	-26.8%	33	34	3.0%
Condo/Co-op/TH	CONTRACTS SIGNED	19	11	-42.1%	12	7	-41.7%
	ACTIVE LISTINGS	22	16	-27.3%	22	16	-27.3%
	# OF SALES	19	12	-36.8%	7	8	14.3%
	SALES VOLUME	\$6,534,333	\$4,299,000	-34.2%	\$1,838,333	\$2,806,000	52.6%
	MEDIAN PRICE	\$333,333	\$280,000	-16.0%	\$250,000	\$280,000	12.0%
	AVERAGE PRICE	\$343,912	\$358,250	4.2%	\$262,619	\$350,750	33.6%
	AVERAGE DOM	37	45	21.6%	37	51	37.8%

## Historic Sales Trends

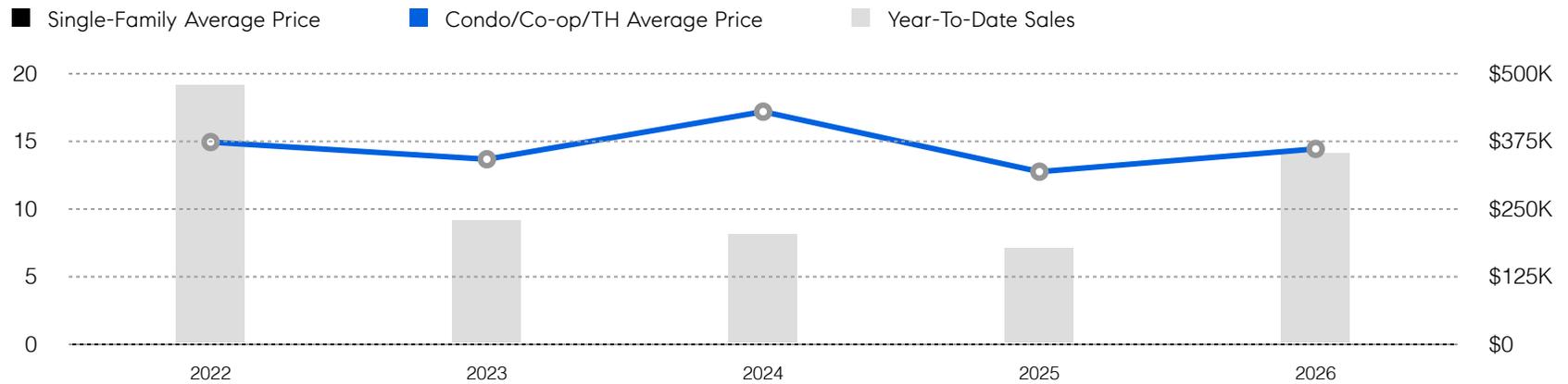


\* Line graphs may be hidden due to limited sales data

# Guttenberg

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	1	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	1	0	0.0%	1	0	0.0%
	SALES VOLUME	\$450,000	-	-	\$450,000	-	-
	MEDIAN PRICE	\$450,000	-	-	\$450,000	-	-
	AVERAGE PRICE	\$450,000	-	-	\$450,000	-	-
	AVERAGE DOM	5	-	-	5	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	8	16	100.0%	5	9	80.0%
	ACTIVE LISTINGS	45	35	-22.2%	45	35	-22.2%
	# OF SALES	6	14	133.3%	2	10	400.0%
	SALES VOLUME	\$1,914,000	\$5,055,700	164.1%	\$544,000	\$3,889,700	615.0%
	MEDIAN PRICE	\$340,000	\$326,500	-4.0%	\$272,000	\$369,000	35.7%
	AVERAGE PRICE	\$319,000	\$361,121	13.2%	\$272,000	\$388,970	43.0%
	AVERAGE DOM	34	69	102.9%	65	60	-7.7%

## Historic Sales Trends

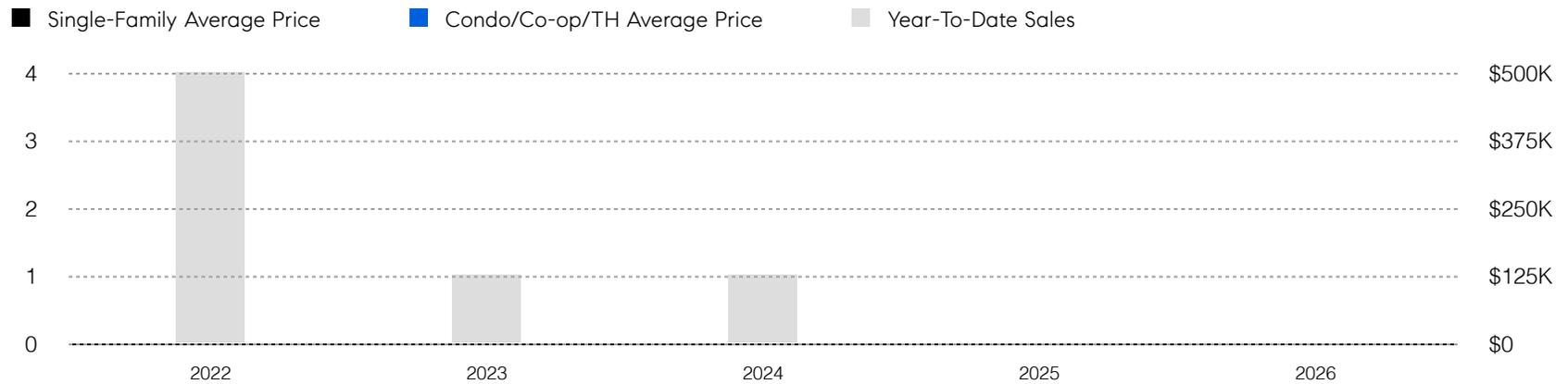


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# Harrison

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 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	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	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

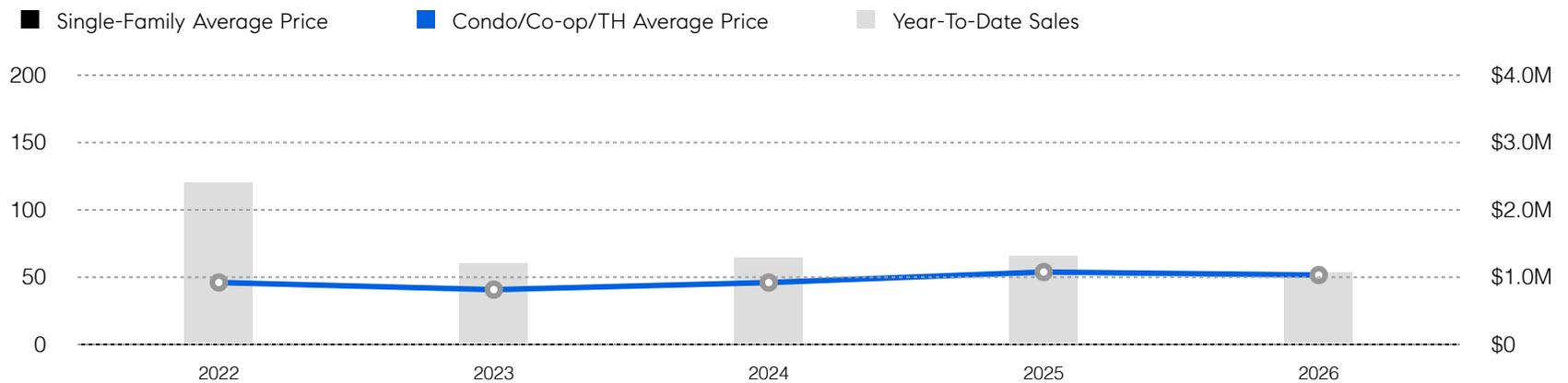


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# Hoboken

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	3	6	100.0%	1	4	300.0%
	ACTIVE LISTINGS	0	2	0.0%	0	2	0.0%
	# OF SALES	0	2	0.0%	0	2	0.0%
	SALES VOLUME	-	\$6,350,000	-	-	\$6,350,000	-
	MEDIAN PRICE	-	\$3,175,000	-	-	\$3,175,000	-
	AVERAGE PRICE	-	\$3,175,000	-	-	\$3,175,000	-
	AVERAGE DOM	-	8	-	-	8	-
Condo/Co-op/TH	CONTRACTS SIGNED	71	85	19.7%	38	47	23.7%
	ACTIVE LISTINGS	58	47	-19.0%	58	47	-19.0%
	# OF SALES	64	50	-21.9%	24	21	-12.5%
	SALES VOLUME	\$68,934,500	\$51,593,077	-25.2%	\$24,955,500	\$19,790,077	-20.7%
	MEDIAN PRICE	\$860,000	\$762,500	-11.3%	\$802,500	\$715,000	-10.9%
	AVERAGE PRICE	\$1,077,102	\$1,031,862	-4.2%	\$1,039,813	\$942,385	-9.4%
	AVERAGE DOM	31	27	-12.9%	24	36	50.0%

## Historic Sales Trends

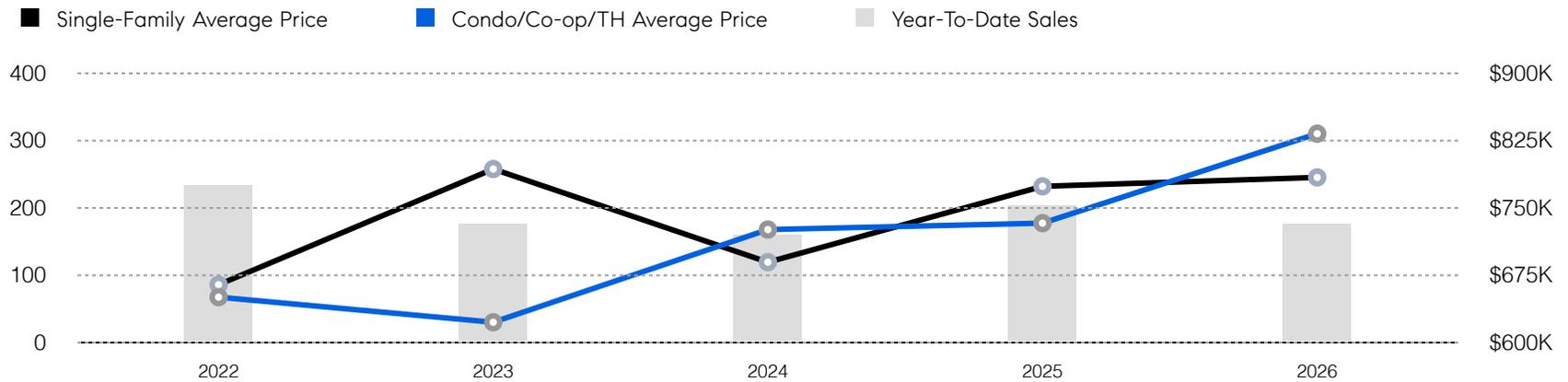


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# Jersey City

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	44	33	-25.0%	15	20	33.3%
	ACTIVE LISTINGS	52	38	-26.9%	52	38	-26.9%
	# OF SALES	44	21	-52.3%	21	10	-52.4%
	SALES VOLUME	\$34,060,400	\$16,464,500	-51.7%	\$14,607,900	\$7,780,500	-46.7%
	MEDIAN PRICE	\$582,000	\$770,000	32.3%	\$520,000	\$792,000	52.3%
	AVERAGE PRICE	\$774,100	\$784,024	1.3%	\$695,614	\$778,050	11.9%
	AVERAGE DOM	47	37	-21.3%	37	41	10.8%
Condo/Co-op/TH	CONTRACTS SIGNED	210	187	-11.0%	108	101	-6.5%
	ACTIVE LISTINGS	393	415	5.6%	393	415	5.6%
	# OF SALES	157	153	-2.5%	75	73	-2.7%
	SALES VOLUME	\$115,096,945	\$127,408,015	10.7%	\$52,418,096	\$66,369,265	26.6%
	MEDIAN PRICE	\$675,000	\$699,000	3.6%	\$685,000	\$785,000	14.6%
	AVERAGE PRICE	\$733,102	\$832,732	13.6%	\$698,908	\$909,168	30.1%
	AVERAGE DOM	39	39	0.0%	39	36	-7.7%

## Historic Sales Trends

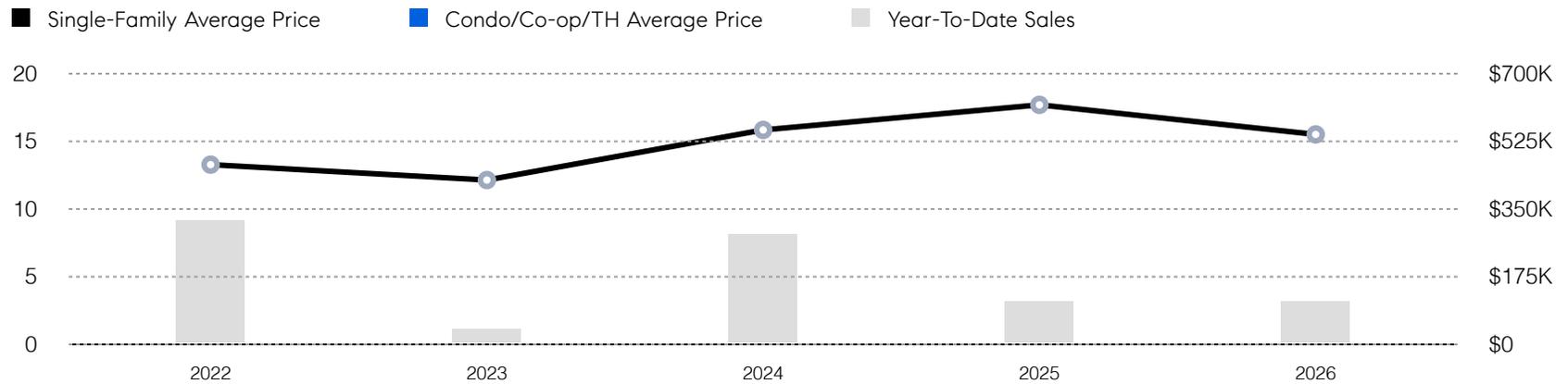


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# Kearny

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	6	5	-16.7%	4	2	-50.0%
	ACTIVE LISTINGS	4	5	25.0%	4	5	25.0%
	# OF SALES	2	3	50.0%	0	2	0.0%
	SALES VOLUME	\$1,239,000	\$1,629,000	31.5%	-	\$919,000	-
	MEDIAN PRICE	\$619,500	\$484,000	-21.9%	-	\$459,500	-
	AVERAGE PRICE	\$619,500	\$543,000	-12.3%	-	\$459,500	-
	AVERAGE DOM	58	46	-20.7%	-	55	-
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	1	0.0%
	ACTIVE LISTINGS	0	4	0.0%	0	4	0.0%
	# OF SALES	1	0	0.0%	1	0	0.0%
	SALES VOLUME	\$338,400	-	-	\$338,400	-	-
	MEDIAN PRICE	\$338,400	-	-	\$338,400	-	-
	AVERAGE PRICE	\$338,400	-	-	\$338,400	-	-
	AVERAGE DOM	0	-	-	0	-	-

## Historic Sales Trends

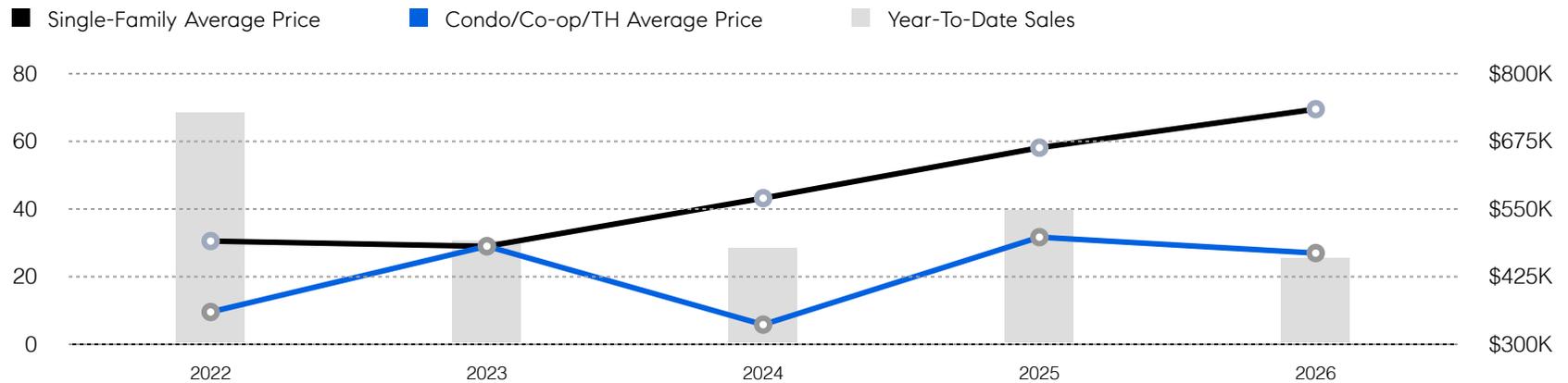


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# North Bergen

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	9	11	22.2%	2	8	300.0%
	ACTIVE LISTINGS	16	27	68.8%	16	27	68.8%
	# OF SALES	8	4	-50.0%	6	2	-66.7%
	SALES VOLUME	\$5,306,000	\$2,938,000	-44.6%	\$3,536,000	\$1,749,000	-50.5%
	MEDIAN PRICE	\$628,500	\$674,500	7.3%	\$592,500	\$874,500	47.6%
	AVERAGE PRICE	\$663,250	\$734,500	10.7%	\$589,333	\$874,500	48.4%
	AVERAGE DOM	54	82	51.9%	48	43	-10.4%
Condo/Co-op/TH	CONTRACTS SIGNED	22	24	9.1%	10	16	60.0%
	ACTIVE LISTINGS	36	47	30.6%	36	47	30.6%
	# OF SALES	31	21	-32.3%	15	12	-20.0%
	SALES VOLUME	\$15,439,150	\$9,841,255	-36.3%	\$8,579,900	\$5,599,175	-34.7%
	MEDIAN PRICE	\$330,000	\$335,580	1.7%	\$285,000	\$325,000	14.0%
	AVERAGE PRICE	\$498,037	\$468,631	-5.9%	\$571,993	\$466,598	-18.4%
	AVERAGE DOM	44	42	-4.5%	46	45	-2.2%

## Historic Sales Trends

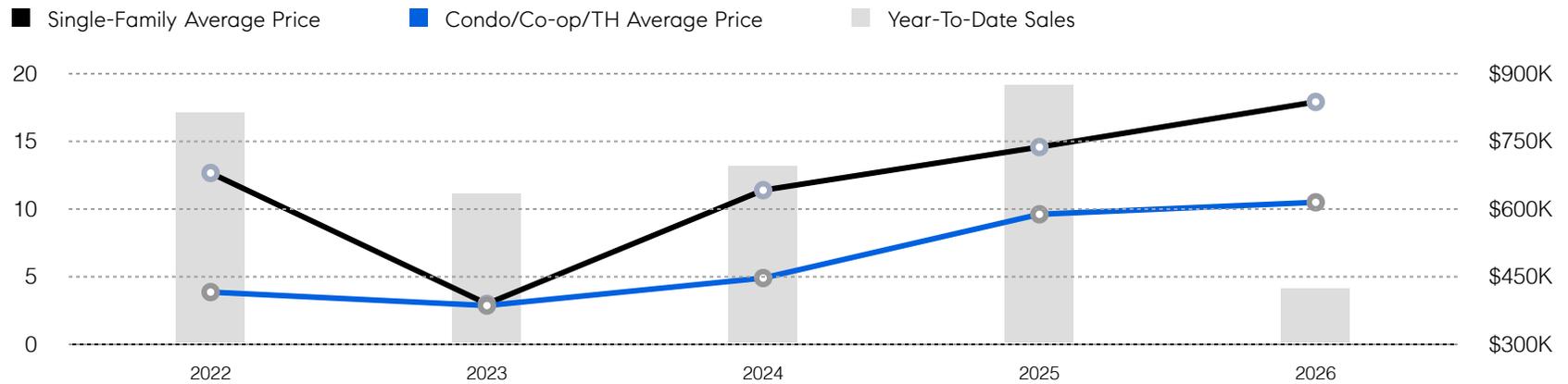


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# Secaucus

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	10	5	-50.0%	6	3	-50.0%
	ACTIVE LISTINGS	3	9	200.0%	3	9	200.0%
	# OF SALES	6	2	-66.7%	3	1	-66.7%
	SALES VOLUME	\$4,425,000	\$1,675,000	-62.1%	\$2,240,000	\$850,000	-62.1%
	MEDIAN PRICE	\$735,000	\$837,500	13.9%	\$745,000	\$850,000	14.1%
	AVERAGE PRICE	\$737,500	\$837,500	13.6%	\$746,667	\$850,000	13.8%
	AVERAGE DOM	29	26	-10.3%	19	12	-36.8%
Condo/Co-op/TH	CONTRACTS SIGNED	10	7	-30.0%	4	5	25.0%
	ACTIVE LISTINGS	15	26	73.3%	15	26	73.3%
	# OF SALES	13	2	-84.6%	6	1	-83.3%
	SALES VOLUME	\$7,649,000	\$1,230,000	-83.9%	\$3,674,000	\$695,000	-81.1%
	MEDIAN PRICE	\$522,000	\$615,000	17.8%	\$570,000	\$695,000	21.9%
	AVERAGE PRICE	\$588,385	\$615,000	4.5%	\$612,333	\$695,000	13.5%
	AVERAGE DOM	41	97	136.6%	40	45	12.5%

## Historic Sales Trends

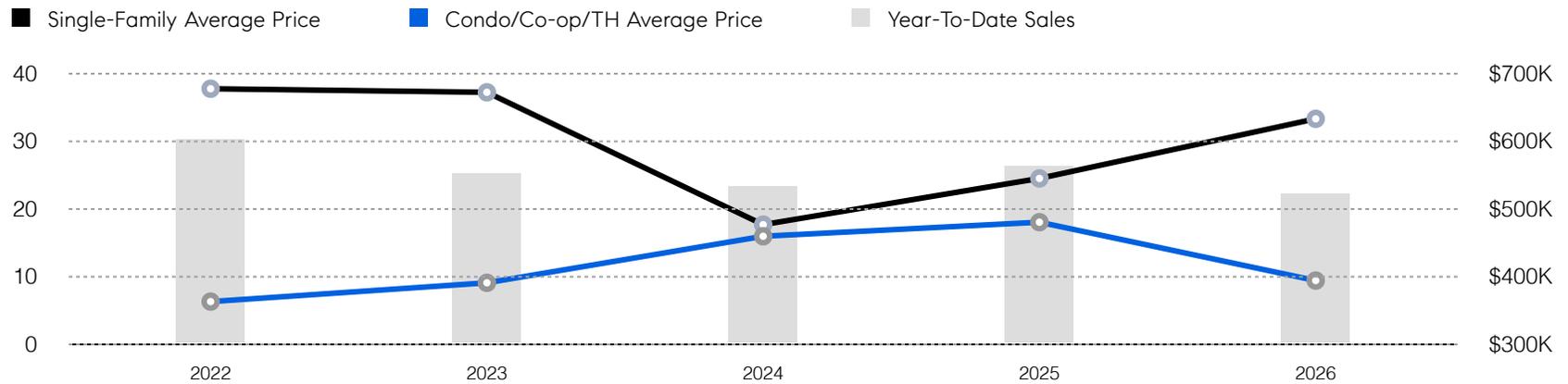


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# Union City

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	0	3	0.0%	0	2	0.0%
	ACTIVE LISTINGS	5	5	0.0%	5	5	0.0%
	# OF SALES	2	3	50.0%	1	0	0.0%
	SALES VOLUME	\$1,090,555	\$1,900,000	74.2%	\$455,555	-	-
	MEDIAN PRICE	\$545,278	\$575,000	5.5%	\$455,555	-	-
	AVERAGE PRICE	\$545,278	\$633,333	16.1%	\$455,555	-	-
	AVERAGE DOM	12	24	100.0%	6	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	30	21	-30.0%	15	10	-33.3%
	ACTIVE LISTINGS	59	63	6.8%	59	63	6.8%
	# OF SALES	24	19	-20.8%	12	9	-25.0%
	SALES VOLUME	\$11,535,000	\$7,492,500	-35.0%	\$5,826,000	\$3,884,000	-33.3%
	MEDIAN PRICE	\$480,000	\$349,000	-27.3%	\$537,500	\$400,000	-25.6%
	AVERAGE PRICE	\$480,625	\$394,342	-18.0%	\$485,500	\$431,556	-11.1%
	AVERAGE DOM	43	48	11.6%	38	62	63.2%

## Historic Sales Trends

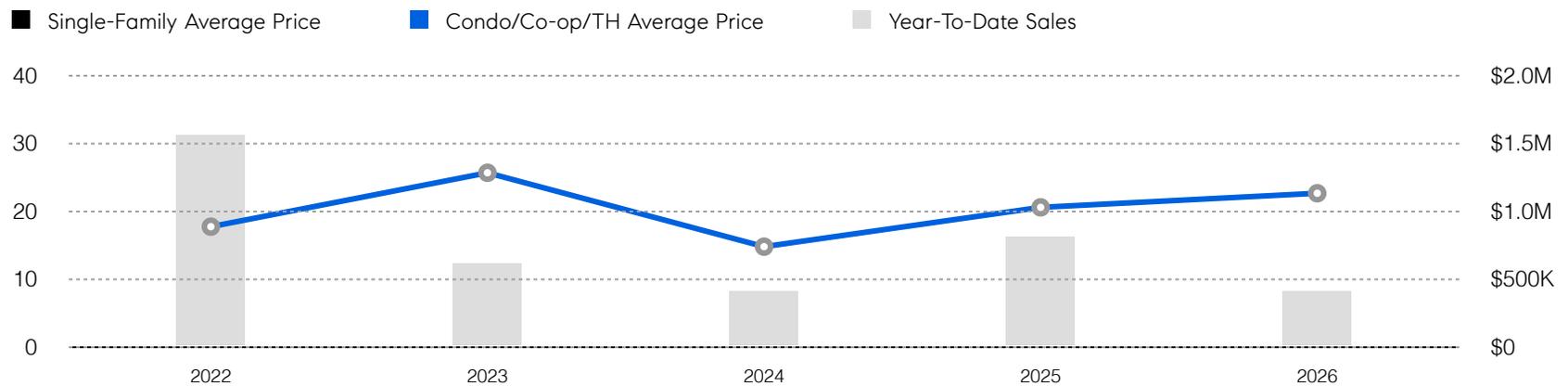


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# Weehawken

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	4	3	-25.0%	2	1	-50.0%
	ACTIVE LISTINGS	7	2	-71.4%	7	2	-71.4%
	# OF SALES	2	2	0.0%	0	0	0.0%
	SALES VOLUME	\$1,345,000	\$2,150,000	59.9%	-	-	-
	MEDIAN PRICE	\$672,500	\$1,075,000	59.9%	-	-	-
	AVERAGE PRICE	\$672,500	\$1,075,000	59.9%	-	-	-
	AVERAGE DOM	49	13	-73.5%	-	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	14	12	-14.3%	9	8	-11.1%
	ACTIVE LISTINGS	30	24	-20.0%	30	24	-20.0%
	# OF SALES	14	6	-57.1%	7	2	-71.4%
	SALES VOLUME	\$14,429,500	\$6,806,500	-52.8%	\$4,296,000	\$3,005,000	-30.1%
	MEDIAN PRICE	\$767,500	\$989,500	28.9%	\$415,000	\$1,502,500	262.0%
	AVERAGE PRICE	\$1,030,679	\$1,134,417	10.1%	\$613,714	\$1,502,500	144.8%
	AVERAGE DOM	47	89	89.4%	45	143	217.8%

## Historic Sales Trends

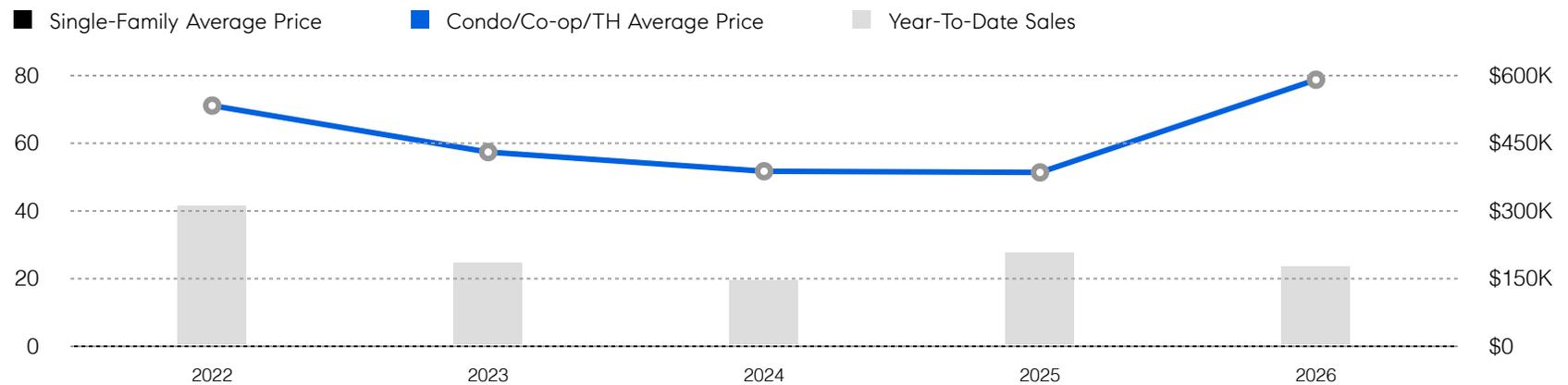


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# West New York

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	0	2	0.0%	0	0	0.0%
	ACTIVE LISTINGS	1	4	300.0%	1	4	300.0%
	# OF SALES	3	2	-33.3%	1	1	0.0%
	SALES VOLUME	\$1,738,500	\$1,075,000	-38.2%	\$482,000	\$350,000	-27.4%
	MEDIAN PRICE	\$482,000	\$537,500	11.5%	\$482,000	\$350,000	-27.4%
	AVERAGE PRICE	\$579,500	\$537,500	-7.2%	\$482,000	\$350,000	-27.4%
	AVERAGE DOM	65	51	-21.5%	7	92	1,214.3%
Condo/Co-op/TH	CONTRACTS SIGNED	27	19	-29.6%	10	13	30.0%
	ACTIVE LISTINGS	43	72	67.4%	43	72	67.4%
	# OF SALES	24	21	-12.5%	14	9	-35.7%
	SALES VOLUME	\$9,248,950	\$12,407,280	34.1%	\$5,567,500	\$6,302,000	13.2%
	MEDIAN PRICE	\$304,500	\$355,000	16.6%	\$282,500	\$355,000	25.7%
	AVERAGE PRICE	\$385,373	\$590,823	53.3%	\$397,679	\$700,222	76.1%
	AVERAGE DOM	36	43	19.4%	43	38	-11.6%

## Historic Sales Trends



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# COMPASS

Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 02/28/2025 vs. 01/01/2026 - 02/28/2026

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