A low-angle, upward-looking photograph of several tall skyscrapers in a city, likely Hudson County, New Jersey. The buildings are modern, with glass and steel facades. The sky is a clear, pale blue. In the foreground, parts of traffic lights and street signs are visible, indicating a city street intersection. The overall composition emphasizes the height and density of the urban environment.

November 2025

# Hudson County Market Report

COMPASS



# Hudson County Overview

Year-To-Date Sales

2,541

-1.9% Year-To-Date  
-15.3% Month-Over-Month

Year-To-Date Contracts

2,706

1.3% Year-To-Date  
-27.0% Month-Over-Month

Single-Family  
Average Sale Price

\$878K

3.7% Year-To-Date  
-2.3% Month-Over-Month

Condo/Co-op/Townhouse  
Average Sale Price

\$767K

2.9% Year-To-Date  
15.5% Month-Over-Month

Average Days On Market

34

9.7% Year-To-Date  
-5.3% Month-Over-Month

Active Listings

889

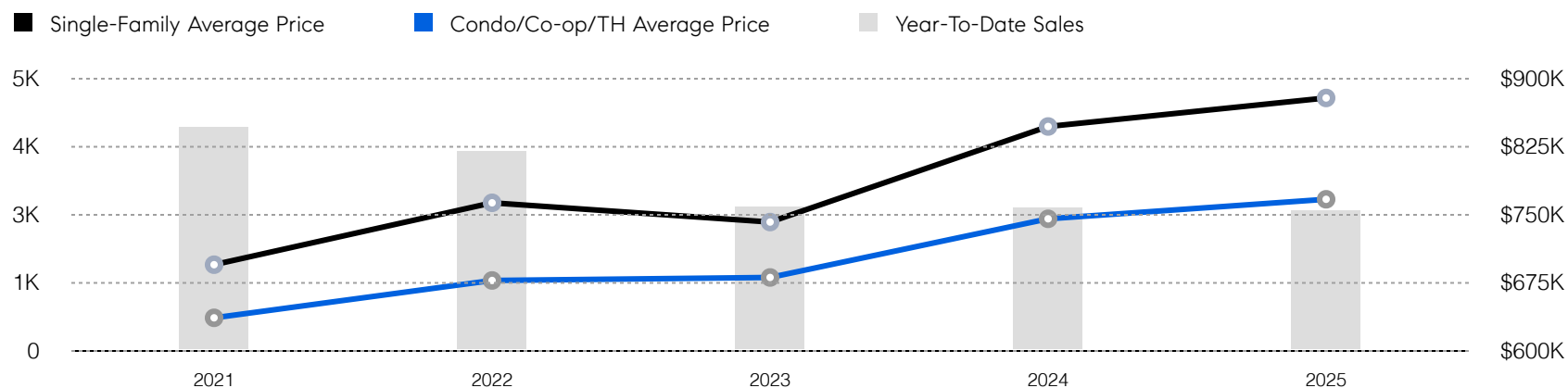
6.7% Year-Over-Year  
-5.1% Month-Over-Month



# Hudson County Overview

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	417	448	7.4%	29	34	17.2%
	ACTIVE LISTINGS	127	108	-15.0%	127	108	-15.0%
	# OF SALES	406	417	2.7%	38	43	13.2%
	SALES VOLUME	\$344,020,827	\$366,452,977	6.5%	\$35,131,613	\$49,827,500	41.8%
	MEDIAN PRICE	\$625,000	\$665,000	6.4%	\$617,000	\$725,000	17.5%
	AVERAGE PRICE	\$847,342	\$878,784	3.7%	\$924,516	\$1,158,779	25.3%
	AVERAGE DOM	31	32	3.2%	27	28	3.7%
Condo/Co-op/TH	CONTRACTS SIGNED	2,253	2,258	0.2%	159	171	7.5%
	ACTIVE LISTINGS	706	781	10.6%	706	781	10.6%
	# OF SALES	2,183	2,124	-2.7%	216	151	-30.1%
	SALES VOLUME	\$1,627,708,166	\$1,629,395,974	0.1%	\$165,566,888	\$122,078,029	-26.3%
	MEDIAN PRICE	\$650,000	\$665,000	2.3%	\$652,500	\$670,000	2.7%
	AVERAGE PRICE	\$745,629	\$767,136	2.9%	\$766,513	\$808,464	5.5%
	AVERAGE DOM	31	35	12.9%	37	37	0.0%

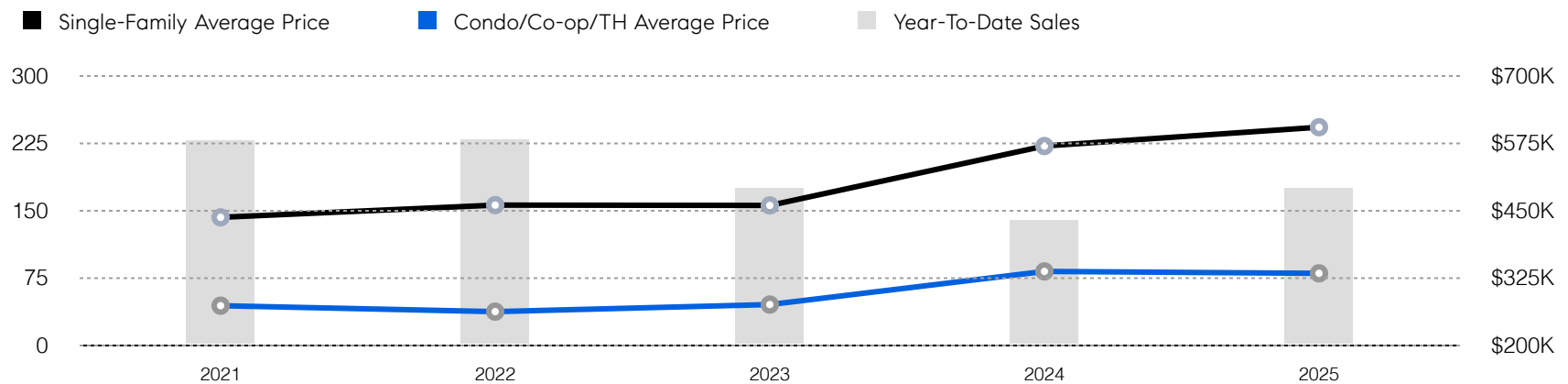
## Historic Sales Trends



# Bayonne

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	75	93	24.0%	2	7	250.0%
	ACTIVE LISTINGS	22	16	-27.3%	22	16	-27.3%
	# OF SALES	75	84	12.0%	7	6	-14.3%
	SALES VOLUME	\$42,765,000	\$50,828,750	18.9%	\$4,474,000	\$3,845,250	-14.1%
	MEDIAN PRICE	\$565,000	\$599,000	6.0%	\$600,000	\$680,000	13.3%
	AVERAGE PRICE	\$570,200	\$605,104	6.1%	\$639,143	\$640,875	0.3%
	AVERAGE DOM	24	33	37.5%	15	26	73.3%
Condo/Co-op/TH	CONTRACTS SIGNED	70	93	32.9%	5	7	40.0%
	ACTIVE LISTINGS	28	21	-25.0%	28	21	-25.0%
	# OF SALES	62	89	43.5%	6	5	-16.7%
	SALES VOLUME	\$20,923,539	\$29,721,059	42.0%	\$1,927,750	\$1,865,000	-3.3%
	MEDIAN PRICE	\$305,000	\$270,000	-11.5%	\$312,500	\$300,000	-4.0%
	AVERAGE PRICE	\$337,476	\$333,944	-1.0%	\$321,292	\$373,000	16.1%
	AVERAGE DOM	31	35	12.9%	25	50	100.0%

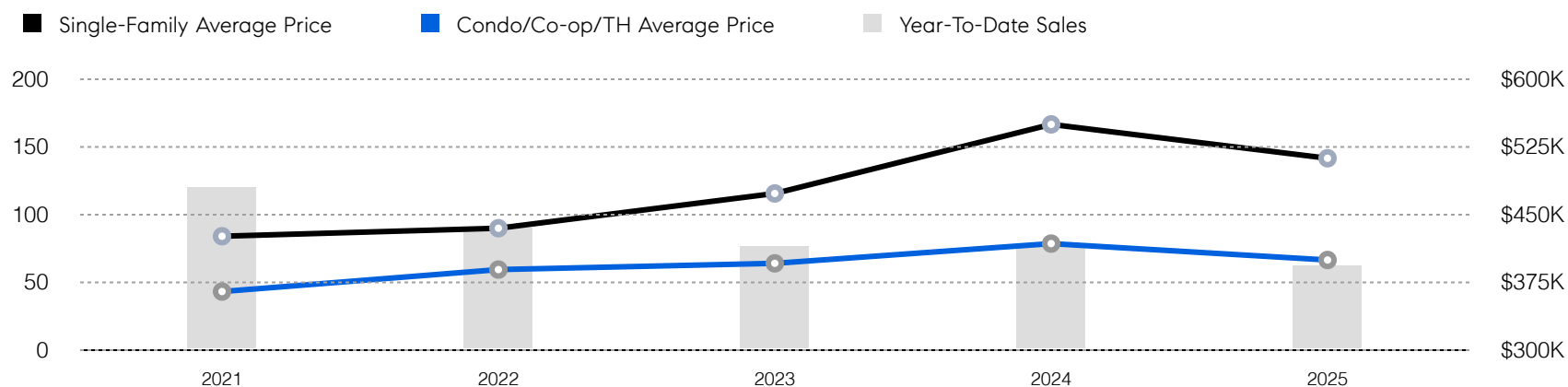
## Historic Sales Trends



# Guttenberg

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	3	2	-33.3%	1	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	1	4	300.0%	0	1	0.0%
	SALES VOLUME	\$550,000	\$2,050,000	272.7%	-	\$570,000	-
	MEDIAN PRICE	\$550,000	\$515,000	-6.4%	-	\$570,000	-
	AVERAGE PRICE	\$550,000	\$512,500	-6.8%	-	\$570,000	-
	AVERAGE DOM	72	19	-73.6%	-	14	-
Condo/Co-op/TH	CONTRACTS SIGNED	79	70	-11.4%	5	9	80.0%
	ACTIVE LISTINGS	41	36	-12.2%	41	36	-12.2%
	# OF SALES	76	57	-25.0%	9	8	-11.1%
	SALES VOLUME	\$31,766,895	\$22,790,712	-28.3%	\$2,842,400	\$4,240,000	49.2%
	MEDIAN PRICE	\$330,000	\$350,000	6.1%	\$320,000	\$352,500	10.2%
	AVERAGE PRICE	\$417,985	\$399,837	-4.3%	\$315,822	\$530,000	67.8%
	AVERAGE DOM	52	61	17.3%	62	67	8.1%

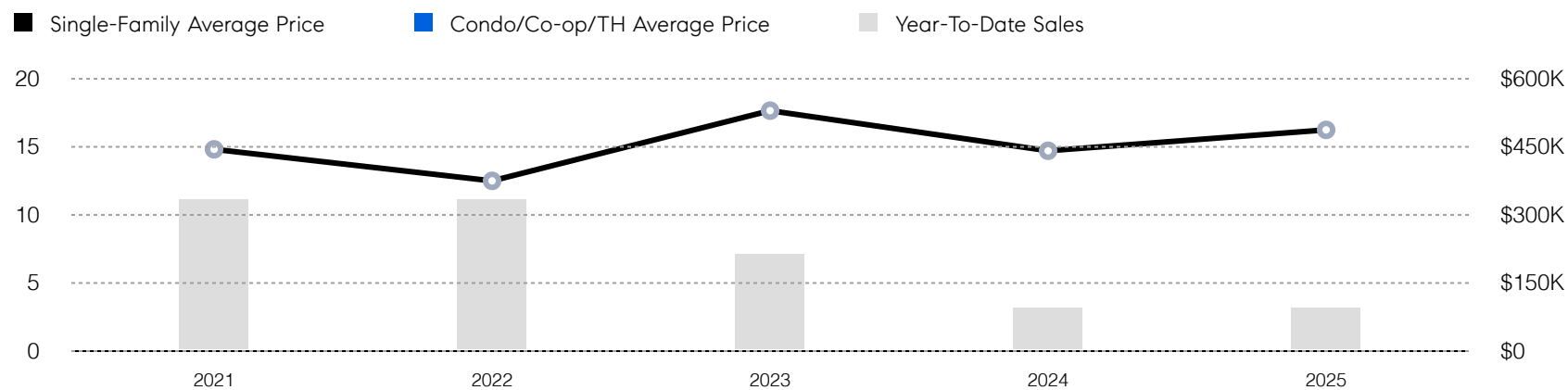
## Historic Sales Trends



# Harrison

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	2	4	100.0%	0	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	3	3	0.0%	0	0	0.0%
	SALES VOLUME	\$1,324,000	\$1,462,000	10.4%	-	-	-
	MEDIAN PRICE	\$419,000	\$472,000	12.6%	-	-	-
	AVERAGE PRICE	\$441,333	\$487,333	10.4%	-	-	-
	AVERAGE DOM	24	54	125.0%	-	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	1	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

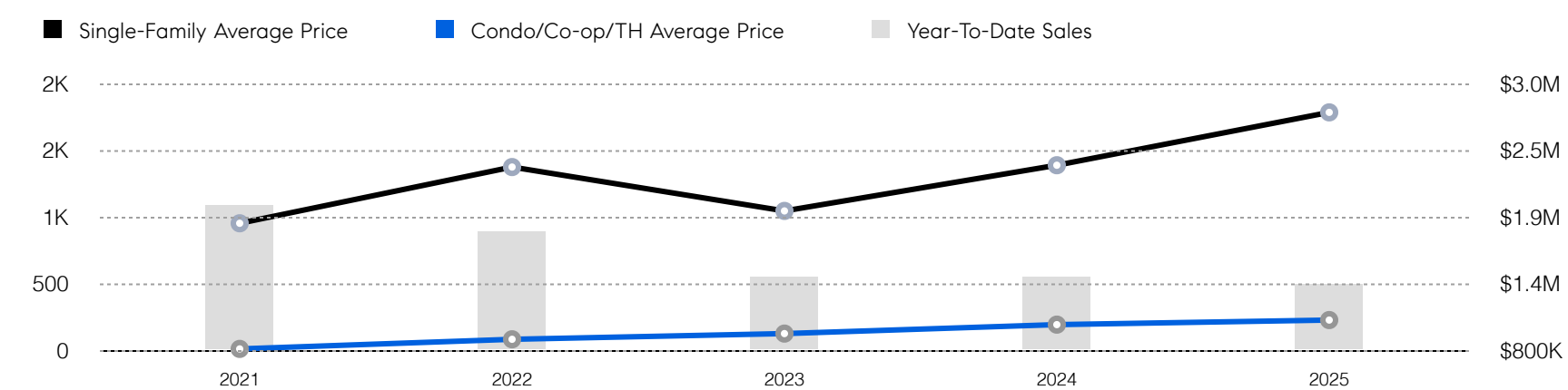
## Historic Sales Trends



# Hoboken

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	26	25	-3.8%	0	1	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	28	23	-17.9%	5	7	40.0%
	SALES VOLUME	\$65,315,814	\$63,681,969	-2.5%	\$11,967,114	\$20,647,069	72.5%
	MEDIAN PRICE	\$2,475,000	\$2,600,000	5.1%	\$2,695,000	\$2,727,070	1.2%
	AVERAGE PRICE	\$2,332,708	\$2,768,781	18.7%	\$2,393,423	\$2,949,581	23.2%
	AVERAGE DOM	24	17	-29.2%	18	18	0.0%
Condo/Co-op/TH	CONTRACTS SIGNED	535	492	-8.0%	32	41	28.1%
	ACTIVE LISTINGS	57	72	26.3%	57	72	26.3%
	# OF SALES	515	465	-9.7%	56	36	-35.7%
	SALES VOLUME	\$524,044,894	\$490,683,949	-6.4%	\$61,347,907	\$40,629,730	-33.8%
	MEDIAN PRICE	\$840,000	\$879,000	4.6%	\$912,500	\$877,500	-3.8%
	AVERAGE PRICE	\$1,017,563	\$1,055,234	3.7%	\$1,095,498	\$1,128,604	3.0%
	AVERAGE DOM	22	22	0.0%	20	19	-5.0%

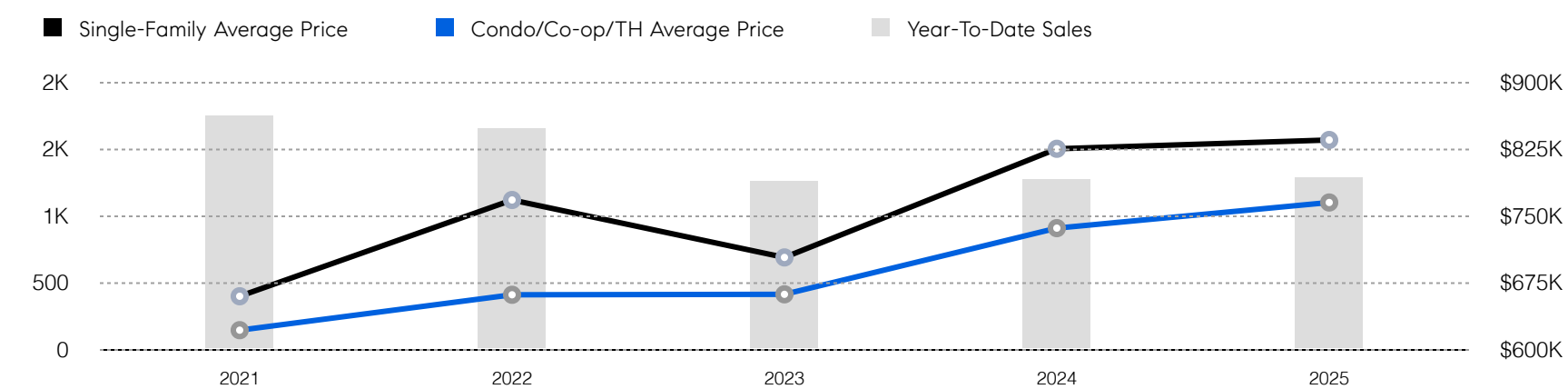
## Historic Sales Trends



# Jersey City

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	210	214	1.9%	19	16	-15.8%
	ACTIVE LISTINGS	70	64	-8.6%	70	64	-8.6%
	# OF SALES	203	207	2.0%	14	20	42.9%
	SALES VOLUME	\$167,641,097	\$172,988,729	3.2%	\$11,750,000	\$18,050,181	53.6%
	MEDIAN PRICE	\$649,999	\$679,000	4.5%	\$655,000	\$655,000	-
	AVERAGE PRICE	\$825,818	\$835,694	1.2%	\$839,286	\$902,509	7.5%
	AVERAGE DOM	33	34	3.0%	43	33	-23.3%
Condo/Co-op/TH	CONTRACTS SIGNED	1,070	1,145	7.0%	79	79	0.0%
	ACTIVE LISTINGS	448	481	7.4%	448	481	7.4%
	# OF SALES	1,056	1,068	1.1%	106	71	-33.0%
	SALES VOLUME	\$777,986,988	\$817,574,141	5.1%	\$80,717,784	\$58,397,899	-27.7%
	MEDIAN PRICE	\$680,000	\$700,000	2.9%	\$722,500	\$750,000	3.8%
	AVERAGE PRICE	\$736,730	\$765,519	3.9%	\$761,489	\$822,506	8.0%
	AVERAGE DOM	34	37	8.8%	45	41	-8.9%

Historic Sales Trends

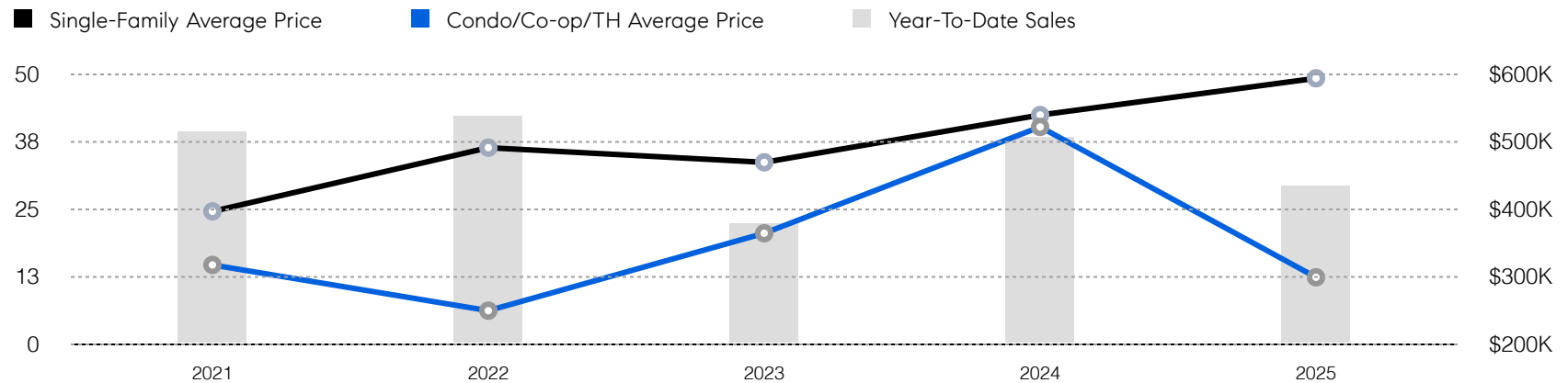




# Kearny

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	30	28	-6.7%	3	4	33.3%
	ACTIVE LISTINGS	9	9	0.0%	9	9	0.0%
	# OF SALES	29	26	-10.3%	3	1	-66.7%
	SALES VOLUME	\$15,655,300	\$15,449,500	-1.3%	\$1,515,000	\$1,050,000	-30.7%
	MEDIAN PRICE	\$515,500	\$555,000	7.7%	\$485,000	\$1,050,000	116.5%
	AVERAGE PRICE	\$539,838	\$594,212	10.1%	\$505,000	\$1,050,000	107.9%
	AVERAGE DOM	31	37	19.4%	9	85	844.4%
Condo/Co-op/TH	CONTRACTS SIGNED	7	4	-42.9%	1	0	0.0%
	ACTIVE LISTINGS	0	4	0.0%	0	4	0.0%
	# OF SALES	9	3	-66.7%	0	0	0.0%
	SALES VOLUME	\$4,699,900	\$898,400	-80.9%	-	-	-
	MEDIAN PRICE	\$630,000	\$338,400	-46.3%	-	-	-
	AVERAGE PRICE	\$522,211	\$299,467	-42.7%	-	-	-
	AVERAGE DOM	16	6	-62.5%	-	-	-

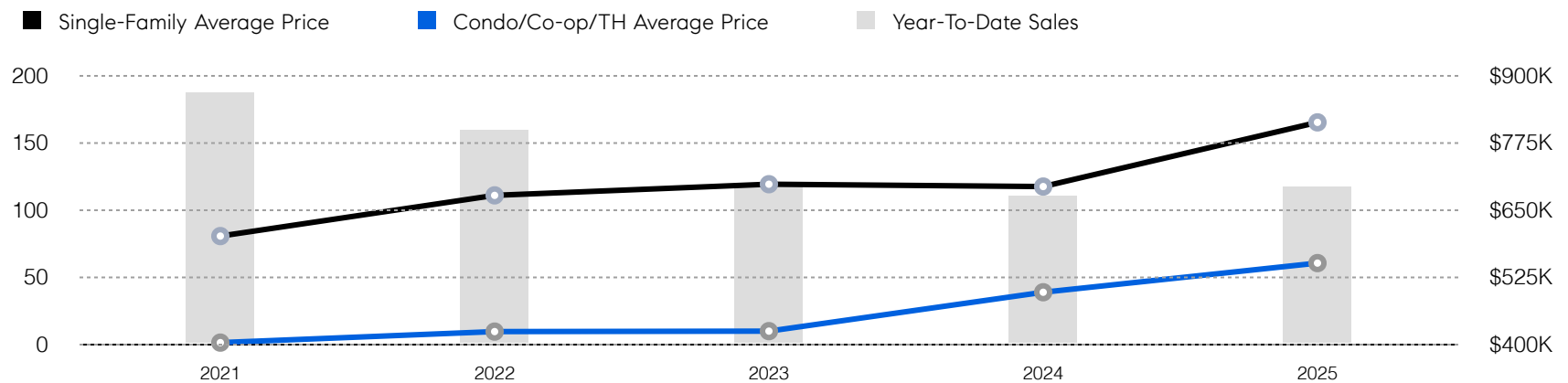
## Historic Sales Trends



# Secaucus

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	35	43	22.9%	1	0	0.0%
	ACTIVE LISTINGS	10	8	-20.0%	10	8	-20.0%
	# OF SALES	35	37	5.7%	5	2	-60.0%
	SALES VOLUME	\$24,292,117	\$30,099,499	23.9%	\$3,209,000	\$1,731,000	-46.1%
	MEDIAN PRICE	\$700,000	\$755,000	7.9%	\$625,000	\$865,500	38.5%
	AVERAGE PRICE	\$694,060	\$813,500	17.2%	\$641,800	\$865,500	34.9%
	AVERAGE DOM	26	24	-7.7%	26	8	-69.2%
Condo/Co-op/TH	CONTRACTS SIGNED	78	76	-2.6%	7	3	-57.1%
	ACTIVE LISTINGS	19	11	-42.1%	19	11	-42.1%
	# OF SALES	74	79	6.8%	7	8	14.3%
	SALES VOLUME	\$36,809,780	\$43,581,400	18.4%	\$3,068,000	\$3,515,900	14.6%
	MEDIAN PRICE	\$455,000	\$485,000	6.6%	\$445,000	\$424,500	-4.6%
	AVERAGE PRICE	\$497,429	\$551,663	10.9%	\$438,286	\$439,488	0.3%
	AVERAGE DOM	29	42	44.8%	22	39	77.3%

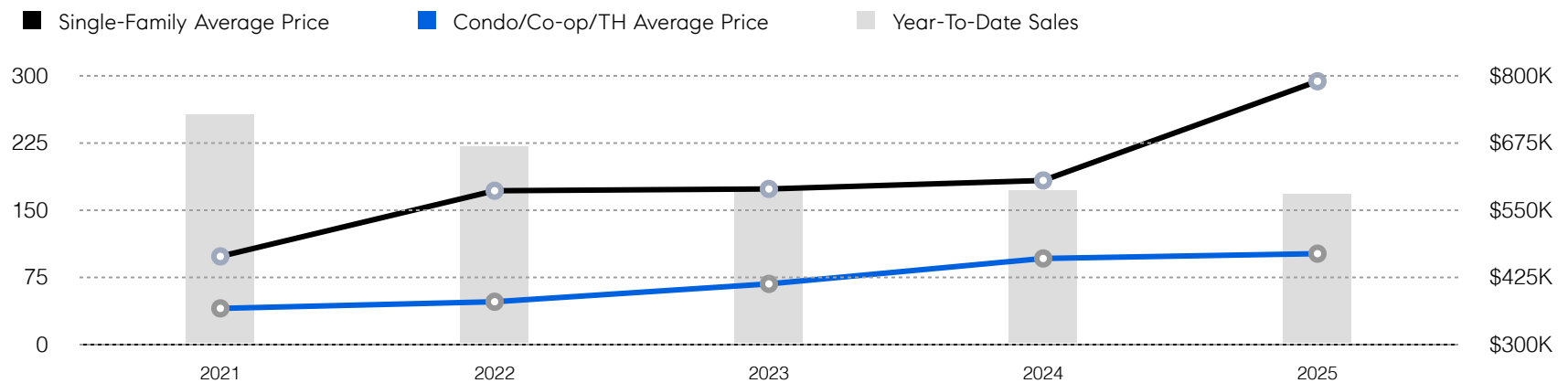
## Historic Sales Trends



# Union City

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	18	18	0.0%	2	3	50.0%
	ACTIVE LISTINGS	5	3	-40.0%	5	3	-40.0%
	# OF SALES	13	13	0.0%	1	5	400.0%
	SALES VOLUME	\$7,870,000	\$10,269,555	30.5%	\$335,000	\$3,329,000	893.7%
	MEDIAN PRICE	\$515,000	\$640,000	24.3%	\$335,000	\$689,000	105.7%
	AVERAGE PRICE	\$605,385	\$789,966	30.5%	\$335,000	\$665,800	98.7%
	AVERAGE DOM	37	40	8.1%	37	32	-13.5%
Condo/Co-op/TH	CONTRACTS SIGNED	162	160	-1.2%	10	15	50.0%
	ACTIVE LISTINGS	47	67	42.6%	47	67	42.6%
	# OF SALES	157	153	-2.5%	11	7	-36.4%
	SALES VOLUME	\$72,265,691	\$71,785,788	-0.7%	\$4,381,250	\$2,378,000	-45.7%
	MEDIAN PRICE	\$425,000	\$420,000	-1.2%	\$375,000	\$360,000	-4.0%
	AVERAGE PRICE	\$460,291	\$469,188	1.9%	\$398,295	\$339,714	-14.7%
	AVERAGE DOM	33	35	6.1%	19	45	136.8%

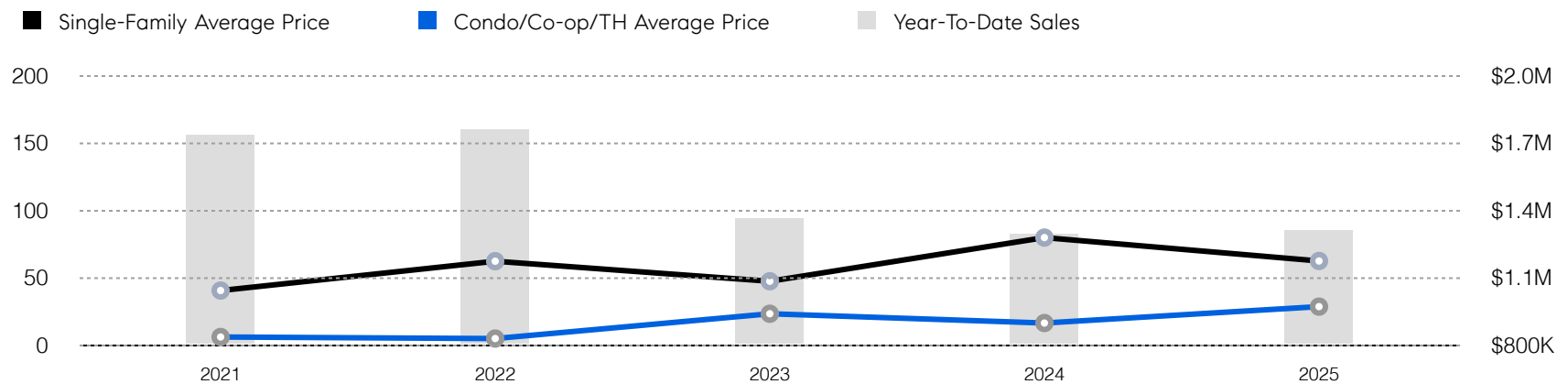
## Historic Sales Trends



# Weehawken

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	9	15	66.7%	0	2	0.0%
	ACTIVE LISTINGS	8	4	-50.0%	8	4	-50.0%
	# OF SALES	10	13	30.0%	1	0	0.0%
	SALES VOLUME	\$12,805,999	\$15,293,475	19.4%	\$799,999	-	-
	MEDIAN PRICE	\$862,500	\$925,000	7.2%	\$799,999	-	-
	AVERAGE PRICE	\$1,280,600	\$1,176,421	-8.1%	\$799,999	-	-
	AVERAGE DOM	53	31	-41.5%	8	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	78	70	-10.3%	7	8	14.3%
	ACTIVE LISTINGS	24	27	12.5%	24	27	12.5%
	# OF SALES	71	71	0.0%	3	4	33.3%
	SALES VOLUME	\$63,906,200	\$69,094,788	8.1%	\$2,185,000	\$2,832,500	29.6%
	MEDIAN PRICE	\$874,000	\$790,000	-9.6%	\$665,000	\$602,250	-9.4%
	AVERAGE PRICE	\$900,087	\$973,166	8.1%	\$728,333	\$708,125	-2.8%
	AVERAGE DOM	35	40	14.3%	31	57	83.9%

## Historic Sales Trends

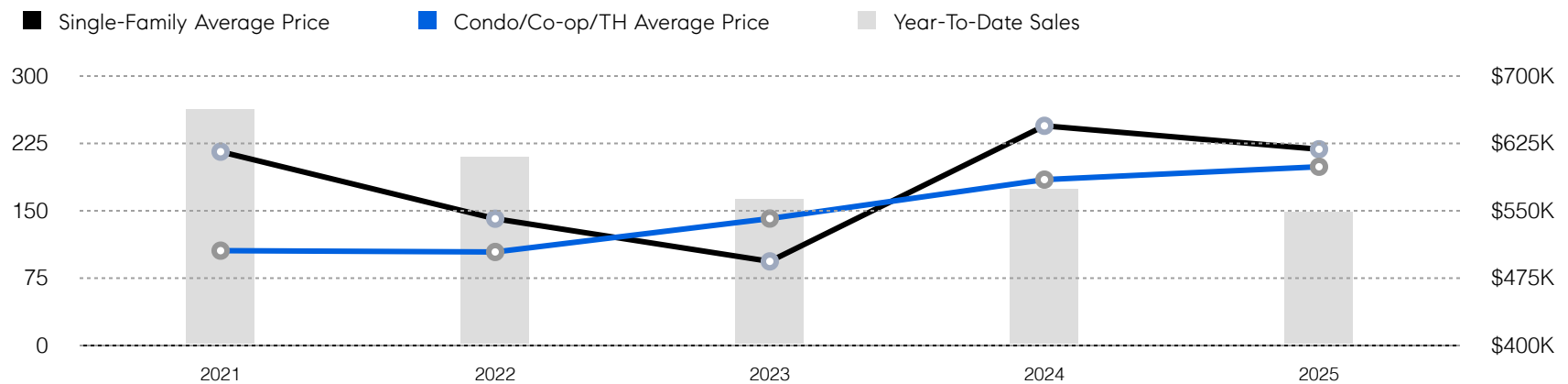




# West New York

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	9	6	-33.3%	1	1	0.0%
	ACTIVE LISTINGS	1	4	300.0%	1	4	300.0%
	# OF SALES	9	7	-22.2%	2	1	-50.0%
	SALES VOLUME	\$5,801,500	\$4,329,500	-25.4%	\$1,081,500	\$605,000	-44.1%
	MEDIAN PRICE	\$500,000	\$605,000	21.0%	\$540,750	\$605,000	11.9%
	AVERAGE PRICE	\$644,611	\$618,500	-4.1%	\$540,750	\$605,000	11.9%
	AVERAGE DOM	27	32	18.5%	10	9	-10.0%
Condo/Co-op/TH	CONTRACTS SIGNED	173	148	-14.5%	12	9	-25.0%
	ACTIVE LISTINGS	41	62	51.2%	41	62	51.2%
	# OF SALES	163	139	-14.7%	18	12	-33.3%
	SALES VOLUME	\$95,304,279	\$83,265,737	-12.6%	\$9,096,797	\$8,219,000	-9.6%
	MEDIAN PRICE	\$380,000	\$360,000	-5.3%	\$342,000	\$437,500	27.9%
	AVERAGE PRICE	\$584,689	\$599,034	2.5%	\$505,378	\$684,917	35.5%
	AVERAGE DOM	37	42	13.5%	54	26	-51.9%

## Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2024 - 11/30/2024 vs. 01/01/2025 - 11/30/2025

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