

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, bright blue. In the foreground, there are traffic lights and a street sign that says "YORK ST". The overall composition emphasizes the height and density of the urban environment.

August 2026

Hudson County Market Report

COMPASS

Hudson County Overview

Year-To-Date Sales

2,110

-4.0% Year-To-Date
-27.2% Month-Over-Month

Year-To-Date Contracts

2,336

-1.3% Year-To-Date
-12.7% Month-Over-Month

Single-Family
Average Sale Price

\$909K

13.3% Year-To-Date
29.5% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$819K

9.0% Year-To-Date
-1.6% Month-Over-Month

Average Days On Market

36

9.1% Year-To-Date
7.9% Month-Over-Month

Active Listings

1,443

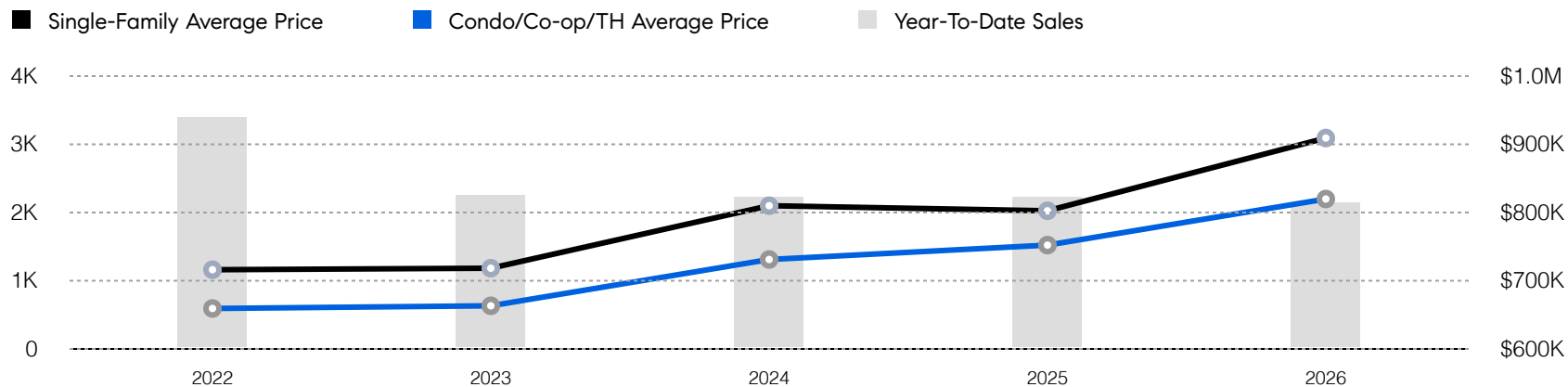
30.7% Year-Over-Year
0.5% Month-Over-Month



Hudson County Overview

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	504	500	-0.8%	58	52	-10.3%
	ACTIVE LISTINGS	188	247	31.4%	188	247	31.4%
	# OF SALES	436	390	-10.6%	60	52	-13.3%
	SALES VOLUME	\$349,908,614	\$354,602,301	1.3%	\$45,715,998	\$55,858,498	22.2%
	MEDIAN PRICE	\$649,955	\$665,000	2.3%	\$655,000	\$750,000	14.5%
	AVERAGE PRICE	\$802,543	\$909,237	13.3%	\$761,933	\$1,074,202	41.0%
	AVERAGE DOM	36	34	-5.6%	27	30	11.1%
	% OF ASKING PRICE	100.7%	100.9%	0.2%	101.4%	100.0%	-1.4%
Condo/Co-op/TH	CONTRACTS SIGNED	1,862	1,836	-1.4%	213	195	-8.5%
	ACTIVE LISTINGS	916	1,196	30.6%	916	1,196	30.6%
	# OF SALES	1,763	1,720	-2.4%	249	194	-22.1%
	SALES VOLUME	\$1,326,166,613	\$1,410,078,877	6.3%	\$180,030,597	\$161,361,577	-10.4%
	MEDIAN PRICE	\$650,000	\$700,000	7.7%	\$625,000	\$725,000	16.0%
	AVERAGE PRICE	\$752,222	\$819,813	9.0%	\$723,014	\$831,761	15.0%
	AVERAGE DOM	34	35	2.9%	33	33	0.0%
	% OF ASKING PRICE	99.6%	99.6%	0.0%	99.6%	99.6%	0.0%

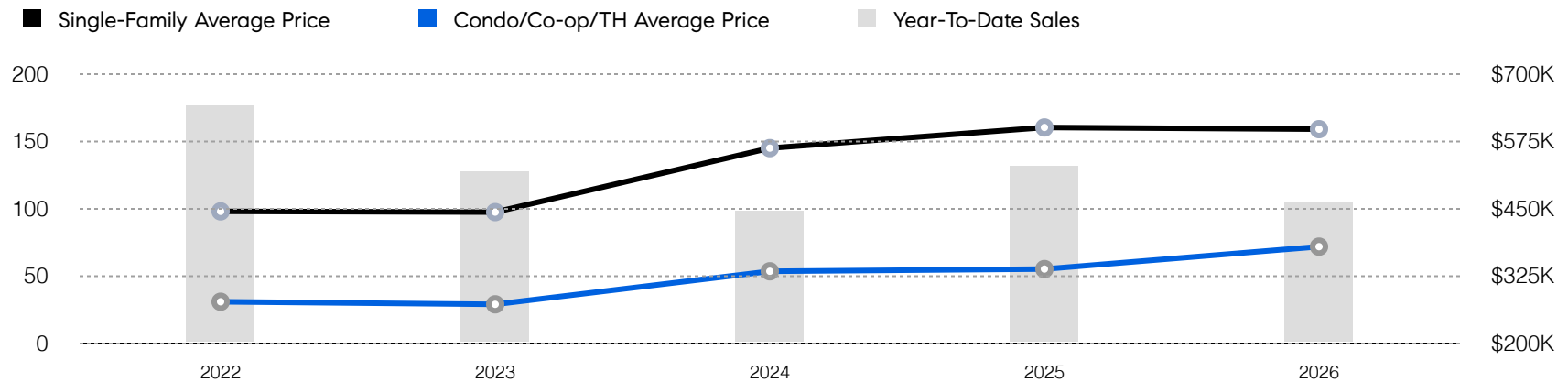
Historic Sales Trends



Bayonne

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	69	56	-18.8%	6	4	-33.3%
	ACTIVE LISTINGS	15	35	133.3%	15	35	133.3%
	# OF SALES	60	57	-5.0%	6	3	-50.0%
	SALES VOLUME	\$36,066,500	\$34,081,500	-5.5%	\$3,428,500	\$1,663,000	-51.5%
	MEDIAN PRICE	\$575,000	\$600,000	4.3%	\$554,500	\$578,000	4.2%
	AVERAGE PRICE	\$601,108	\$597,921	-0.5%	\$571,417	\$554,333	-3.0%
	AVERAGE DOM	35	32	-8.6%	36	21	-41.7%
	% OF ASKING PRICE	100.8%	101.8%	1.0%	99.7%	101.1%	1.5%
Condo/Co-op/TH	CONTRACTS SIGNED	67	43	-35.8%	7	4	-42.9%
	ACTIVE LISTINGS	21	24	14.3%	21	24	14.3%
	# OF SALES	70	46	-34.3%	11	5	-54.5%
	SALES VOLUME	\$23,674,633	\$17,472,000	-26.2%	\$4,027,300	\$2,180,500	-45.9%
	MEDIAN PRICE	\$283,500	\$335,000	18.2%	\$300,000	\$600,000	100.0%
	AVERAGE PRICE	\$338,209	\$379,826	12.3%	\$366,118	\$436,100	19.1%
	AVERAGE DOM	35	35	0.0%	43	24	-44.2%
	% OF ASKING PRICE	99.1%	98.8%	-0.3%	99.5%	97.8%	-1.7%

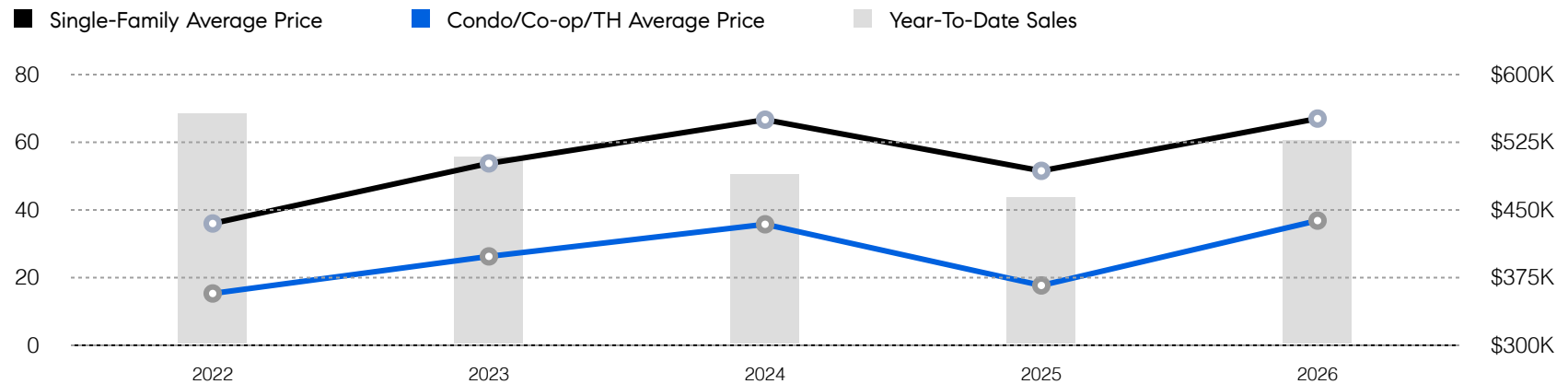
Historic Sales Trends



Guttenberg

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	1	3	200.0%	0	0	0.0%
	ACTIVE LISTINGS	0	2	0.0%	0	2	0.0%
	# OF SALES	3	2	-33.3%	0	0	0.0%
	SALES VOLUME	\$1,480,000	\$1,102,500	-25.5%	-	-	-
	MEDIAN PRICE	\$485,000	\$551,250	13.7%	-	-	-
	AVERAGE PRICE	\$493,333	\$551,250	11.7%	-	-	-
	AVERAGE DOM	20	12	-40.0%	-	-	-
	% OF ASKING PRICE	97.0%	95.5%	-1.6%	-	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	45	57	26.7%	6	5	-16.7%
	ACTIVE LISTINGS	52	52	0.0%	52	52	0.0%
	# OF SALES	40	58	45.0%	13	5	-61.5%
	SALES VOLUME	\$14,653,887	\$25,415,588	73.4%	\$5,263,500	\$1,988,000	-62.2%
	MEDIAN PRICE	\$347,000	\$352,500	1.6%	\$365,000	\$383,000	4.9%
	AVERAGE PRICE	\$366,347	\$438,200	19.6%	\$404,885	\$397,600	-1.8%
	AVERAGE DOM	58	69	19.0%	61	100	63.9%
	% OF ASKING PRICE	95.7%	97.6%	1.9%	94.2%	95.5%	1.3%

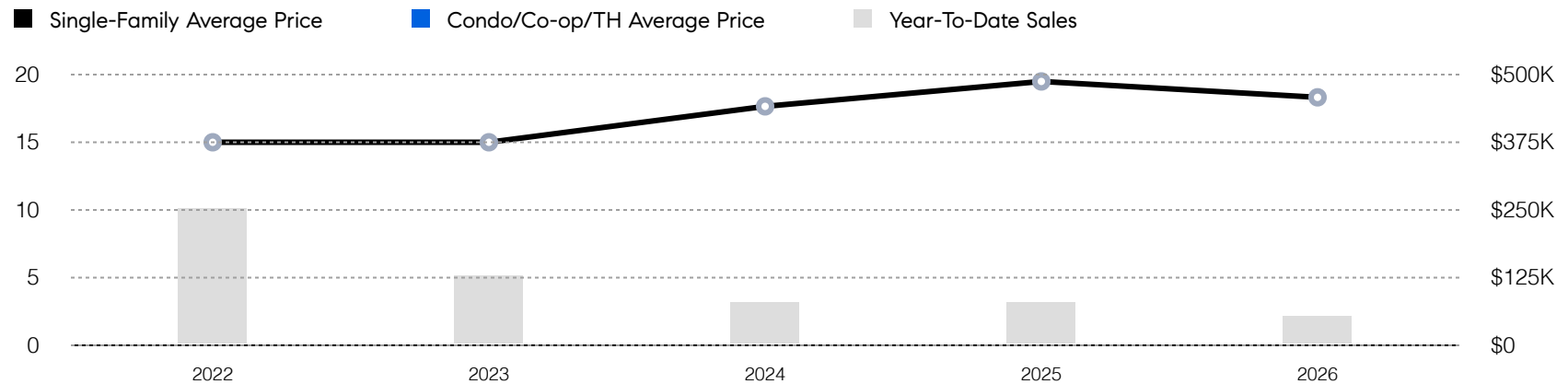
Historic Sales Trends



Harrison

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	3	1	-66.7%	0	0	0.0%
	ACTIVE LISTINGS	2	0	0.0%	2	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	2	0.0%	0	1	0.0%
	ACTIVE LISTINGS	0	2	0.0%	0	2	0.0%
	# OF SALES	0	1	0.0%	0	0	0.0%
	SALES VOLUME	-	\$405,000	-	-	-	-
	MEDIAN PRICE	-	\$405,000	-	-	-	-
	AVERAGE PRICE	-	\$405,000	-	-	-	-
	AVERAGE DOM	-	43	-	-	-	-
	% OF ASKING PRICE	-	98.8%	-	-	-	-

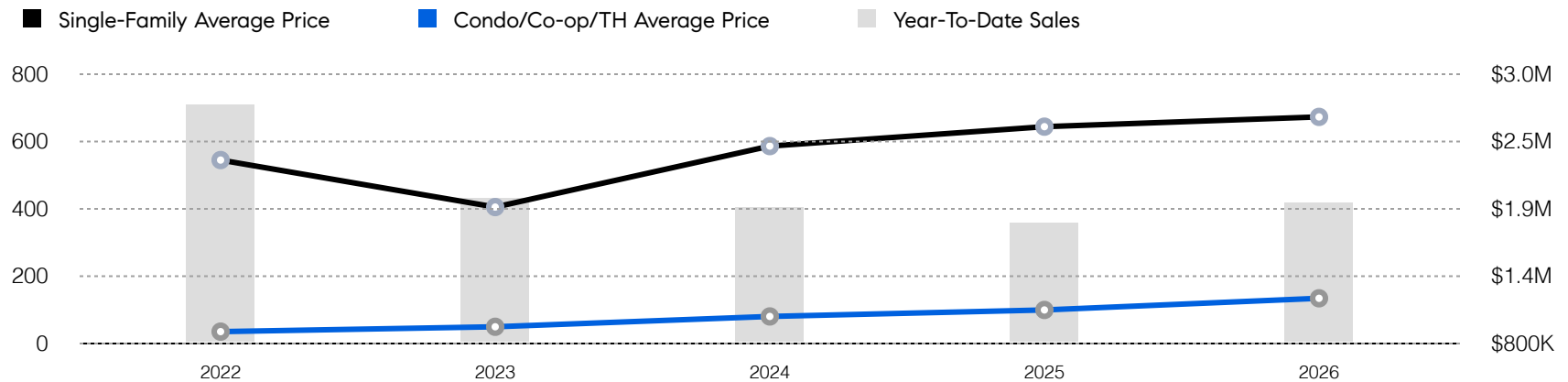
Historic Sales Trends



Hoboken

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	12	25	108.3%	0	1	0.0%
	ACTIVE LISTINGS	5	6	20.0%	5	6	20.0%
	# OF SALES	11	20	81.8%	1	4	300.0%
	SALES VOLUME	\$28,284,900	\$53,024,999	87.5%	\$1,800,000	\$11,275,000	526.4%
	MEDIAN PRICE	\$2,185,000	\$2,775,000	27.0%	\$1,800,000	\$3,125,000	73.6%
	AVERAGE PRICE	\$2,571,355	\$2,651,250	3.1%	\$1,800,000	\$2,818,750	56.6%
	AVERAGE DOM	16	10	-37.5%	7	18	157.1%
	% OF ASKING PRICE	96.9%	102.7%	5.9%	100.0%	99.5%	-0.5%
Condo/Co-op/TH	CONTRACTS SIGNED	359	402	12.0%	38	35	-7.9%
	ACTIVE LISTINGS	58	117	101.7%	58	117	101.7%
	# OF SALES	342	391	14.3%	45	51	13.3%
	SALES VOLUME	\$367,362,490	\$457,244,037	24.5%	\$51,185,658	\$55,585,143	8.6%
	MEDIAN PRICE	\$889,500	\$951,000	6.9%	\$970,000	\$955,000	-1.5%
	AVERAGE PRICE	\$1,074,159	\$1,169,422	8.9%	\$1,137,459	\$1,089,905	-4.2%
	AVERAGE DOM	21	19	-9.5%	22	15	-31.8%
	% OF ASKING PRICE	101.0%	101.5%	0.5%	101.2%	101.6%	0.4%

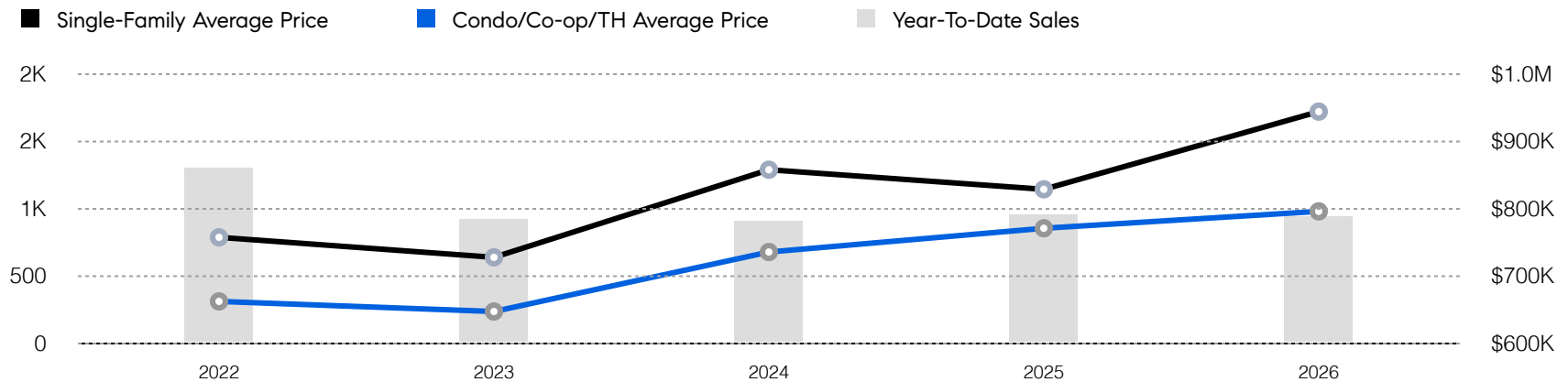
Historic Sales Trends



Jersey City

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	150	140	-6.7%	13	12	-7.7%
	ACTIVE LISTINGS	64	75	17.2%	64	75	17.2%
	# OF SALES	154	136	-11.7%	18	19	5.6%
	SALES VOLUME	\$127,671,548	\$128,440,085	0.6%	\$14,899,499	\$19,613,499	31.6%
	MEDIAN PRICE	\$679,500	\$697,500	2.6%	\$724,500	\$700,000	-3.4%
	AVERAGE PRICE	\$829,036	\$944,412	13.9%	\$827,750	\$1,032,289	24.7%
	AVERAGE DOM	36	30	-16.7%	17	18	5.9%
	% OF ASKING PRICE	100.4%	100.3%	-0.1%	103.3%	101.0%	-2.3%
Condo/Co-op/TH	CONTRACTS SIGNED	846	812	-4.0%	106	83	-21.7%
	ACTIVE LISTINGS	479	606	26.5%	479	606	26.5%
	# OF SALES	785	792	0.9%	107	78	-27.1%
	SALES VOLUME	\$605,378,406	\$630,640,121	4.2%	\$83,916,376	\$63,636,024	-24.2%
	MEDIAN PRICE	\$709,300	\$708,000	-0.2%	\$715,000	\$728,500	1.9%
	AVERAGE PRICE	\$771,183	\$796,263	3.3%	\$784,265	\$815,846	4.0%
	AVERAGE DOM	35	37	5.7%	32	36	12.5%
	% OF ASKING PRICE	99.2%	99.1%	0.0%	99.7%	99.2%	-0.5%

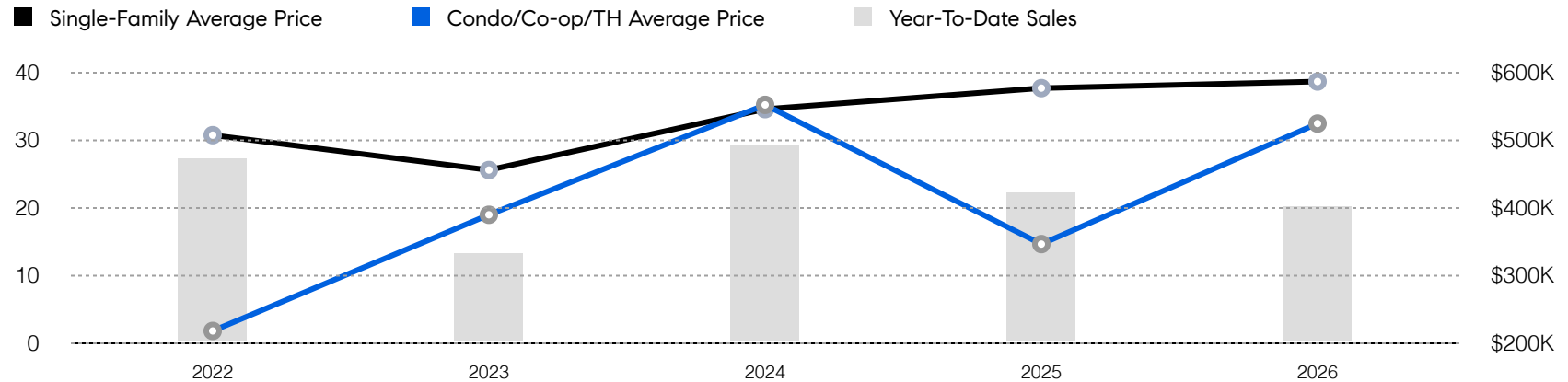
Historic Sales Trends



Kearny

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	21	22	4.8%	2	3	50.0%
	ACTIVE LISTINGS	9	11	22.2%	9	11	22.2%
	# OF SALES	20	15	-25.0%	1	4	300.0%
	SALES VOLUME	\$11,544,500	\$8,804,500	-23.7%	\$830,000	\$2,362,000	184.6%
	MEDIAN PRICE	\$555,000	\$540,000	-2.7%	\$830,000	\$577,500	-30.4%
	AVERAGE PRICE	\$577,225	\$586,967	1.7%	\$830,000	\$590,500	-28.9%
	AVERAGE DOM	37	44	18.9%	48	27	-43.7%
	% OF ASKING PRICE	101.7%	101.1%	-0.6%	103.9%	98.4%	-5.5%
Condo/Co-op/TH	CONTRACTS SIGNED	3	6	100.0%	1	0	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	2	5	150.0%	0	1	0.0%
	SALES VOLUME	\$693,400	\$2,624,110	278.4%	-	\$350,000	-
	MEDIAN PRICE	\$346,700	\$499,900	44.2%	-	\$350,000	-
	AVERAGE PRICE	\$346,700	\$524,822	51.4%	-	\$350,000	-
	AVERAGE DOM	6	12	100.0%	-	14	-
	% OF ASKING PRICE	106.4%	103.3%	-3.1%	-	101.4%	-

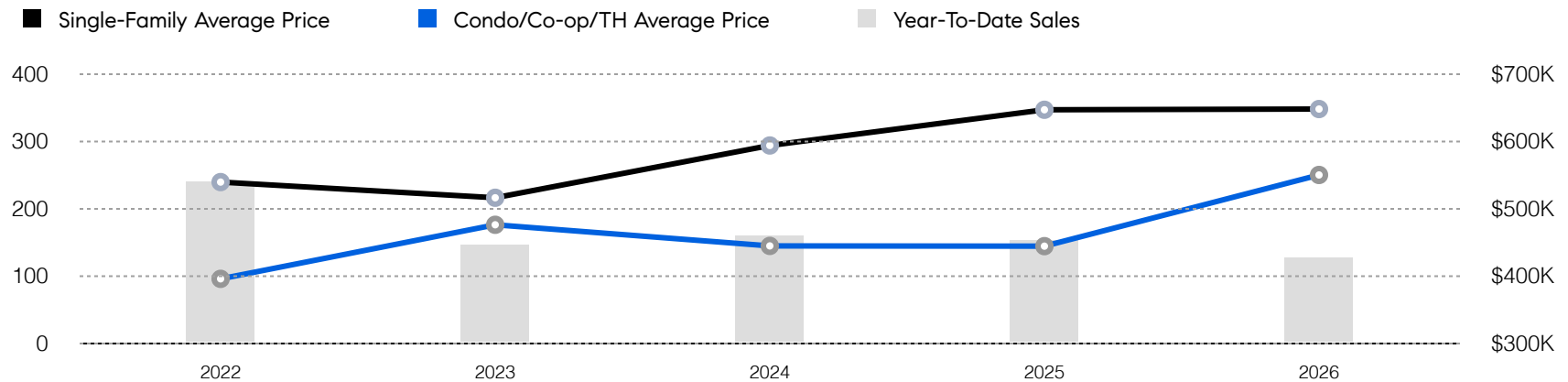
Historic Sales Trends



North Bergen

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	47	52	10.6%	8	8	0.0%
	ACTIVE LISTINGS	27	35	29.6%	27	35	29.6%
	# OF SALES	44	43	-2.3%	10	6	-40.0%
	SALES VOLUME	\$28,475,500	\$27,874,578	-2.1%	\$6,126,000	\$4,120,000	-32.7%
	MEDIAN PRICE	\$615,000	\$600,000	-2.4%	\$565,000	\$610,500	8.1%
	AVERAGE PRICE	\$647,170	\$648,246	0.2%	\$612,600	\$686,667	12.1%
	AVERAGE DOM	35	43	22.9%	21	22	4.8%
	% OF ASKING PRICE	100.5%	101.7%	1.3%	99.0%	103.2%	4.2%
Condo/Co-op/TH	CONTRACTS SIGNED	109	97	-11.0%	14	17	21.4%
	ACTIVE LISTINGS	51	65	27.5%	51	65	27.5%
	# OF SALES	106	82	-22.6%	15	5	-66.7%
	SALES VOLUME	\$47,129,710	\$45,128,655	-4.2%	\$4,795,950	\$3,328,000	-30.6%
	MEDIAN PRICE	\$315,605	\$389,750	23.5%	\$302,000	\$530,000	75.5%
	AVERAGE PRICE	\$444,620	\$550,349	23.8%	\$319,730	\$665,600	108.2%
	AVERAGE DOM	37	42	13.5%	26	47	80.8%
	% OF ASKING PRICE	99.8%	98.5%	-1.4%	98.8%	96.9%	-1.9%

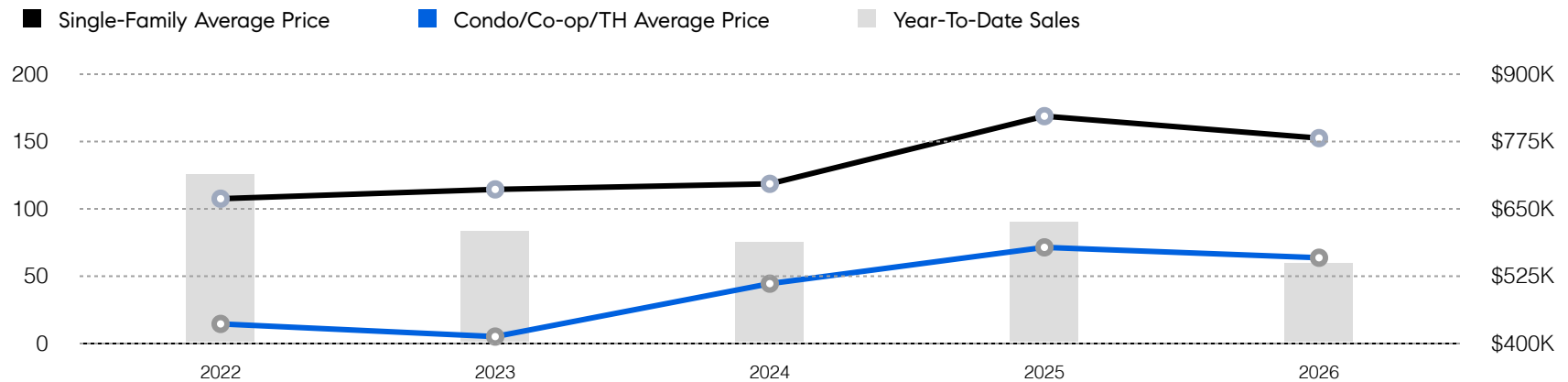
Historic Sales Trends



Secaucus

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	31	24	-22.6%	6	5	-16.7%
	ACTIVE LISTINGS	7	4	-42.9%	7	4	-42.9%
	# OF SALES	30	19	-36.7%	8	4	-50.0%
	SALES VOLUME	\$24,663,499	\$14,844,999	-39.8%	\$6,019,999	\$3,564,000	-40.8%
	MEDIAN PRICE	\$752,500	\$760,000	1.0%	\$752,500	\$829,500	10.2%
	AVERAGE PRICE	\$822,117	\$781,316	-5.0%	\$752,500	\$891,000	18.4%
	AVERAGE DOM	27	41	51.9%	28	32	14.3%
	% OF ASKING PRICE	99.6%	98.5%	-1.1%	99.3%	98.1%	-1.2%
Condo/Co-op/TH	CONTRACTS SIGNED	58	49	-15.5%	5	8	60.0%
	ACTIVE LISTINGS	20	33	65.0%	20	33	65.0%
	# OF SALES	59	39	-33.9%	10	8	-20.0%
	SALES VOLUME	\$34,133,500	\$21,810,800	-36.1%	\$4,935,000	\$3,880,000	-21.4%
	MEDIAN PRICE	\$490,000	\$470,000	-4.1%	\$489,000	\$422,500	-13.6%
	AVERAGE PRICE	\$578,534	\$559,251	-3.3%	\$493,500	\$485,000	-1.7%
	AVERAGE DOM	43	36	-16.3%	32	49	53.1%
	% OF ASKING PRICE	100.0%	99.5%	-0.5%	101.5%	100.1%	-1.4%

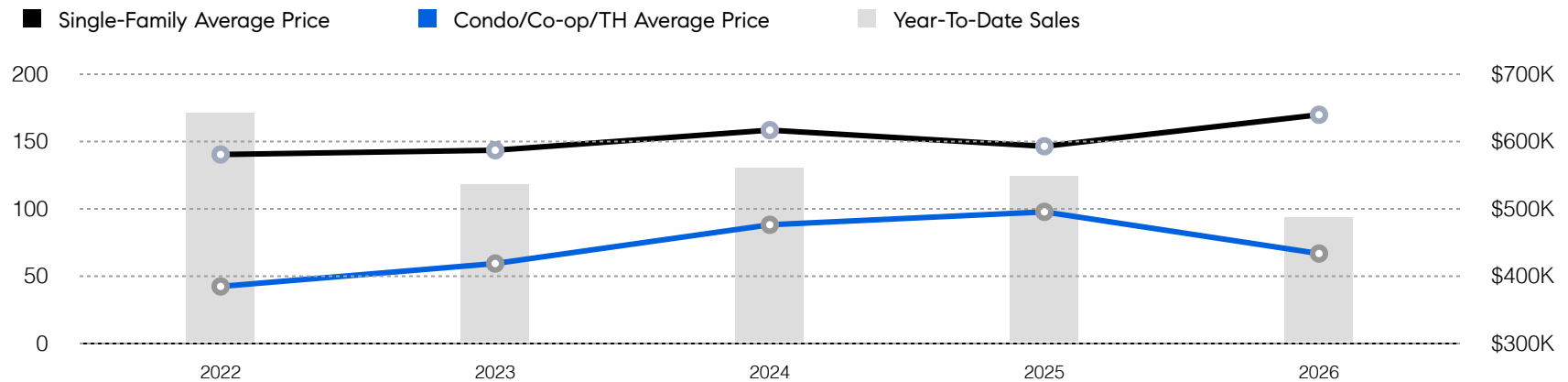
Historic Sales Trends



Union City

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	7	19	171.4%	2	3	50.0%
	ACTIVE LISTINGS	5	5	0.0%	5	5	0.0%
	# OF SALES	7	12	71.4%	1	0	0.0%
	SALES VOLUME	\$4,150,555	\$7,677,000	85.0%	\$640,000	-	-
	MEDIAN PRICE	\$595,000	\$572,500	-3.8%	\$640,000	-	-
	AVERAGE PRICE	\$592,936	\$639,750	7.9%	\$640,000	-	-
	AVERAGE DOM	45	35	-22.2%	27	-	-
	% OF ASKING PRICE	97.6%	100.7%	3.1%	98.5%	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	122	98	-19.7%	11	10	-9.1%
	ACTIVE LISTINGS	72	93	29.2%	72	93	29.2%
	# OF SALES	116	80	-31.0%	15	7	-53.3%
	SALES VOLUME	\$57,482,176	\$34,690,000	-39.7%	\$7,858,988	\$3,372,600	-57.1%
	MEDIAN PRICE	\$472,500	\$397,500	-15.9%	\$425,000	\$450,000	5.9%
	AVERAGE PRICE	\$495,536	\$433,625	-12.5%	\$523,933	\$481,800	-8.0%
	AVERAGE DOM	34	43	26.5%	16	55	243.8%
	% OF ASKING PRICE	100.1%	99.3%	-0.9%	101.2%	101.1%	-0.2%

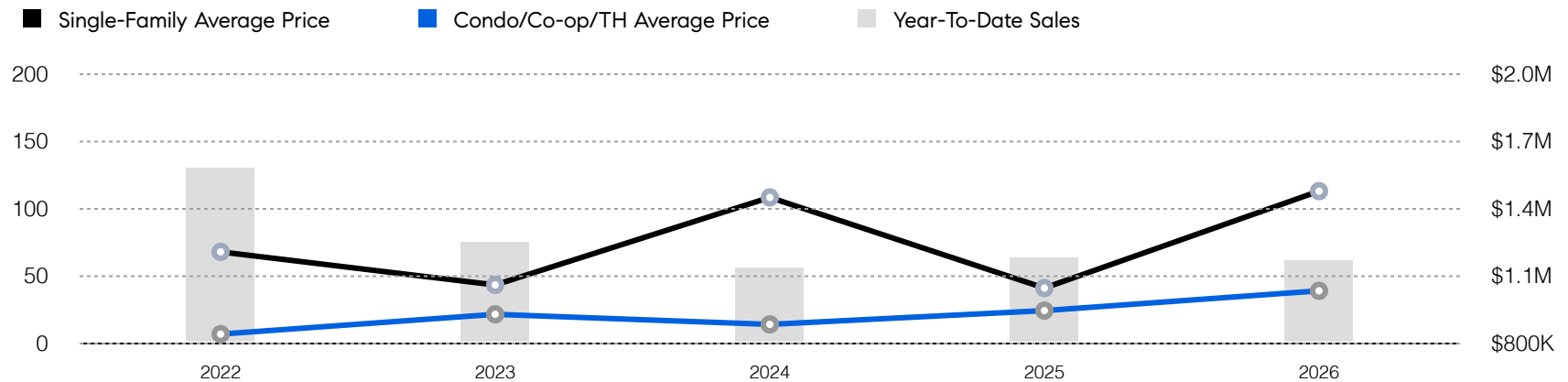
Historic Sales Trends



Weehawken

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	10	14	40.0%	0	1	0.0%
	ACTIVE LISTINGS	2	3	50.0%	2	3	50.0%
	# OF SALES	11	11	0.0%	1	1	0.0%
	SALES VOLUME	\$11,519,525	\$16,270,000	41.2%	\$1,850,000	\$1,385,000	-25.1%
	MEDIAN PRICE	\$800,000	\$1,250,000	56.3%	\$1,850,000	\$1,385,000	-25.1%
	AVERAGE PRICE	\$1,047,230	\$1,479,091	41.2%	\$1,850,000	\$1,385,000	-25.1%
	AVERAGE DOM	36	29	-19.4%	121	65	-46.3%
	% OF ASKING PRICE	98.8%	98.6%	-0.2%	92.5%	98.9%	6.4%
Condo/Co-op/TH	CONTRACTS SIGNED	49	53	8.2%	5	4	-20.0%
	ACTIVE LISTINGS	36	37	2.8%	36	37	2.8%
	# OF SALES	51	49	-3.9%	6	5	-16.7%
	SALES VOLUME	\$48,279,288	\$50,705,500	5.0%	\$3,300,000	\$5,433,000	64.6%
	MEDIAN PRICE	\$750,000	\$950,000	26.7%	\$415,000	\$1,050,000	153.0%
	AVERAGE PRICE	\$946,653	\$1,034,806	9.3%	\$550,000	\$1,086,600	97.6%
	AVERAGE DOM	39	51	30.8%	49	24	-51.0%
	% OF ASKING PRICE	99.3%	98.6%	-0.7%	98.5%	99.5%	1.1%

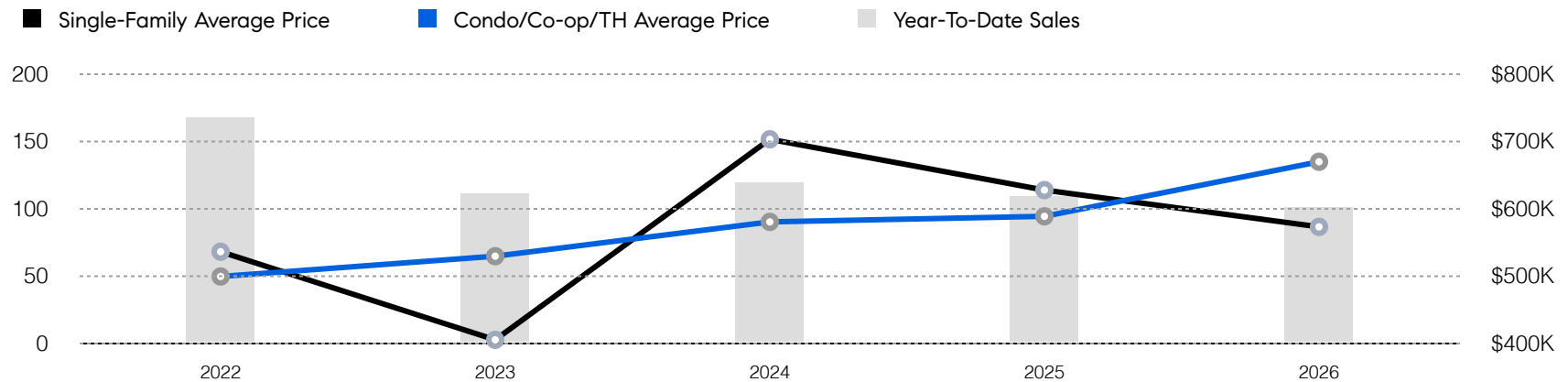
Historic Sales Trends



West New York

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	3	14	366.7%	0	3	0.0%
	ACTIVE LISTINGS	2	6	200.0%	2	6	200.0%
	# OF SALES	5	8	60.0%	0	0	0.0%
	SALES VOLUME	\$3,139,500	\$4,586,000	46.1%	-	-	-
	MEDIAN PRICE	\$681,000	\$587,500	-13.7%	-	-	-
	AVERAGE PRICE	\$627,900	\$573,250	-8.7%	-	-	-
	AVERAGE DOM	42	42	0.0%	-	-	-
	% OF ASKING PRICE	105.9%	101.9%	-4.1%	-	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	111	102	-8.1%	12	14	16.7%
	ACTIVE LISTINGS	73	101	38.4%	73	101	38.4%
	# OF SALES	103	92	-10.7%	16	12	-25.0%
	SALES VOLUME	\$60,657,900	\$61,636,556	1.6%	\$8,091,900	\$7,557,500	-6.6%
	MEDIAN PRICE	\$350,000	\$515,000	47.1%	\$347,500	\$450,500	29.6%
	AVERAGE PRICE	\$588,912	\$669,963	13.8%	\$505,744	\$629,792	24.5%
	AVERAGE DOM	42	36	-14.3%	57	41	-28.1%
	% OF ASKING PRICE	99.0%	98.6%	-0.4%	97.2%	97.8%	0.6%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 08/31/2025 vs. 01/01/2026 - 08/31/2026

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