

May 2026

# Hudson County Market Report

COMPASS

# Hudson County Overview

Year-To-Date Sales

**1,185**

-7.9% Year-To-Date  
-0.8% Month-Over-Month

Year-To-Date Contracts

**1,481**

1.5% Year-To-Date  
2.4% Month-Over-Month

Single-Family  
Average Sale Price

**\$850K**

11.5% Year-To-Date  
29.6% Month-Over-Month

Condo/Co-op/Townhouse  
Average Sale Price

**\$806K**

7.5% Year-To-Date  
-17.3% Month-Over-Month

Average Days On Market

**35**

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

Active Listings

**1,275**

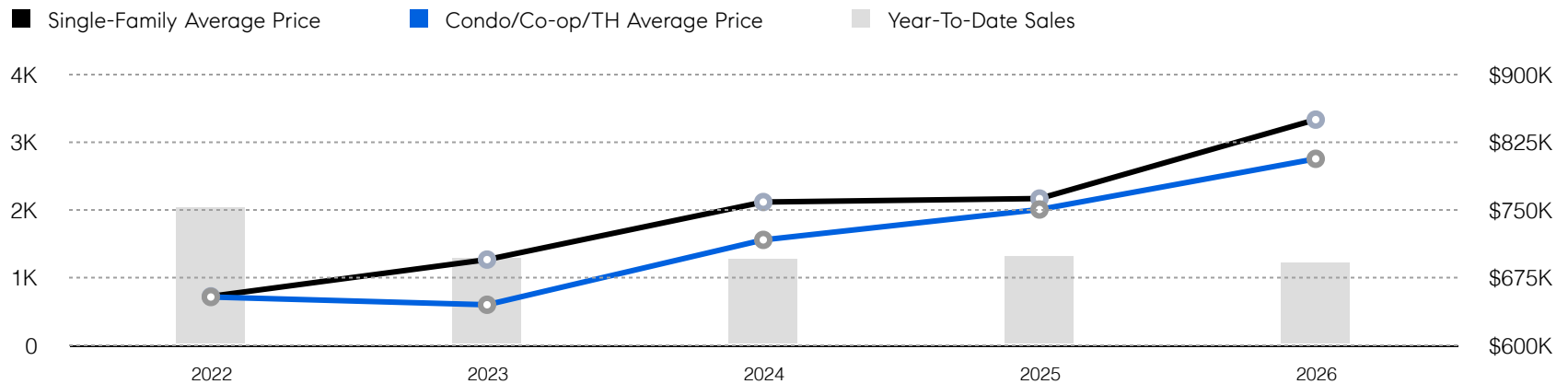
14.6% Year-Over-Year  
2.8% Month-Over-Month



# Hudson County Overview

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	301	308	2.3%	68	79	16.2%
	ACTIVE LISTINGS	181	201	11.0%	181	201	11.0%
	# OF SALES	262	217	-17.2%	55	44	-20.0%
	SALES VOLUME	\$199,809,756	\$184,467,610	-7.7%	\$40,821,224	\$47,282,699	15.8%
	MEDIAN PRICE	\$620,000	\$665,000	7.3%	\$625,000	\$741,000	18.6%
	AVERAGE PRICE	\$762,633	\$850,081	11.5%	\$742,204	\$1,074,607	44.8%
	AVERAGE DOM	40	36	-10.0%	36	37	2.8%
	% OF ASKING PRICE	100.1%	100.4%	0.3%	99.7%	100.3%	0.6%
Condo/Co-op/TH	CONTRACTS SIGNED	1,158	1,173	1.3%	252	267	6.0%
	ACTIVE LISTINGS	932	1,074	15.2%	932	1,074	15.2%
	# OF SALES	1,024	968	-5.5%	251	218	-13.1%
	SALES VOLUME	\$768,512,422	\$780,850,626	1.6%	\$199,824,137	\$168,172,335	-15.8%
	MEDIAN PRICE	\$650,000	\$682,500	5.0%	\$710,000	\$677,500	-4.6%
	AVERAGE PRICE	\$750,500	\$806,664	7.5%	\$796,112	\$771,433	-3.1%
	AVERAGE DOM	36	38	5.6%	30	38	26.7%
	% OF ASKING PRICE	99.7%	100.3%	0.6%	100.0%	99.6%	-0.4%

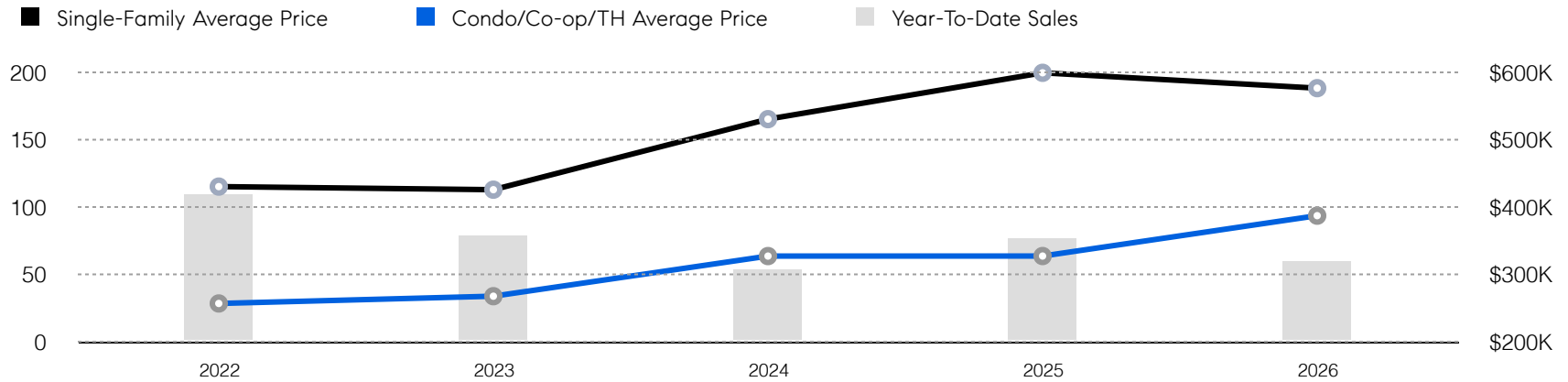
## Historic Sales Trends



# Bayonne

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	45	37	-17.8%	14	16	14.3%
	ACTIVE LISTINGS	18	23	27.8%	18	23	27.8%
	# OF SALES	31	30	-3.2%	10	2	-80.0%
	SALES VOLUME	\$18,579,700	\$17,296,500	-6.9%	\$5,962,200	\$1,115,000	-81.3%
	MEDIAN PRICE	\$570,000	\$570,000	-	\$527,500	\$557,500	5.7%
	AVERAGE PRICE	\$599,345	\$576,550	-3.8%	\$596,220	\$557,500	-6.5%
	AVERAGE DOM	40	36	-10.0%	64	50	-21.9%
	% OF ASKING PRICE	101.4%	101.3%	-0.1%	101.2%	100.8%	-0.4%
Condo/Co-op/TH	CONTRACTS SIGNED	40	29	-27.5%	6	7	16.7%
	ACTIVE LISTINGS	33	18	-45.5%	33	18	-45.5%
	# OF SALES	44	28	-36.4%	9	7	-22.2%
	SALES VOLUME	\$14,397,333	\$10,841,000	-24.7%	\$3,670,000	\$3,710,000	1.1%
	MEDIAN PRICE	\$270,000	\$351,000	30.0%	\$450,000	\$502,000	11.6%
	AVERAGE PRICE	\$327,212	\$387,179	18.3%	\$407,778	\$530,000	30.0%
	AVERAGE DOM	32	34	6.3%	36	31	-13.9%
	% OF ASKING PRICE	98.6%	99.2%	0.6%	99.7%	100.6%	0.9%

## Historic Sales Trends

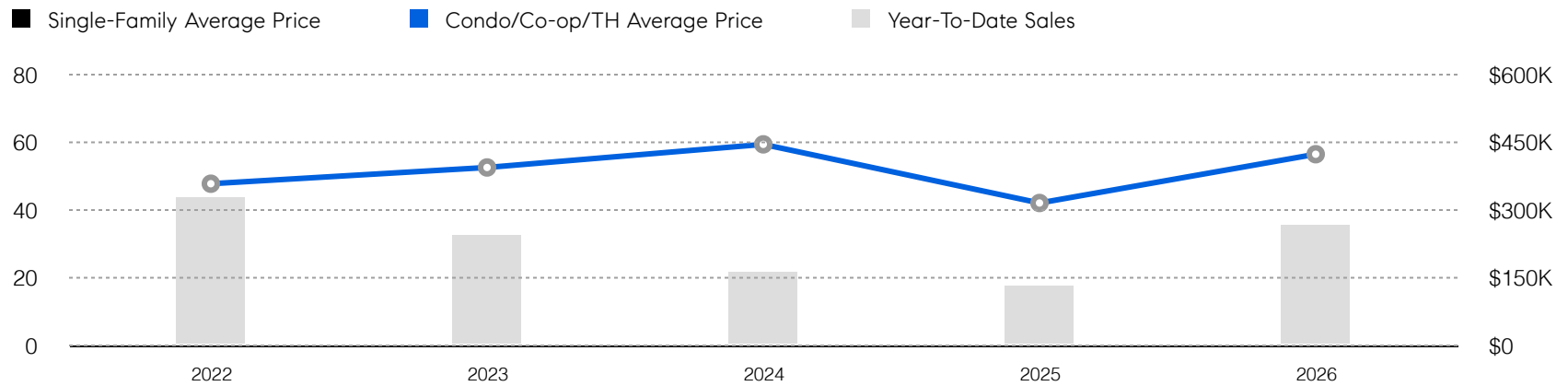


\* Line graphs may be hidden due to limited sales data

# Guttenberg

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	1	1	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	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	21	40	90.5%	8	5	-37.5%
	ACTIVE LISTINGS	54	47	-13.0%	54	47	-13.0%
	# OF SALES	15	34	126.7%	1	8	700.0%
	SALES VOLUME	\$4,734,000	\$14,404,700	204.3%	\$240,000	\$2,915,000	1,114.6%
	MEDIAN PRICE	\$339,000	\$352,500	4.0%	\$240,000	\$352,500	46.9%
	AVERAGE PRICE	\$315,600	\$423,668	34.2%	\$240,000	\$364,375	51.8%
	AVERAGE DOM	61	63	3.3%	39	90	130.8%
	% OF ASKING PRICE	97.2%	97.0%	-0.2%	100.0%	95.3%	-4.7%

## Historic Sales Trends

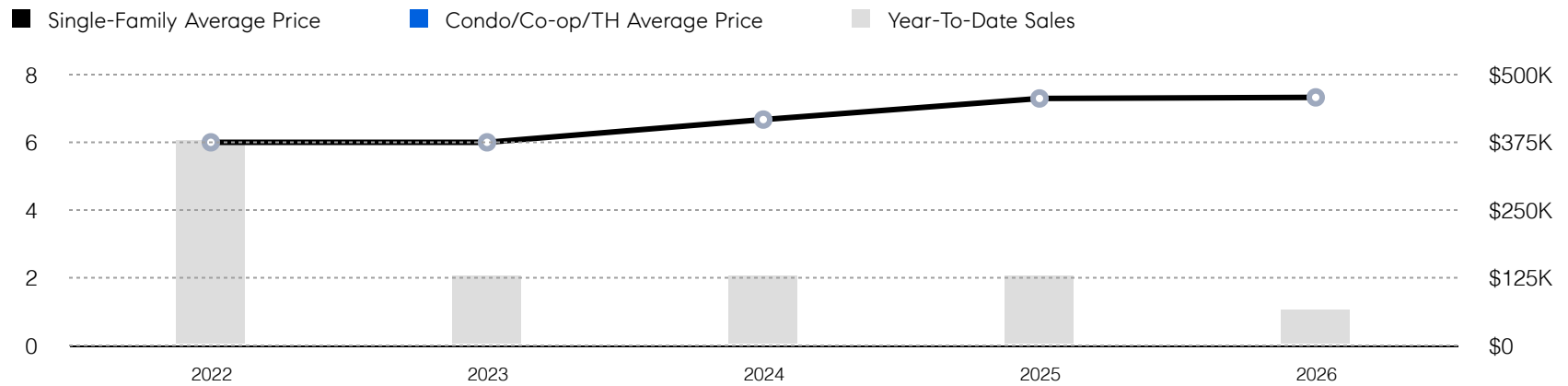


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# Harrison

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	3	1	-66.7%	0	1	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	2	1	-50.0%	1	0	0.0%
	SALES VOLUME	\$912,000	\$458,000	-49.8%	\$472,000	-	-
	MEDIAN PRICE	\$456,000	\$458,000	0.4%	\$472,000	-	-
	AVERAGE PRICE	\$456,000	\$458,000	0.4%	\$472,000	-	-
	AVERAGE DOM	64	77	20.3%	5	-	-
	% OF ASKING PRICE	96.5%	94.4%	-2.1%	104.9%	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	2	0.0%	0	2	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

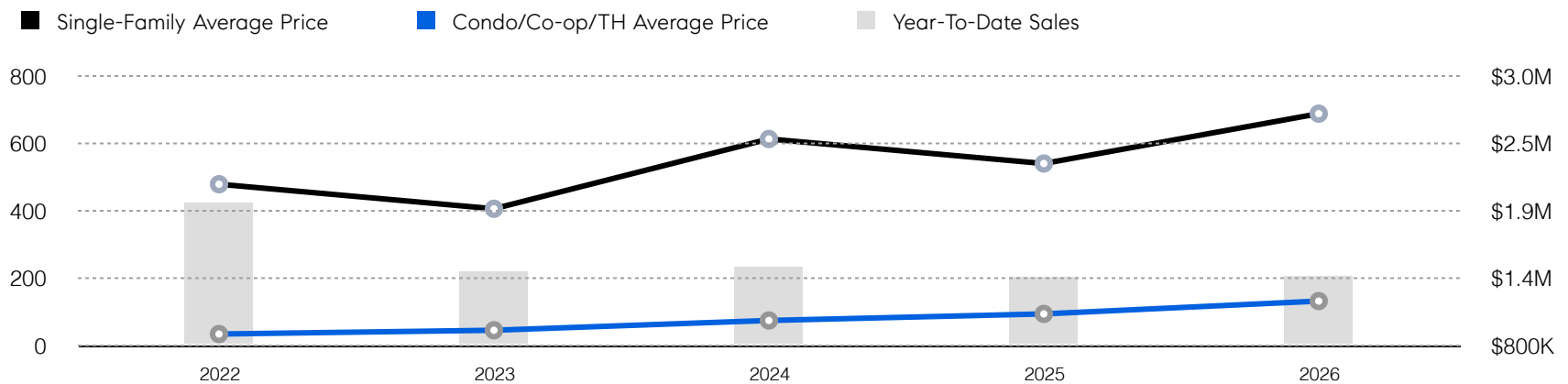


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# Hoboken

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	8	19	137.5%	3	5	66.7%
	ACTIVE LISTINGS	6	4	-33.3%	6	4	-33.3%
	# OF SALES	5	10	100.0%	2	2	0.0%
	SALES VOLUME	\$11,429,000	\$26,930,000	135.6%	\$2,250,000	\$7,825,000	247.8%
	MEDIAN PRICE	\$1,679,000	\$2,775,000	65.3%	\$1,125,000	\$3,912,500	247.8%
	AVERAGE PRICE	\$2,285,800	\$2,693,000	17.8%	\$1,125,000	\$3,912,500	247.8%
	AVERAGE DOM	23	7	-69.6%	49	0	-
	% OF ASKING PRICE	91.8%	104.5%	12.8%	82.1%	101.6%	19.5%
Condo/Co-op/TH	CONTRACTS SIGNED	235	261	11.1%	61	72	18.0%
	ACTIVE LISTINGS	81	96	18.5%	81	96	18.5%
	# OF SALES	193	191	-1.0%	53	40	-24.5%
	SALES VOLUME	\$204,190,786	\$222,075,425	8.8%	\$55,556,387	\$48,275,999	-13.1%
	MEDIAN PRICE	\$835,000	\$910,000	9.0%	\$890,000	\$1,015,000	14.0%
	AVERAGE PRICE	\$1,057,983	\$1,162,699	9.9%	\$1,048,234	\$1,206,900	15.1%
	AVERAGE DOM	23	22	-4.3%	14	11	-21.4%
	% OF ASKING PRICE	100.9%	101.5%	0.6%	102.4%	101.7%	-0.7%

## Historic Sales Trends

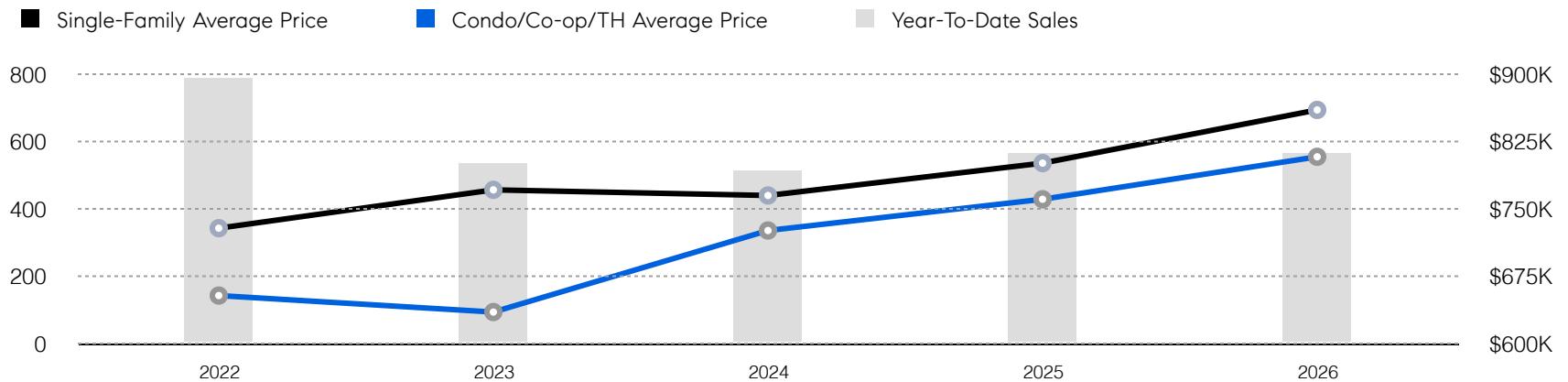


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# Jersey City

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	96	90	-6.2%	13	22	69.2%
	ACTIVE LISTINGS	63	55	-12.7%	63	55	-12.7%
	# OF SALES	101	77	-23.8%	19	22	15.8%
	SALES VOLUME	\$80,895,299	\$66,236,199	-18.1%	\$15,010,499	\$26,297,699	75.2%
	MEDIAN PRICE	\$630,000	\$675,000	7.1%	\$660,000	\$964,500	46.1%
	AVERAGE PRICE	\$800,944	\$860,210	7.4%	\$790,026	\$1,195,350	51.3%
	AVERAGE DOM	40	36	-10.0%	41	36	-12.2%
	% OF ASKING PRICE	99.6%	99.4%	-0.2%	99.6%	100.0%	0.4%
Condo/Co-op/TH	CONTRACTS SIGNED	523	524	0.2%	109	100	-8.3%
	ACTIVE LISTINGS	481	572	18.9%	481	572	18.9%
	# OF SALES	459	481	4.8%	119	103	-13.4%
	SALES VOLUME	\$349,162,743	\$388,640,966	11.3%	\$93,488,850	\$79,450,535	-15.0%
	MEDIAN PRICE	\$699,000	\$700,000	0.1%	\$750,000	\$695,000	-7.3%
	AVERAGE PRICE	\$760,703	\$807,985	6.2%	\$785,621	\$771,364	-1.8%
	AVERAGE DOM	36	39	8.3%	29	40	37.9%
	% OF ASKING PRICE	99.2%	100.9%	1.7%	99.3%	99.6%	0.3%

## Historic Sales Trends

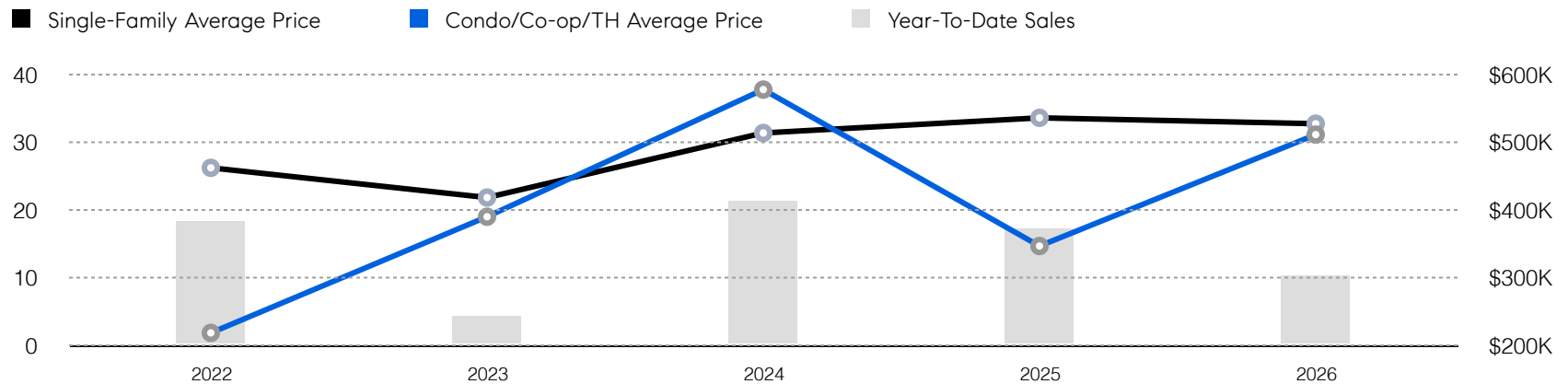


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# Kearny

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	15	11	-26.7%	3	2	-33.3%
	ACTIVE LISTINGS	6	6	0.0%	6	6	0.0%
	# OF SALES	15	7	-53.3%	4	1	-75.0%
	SALES VOLUME	\$8,041,500	\$3,692,000	-54.1%	\$2,375,000	\$483,000	-79.7%
	MEDIAN PRICE	\$535,000	\$483,000	-9.7%	\$537,500	\$483,000	-10.1%
	AVERAGE PRICE	\$536,100	\$527,429	-1.6%	\$593,750	\$483,000	-18.7%
	AVERAGE DOM	43	63	46.5%	25	9	-64.0%
	% OF ASKING PRICE	100.7%	100.6%	-0.1%	101.9%	101.7%	-0.2%
Condo/Co-op/TH	CONTRACTS SIGNED	1	6	500.0%	0	0	0.0%
	ACTIVE LISTINGS	0	2	0.0%	0	2	0.0%
	# OF SALES	2	3	50.0%	1	3	200.0%
	SALES VOLUME	\$693,400	\$1,533,900	121.2%	\$355,000	\$1,533,900	332.1%
	MEDIAN PRICE	\$346,700	\$499,900	44.2%	\$355,000	\$499,900	40.8%
	AVERAGE PRICE	\$346,700	\$511,300	47.5%	\$355,000	\$511,300	44.0%
	AVERAGE DOM	6	12	100.0%	12	12	0.0%
	% OF ASKING PRICE	106.4%	104.5%	-1.9%	100.0%	104.5%	4.5%

## Historic Sales Trends

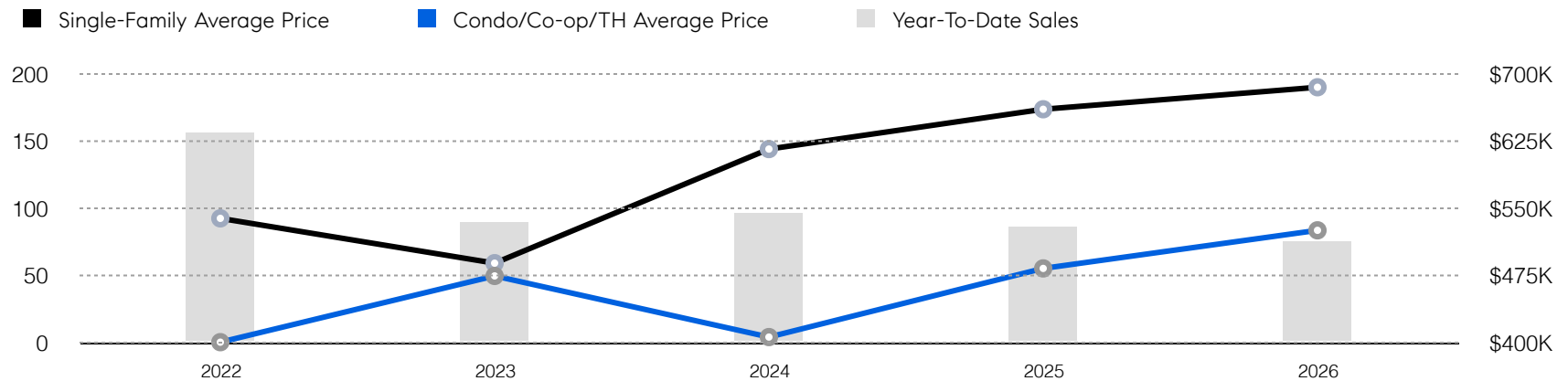


\* Line graphs may be hidden due to limited sales data

# North Bergen

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	26	35	34.6%	5	8	60.0%
	ACTIVE LISTINGS	25	31	24.0%	25	31	24.0%
	# OF SALES	25	21	-16.0%	6	5	-16.7%
	SALES VOLUME	\$16,516,000	\$14,389,578	-12.9%	\$3,765,000	\$3,135,000	-16.7%
	MEDIAN PRICE	\$620,000	\$599,000	-3.4%	\$577,500	\$550,000	-4.8%
	AVERAGE PRICE	\$660,640	\$685,218	3.7%	\$627,500	\$627,000	-0.1%
	AVERAGE DOM	42	53	26.2%	27	40	48.1%
	% OF ASKING PRICE	100.6%	99.8%	-0.8%	96.4%	100.9%	4.4%
Condo/Co-op/TH	CONTRACTS SIGNED	59	58	-1.7%	6	13	116.7%
	ACTIVE LISTINGS	55	61	10.9%	55	61	10.9%
	# OF SALES	60	53	-11.7%	12	10	-16.7%
	SALES VOLUME	\$28,973,360	\$27,847,155	-3.9%	\$5,199,000	\$5,093,900	-2.0%
	MEDIAN PRICE	\$327,500	\$370,000	13.0%	\$354,500	\$348,500	-1.7%
	AVERAGE PRICE	\$482,889	\$525,418	8.8%	\$433,250	\$509,390	17.6%
	AVERAGE DOM	45	42	-6.7%	55	42	-23.6%
	% OF ASKING PRICE	99.9%	98.5%	-1.4%	99.4%	98.3%	-1.1%

## Historic Sales Trends

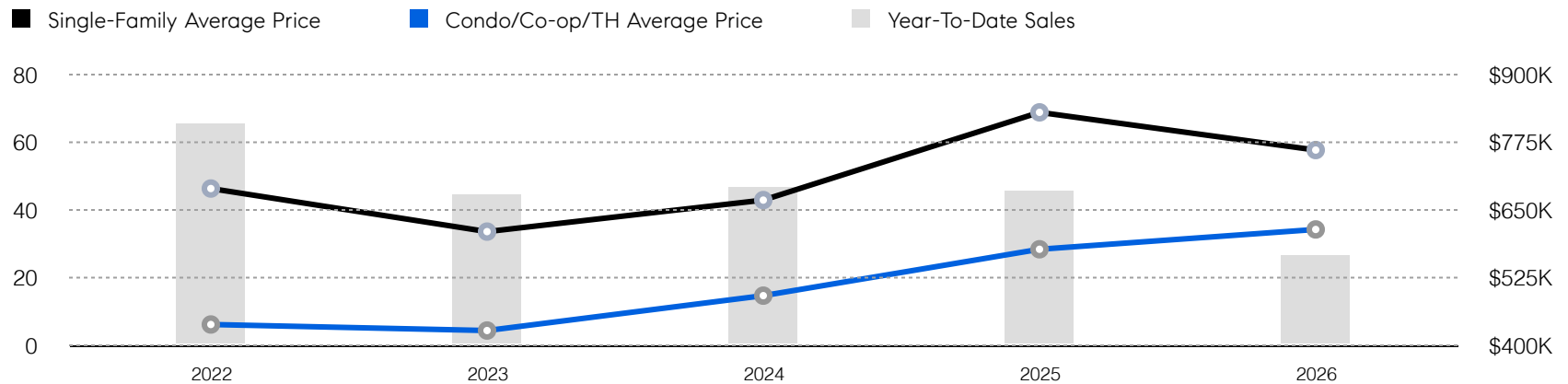


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# Secaucus

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	20	15	-25.0%	9	4	-55.6%
	ACTIVE LISTINGS	5	11	120.0%	5	11	120.0%
	# OF SALES	15	11	-26.7%	2	3	50.0%
	SALES VOLUME	\$12,454,000	\$8,366,999	-32.8%	\$1,930,000	\$1,762,000	-8.7%
	MEDIAN PRICE	\$770,000	\$760,000	-1.3%	\$965,000	\$565,000	-41.5%
	AVERAGE PRICE	\$830,267	\$760,636	-8.4%	\$965,000	\$587,333	-39.1%
	AVERAGE DOM	32	44	37.5%	3	68	2,166.7%
	% OF ASKING PRICE	99.7%	98.8%	-1.0%	98.9%	99.2%	0.3%
Condo/Co-op/TH	CONTRACTS SIGNED	35	30	-14.3%	10	9	-10.0%
	ACTIVE LISTINGS	27	25	-7.4%	27	25	-7.4%
	# OF SALES	30	15	-50.0%	10	7	-30.0%
	SALES VOLUME	\$17,322,000	\$9,210,000	-46.8%	\$4,897,000	\$4,330,000	-11.6%
	MEDIAN PRICE	\$482,500	\$535,000	10.9%	\$482,500	\$470,000	-2.6%
	AVERAGE PRICE	\$577,400	\$614,000	6.3%	\$489,700	\$618,571	26.3%
	AVERAGE DOM	47	32	-31.9%	49	27	-44.9%
	% OF ASKING PRICE	100.4%	100.2%	-0.2%	100.4%	100.5%	0.2%

## Historic Sales Trends

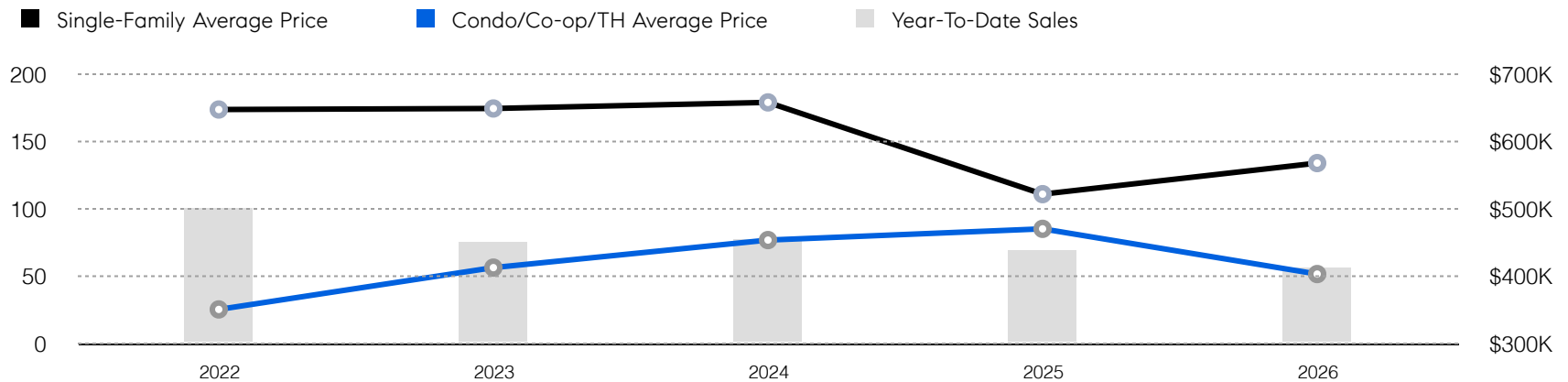


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# Union City

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	4	10	150.0%	2	3	50.0%
	ACTIVE LISTINGS	6	7	16.7%	6	7	16.7%
	# OF SALES	3	7	133.3%	0	1	0.0%
	SALES VOLUME	\$1,565,555	\$3,976,000	154.0%	-	\$410,000	-
	MEDIAN PRICE	\$475,000	\$570,000	20.0%	-	\$410,000	-
	AVERAGE PRICE	\$521,852	\$568,000	8.8%	-	\$410,000	-
	AVERAGE DOM	16	29	81.3%	-	86	-
	% OF ASKING PRICE	94.9%	100.3%	5.5%	-	83.8%	-
Condo/Co-op/TH	CONTRACTS SIGNED	75	61	-18.7%	13	14	7.7%
	ACTIVE LISTINGS	67	79	17.9%	67	79	17.9%
	# OF SALES	65	48	-26.2%	8	10	25.0%
	SALES VOLUME	\$30,571,500	\$19,352,000	-36.7%	\$3,413,500	\$4,214,500	23.5%
	MEDIAN PRICE	\$402,000	\$362,500	-9.8%	\$354,500	\$397,500	12.1%
	AVERAGE PRICE	\$470,331	\$403,167	-14.3%	\$426,688	\$421,450	-1.2%
	AVERAGE DOM	41	49	19.5%	10	36	260.0%
	% OF ASKING PRICE	99.9%	99.2%	-0.7%	100.5%	101.7%	1.2%

## Historic Sales Trends

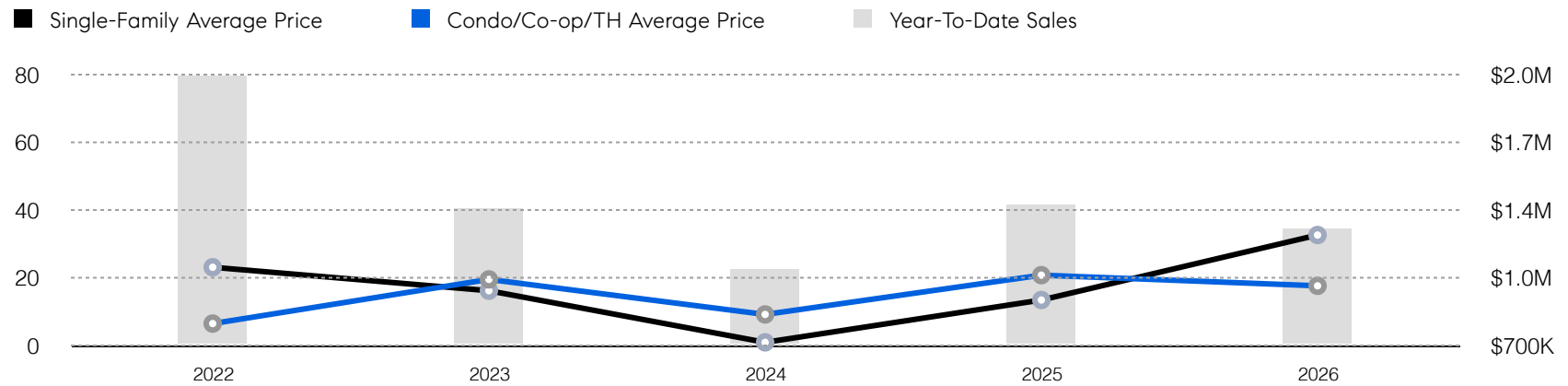


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# Weehawken

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	8	9	12.5%	2	2	0.0%
	ACTIVE LISTINGS	5	3	-40.0%	5	3	-40.0%
	# OF SALES	8	8	0.0%	2	0	0.0%
	SALES VOLUME	\$7,344,525	\$9,840,000	34.0%	\$2,038,525	-	-
	MEDIAN PRICE	\$750,500	\$1,130,000	50.6%	\$1,019,263	-	-
	AVERAGE PRICE	\$918,066	\$1,230,000	34.0%	\$1,019,263	-	-
	AVERAGE DOM	21	27	28.6%	25	-	-
	% OF ASKING PRICE	100.4%	99.3%	-1.1%	98.9%	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	31	35	12.9%	7	10	42.9%
	ACTIVE LISTINGS	33	23	-30.3%	33	23	-30.3%
	# OF SALES	33	26	-21.2%	10	9	-10.0%
	SALES VOLUME	\$34,237,500	\$25,644,500	-25.1%	\$11,839,000	\$5,846,000	-50.6%
	MEDIAN PRICE	\$800,000	\$949,500	18.7%	\$1,097,500	\$630,000	-42.6%
	AVERAGE PRICE	\$1,037,500	\$986,327	-4.9%	\$1,183,900	\$649,556	-45.1%
	AVERAGE DOM	41	71	73.2%	44	92	109.1%
	% OF ASKING PRICE	99.7%	93.8%	-6.0%	99.1%	86.5%	-12.6%

## Historic Sales Trends

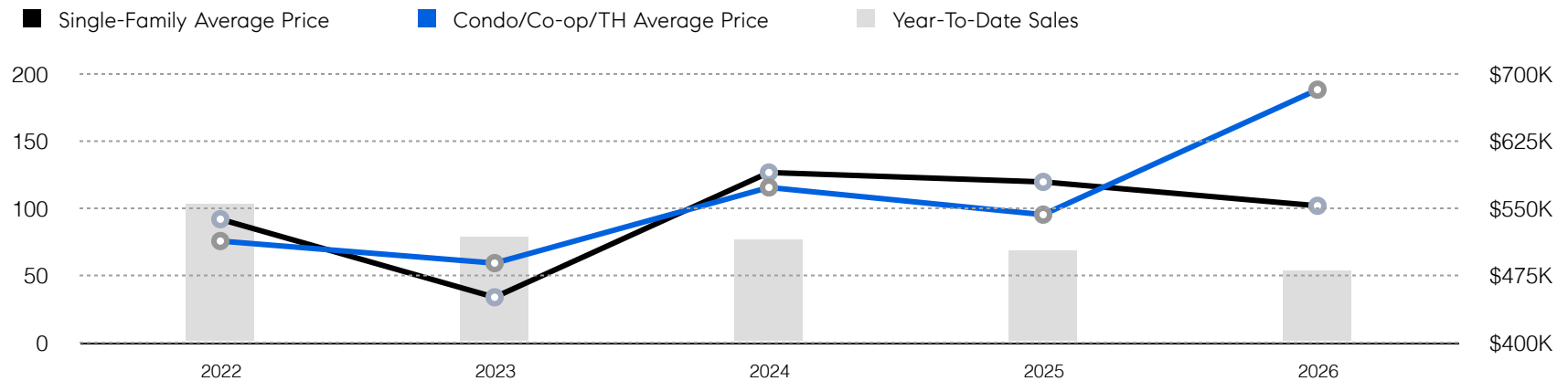


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# West New York

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	1	6	500.0%	0	1	0.0%
	ACTIVE LISTINGS	0	6	0.0%	0	6	0.0%
	# OF SALES	3	6	100.0%	0	1	0.0%
	SALES VOLUME	\$1,738,500	\$3,317,000	90.8%	-	\$585,000	-
	MEDIAN PRICE	\$482,000	\$587,500	21.9%	-	\$585,000	-
	AVERAGE PRICE	\$579,500	\$552,833	-4.6%	-	\$585,000	-
	AVERAGE DOM	65	36	-44.6%	-	9	-
	% OF ASKING PRICE	103.6%	101.5%	-2.1%	-	110.6%	-
Condo/Co-op/TH	CONTRACTS SIGNED	73	66	-9.6%	22	20	-9.1%
	ACTIVE LISTINGS	59	87	47.5%	59	87	47.5%
	# OF SALES	64	46	-28.1%	16	8	-50.0%
	SALES VOLUME	\$34,747,500	\$31,395,280	-9.6%	\$9,703,000	\$4,727,501	-51.3%
	MEDIAN PRICE	\$350,000	\$517,500	47.9%	\$450,000	\$383,750	-14.7%
	AVERAGE PRICE	\$542,930	\$682,506	25.7%	\$606,438	\$590,938	-2.6%
	AVERAGE DOM	39	37	-5.1%	41	54	31.7%
	% OF ASKING PRICE	99.7%	99.6%	-0.1%	99.4%	100.1%	0.6%

## Historic Sales Trends



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

# COMPASS

Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 05/31/2025 vs. 01/01/2026 - 05/31/2026

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