MARKET REPORT Q3 2025

JERSEY CITY DOWNTOWN

SUMMARY OF DATA

SOLD PRICE	AVERAGE	MEDIAN
1 Bed Condo	+1.6%	+10.0%
2 Bed 1 Bath Condo	-0.7%	0.0%
2 Bed 2 Bath Condo	-6.1%	-12.1%
3+ Bed Condo	-1.5%	-0.6%
Single-Family Homes	+4.5%	+17.1%
Multi-Family Homes	+5.4%	+7.2%

MARKET SHARE

CASH VS. MORTGAGE

- 23% • CASH
- 77% • MORTGAGE

MARKET SHARE

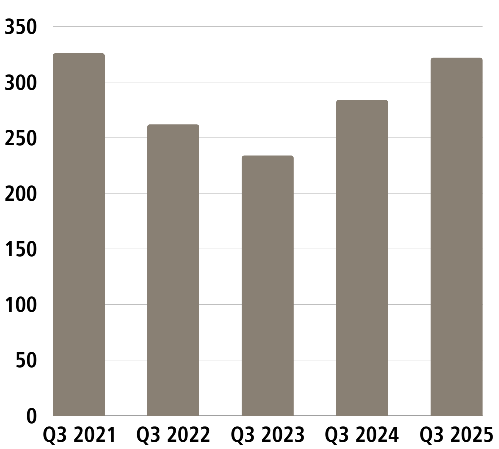
BY SOLD PRICE

- 6% • < $500,000
- 34% • $500k - $799k
- 22% • $800k - $999k
- 24% • $1M - $1.5M
- 14% • > $1,500,000

HOMES LISTED

322

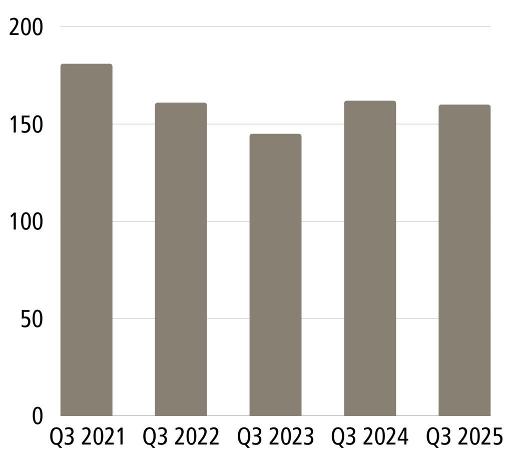
+13.4%
YEAR-OVER-YEAR



CONTRACTS SIGNED

160

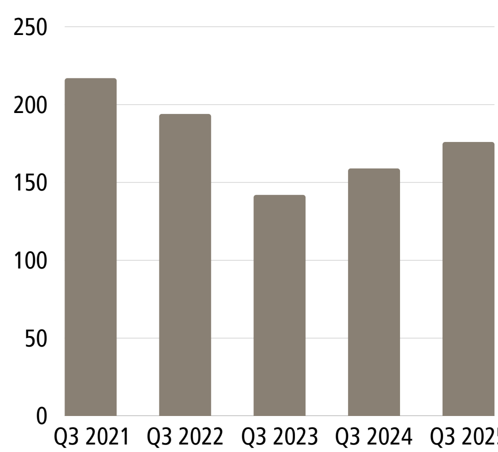
-1.2%
YEAR-OVER-YEAR



HOMES SOLD

176

+10.7%
YEAR-OVER-YEAR



1 BED | 1 BATH CONDOS

	Q3 2024	Q3 2025	CHANGE
AVERAGE PRICE	$676,437	$687,500	+1.6%
MEDIAN PRICE	$625,000	$687,500	+10.0%
TOTAL LISTED	99	114	+15.2%
TOTAL CONTRACTS	58	52	-10.3%
TOTAL SOLD	44	58	+31.8%

MARKET SHARE

CASH VS. MORTGAGE

- 25% • CASH
- 75% • MORTGAGE

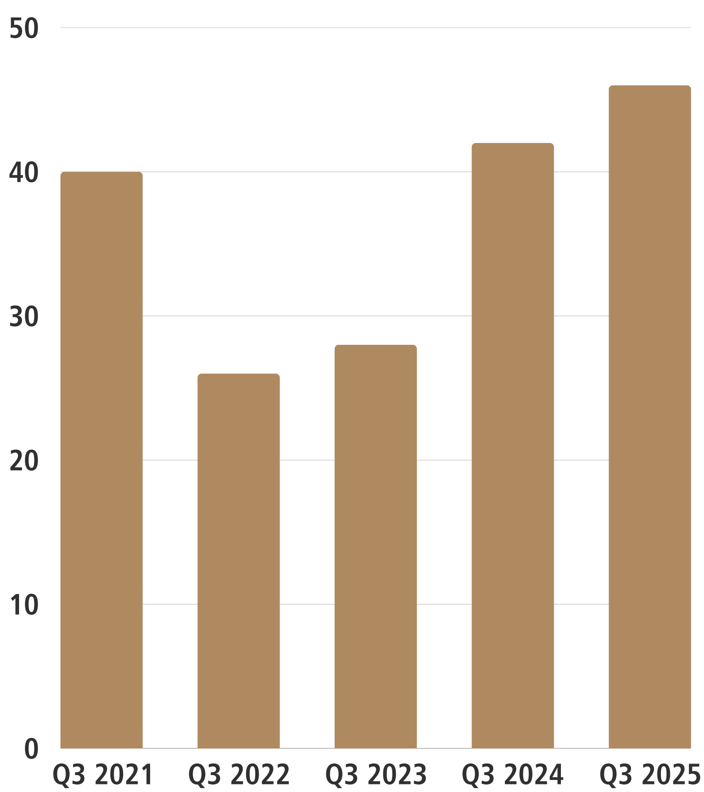
MARKET SHARE

BY SOLD PRICE

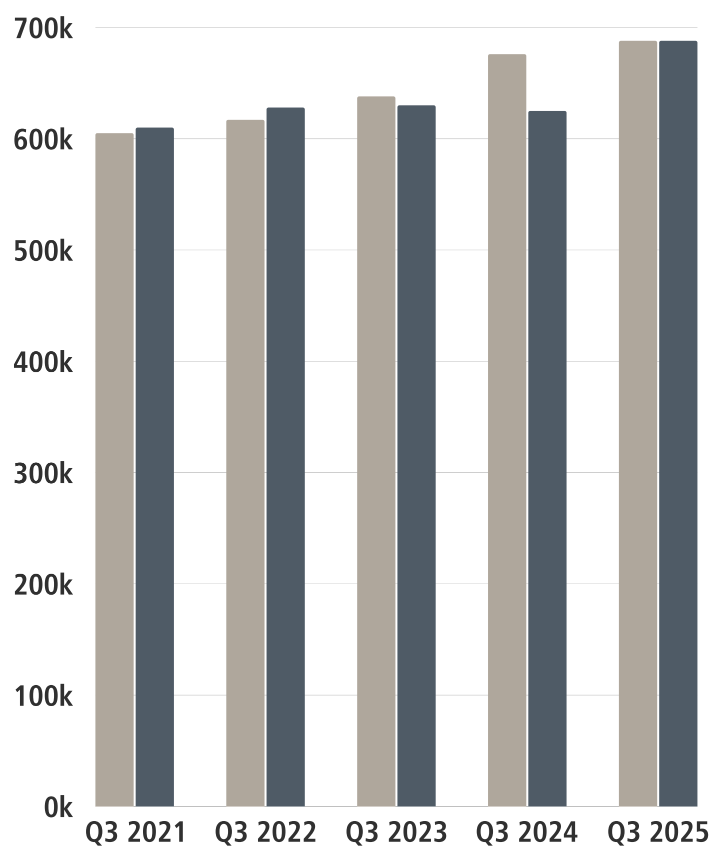
- 14% • < $500,000
- 62% • $500k - $799k
- 21% • $800k - $999k
- 3% • $1M - $1.5M
- 0% • > $1,500,000

AVERAGE DAYS ON MARKET

46



AVERAGE & MEDIAN SOLD PRICE



2 BED | 1 BATH CONDOS

	Q3 2024	Q3 2025	CHANGE
AVERAGE PRICE	$729,500	$724,126	-0.7%
MEDIAN PRICE	$760,000	$760,000	0.0%
TOTAL LISTED	20	23	+15.0%
TOTAL CONTRACTS	15	10	-33.3%
TOTAL SOLD	14	7	-50.0%

MARKET SHARE
CASH VS. MORTGAGE

14% • CASH

86% • MORTGAGE

MARKET SHARE
BY SOLD PRICE

14% • < $500,000

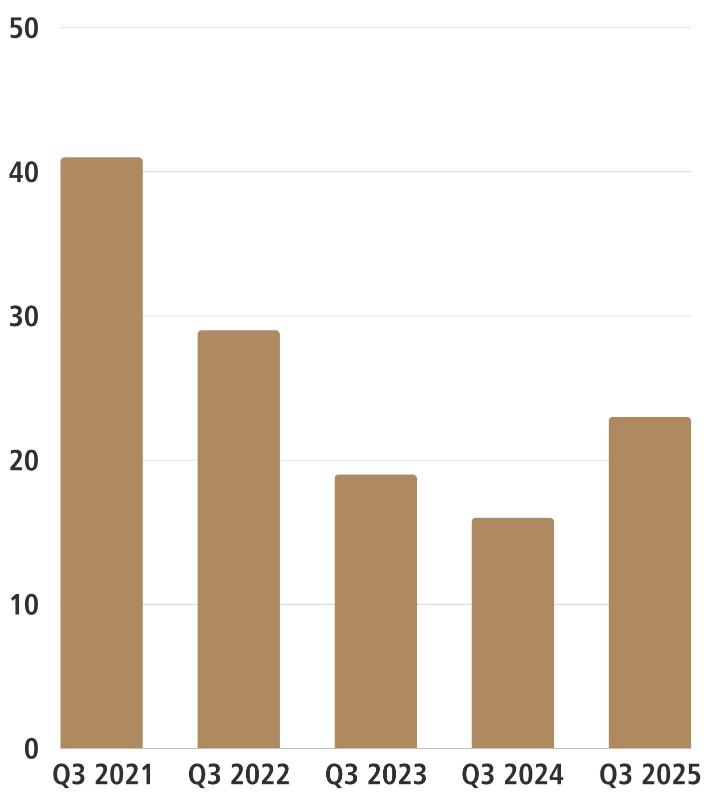
57% • $500k - $799k

29% • $800k - $999k

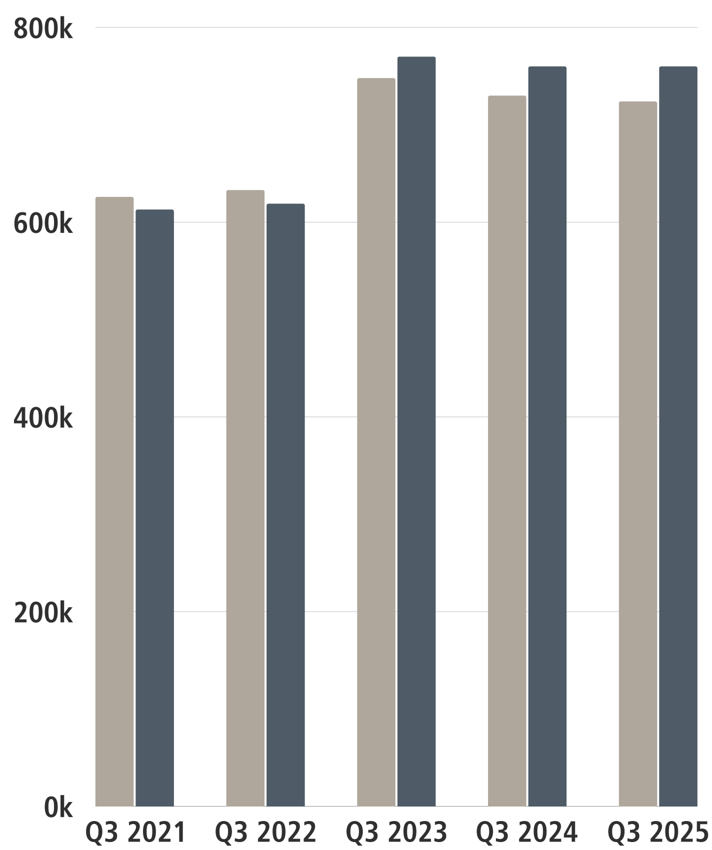
0% • $1M - $1.5M

0% • > $1,500,000

AVERAGE DAYS ON MARKET
23



AVERAGE & MEDIAN SOLD PRICE



SAIKIN TEAM

2 BED | 2 BATH CONDOS

	Q3 2024	Q3 2025	CHANGE
AVERAGE PRICE	$1,072,692	$1,007,169	-6.1%
MEDIAN PRICE	$1,092,499	$960,000	-12.1%
TOTAL LISTED	101	121	+19.8%
TOTAL CONTRACTS	52	56	+7.7%
TOTAL SOLD	54	68	+25.9%

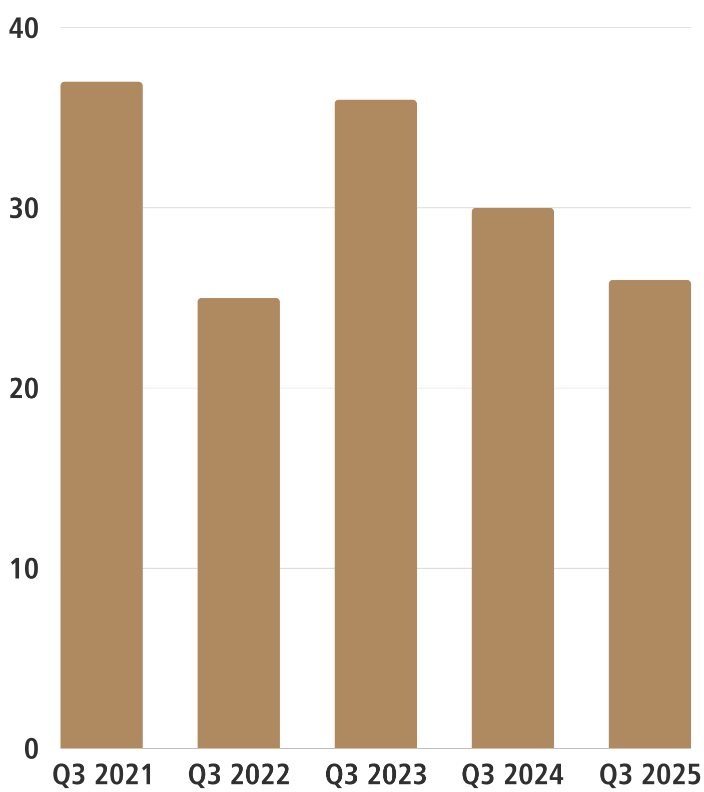
MARKET SHARE
CASH VS. MORTGAGE

- 18% • CASH
- 82% • MORTGAGE

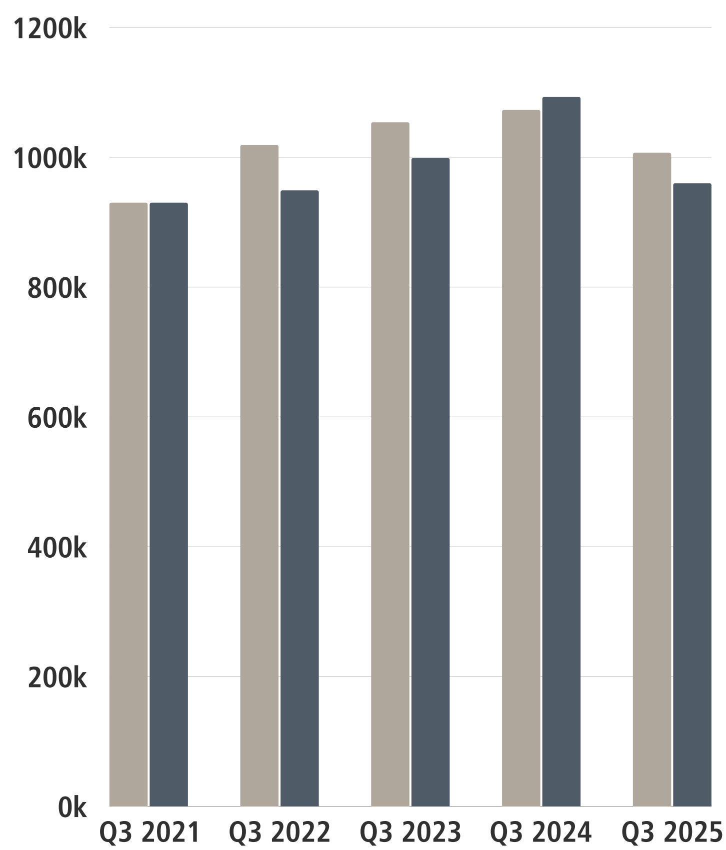
MARKET SHARE
BY SOLD PRICE

- 0% • < $500,000
- 25% • $500k - $799k
- 34% • $800k - $999k
- 37% • $1M - $1.5M
- 4% • > $1,500,000

AVERAGE DAYS ON MARKET
26



AVERAGE & MEDIAN SOLD PRICE



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3+ BED | 2+ BATH CONDOS

	Q3 2024	Q3 2025	CHANGE
AVERAGE PRICE	$1,453,277	$1,431,655	-1.5%
MEDIAN PRICE	$1,403,000	$1,395,000	-0.6%
TOTAL LISTED	26	41	+57.7%
TOTAL CONTRACTS	12	24	+100.0%
TOTAL SOLD	18	26	+44.4%

MARKET SHARE
CASH VS. MORTGAGE

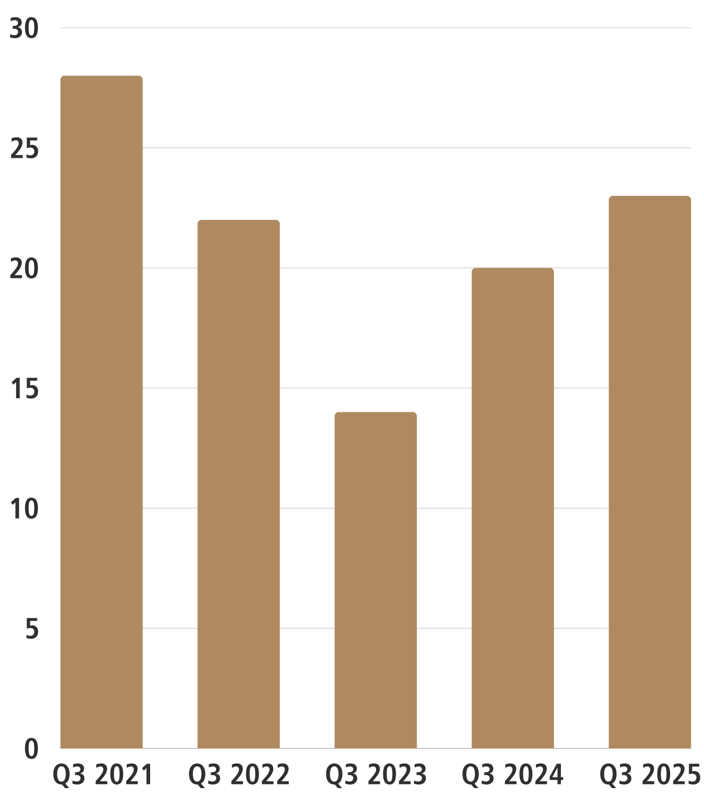
- 27% • CASH
- 73% • MORTGAGE

MARKET SHARE
BY SOLD PRICE

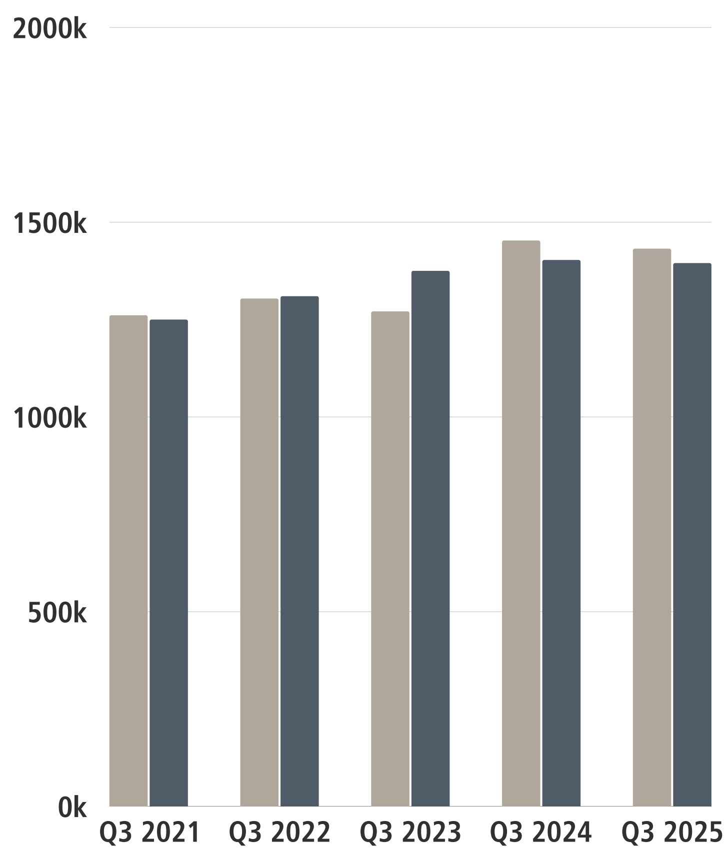
- 0% • < $500,000
- 4% • $500k - $799k
- 4% • $800k - $999k
- 54% • $1M - $1.5M
- 38% • > $1,500,000

AVERAGE DAYS ON MARKET

23



AVERAGE & MEDIAN SOLD PRICE



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SINGLE FAMILY HOMES

	Q3 2024	Q3 2025	CHANGE
AVERAGE PRICE	$1,824,733	$1,907,000	+4.5%
MEDIAN PRICE	$1,550,000	$1,815,000	+17.1%
TOTAL LISTED	16	12	-25.0%
TOTAL CONTRACTS	10	8	-20.0%
TOTAL SOLD	15	5	-66.7%

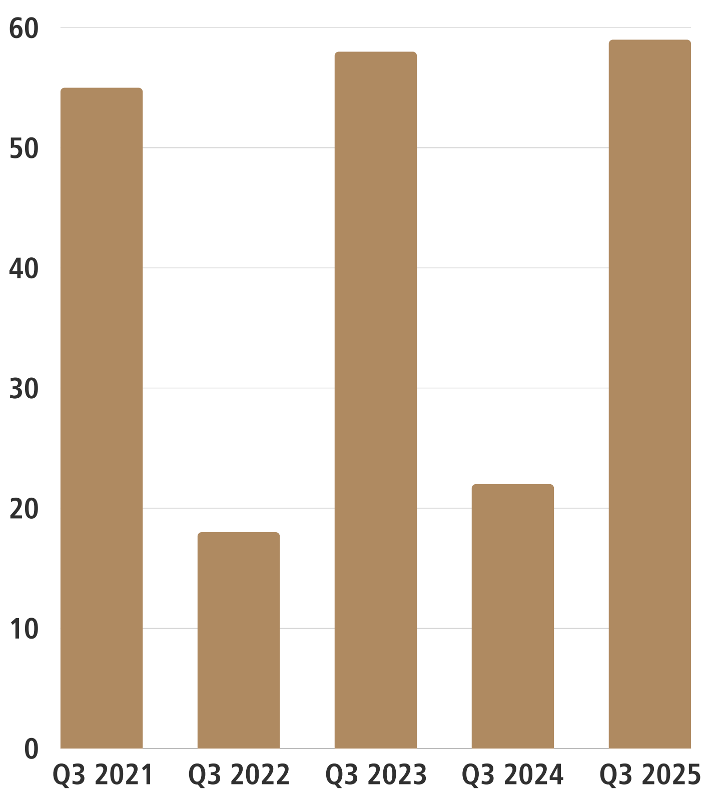
MARKET SHARE
CASH VS. MORTGAGE

- 60% • CASH
- 40% • MORTGAGE

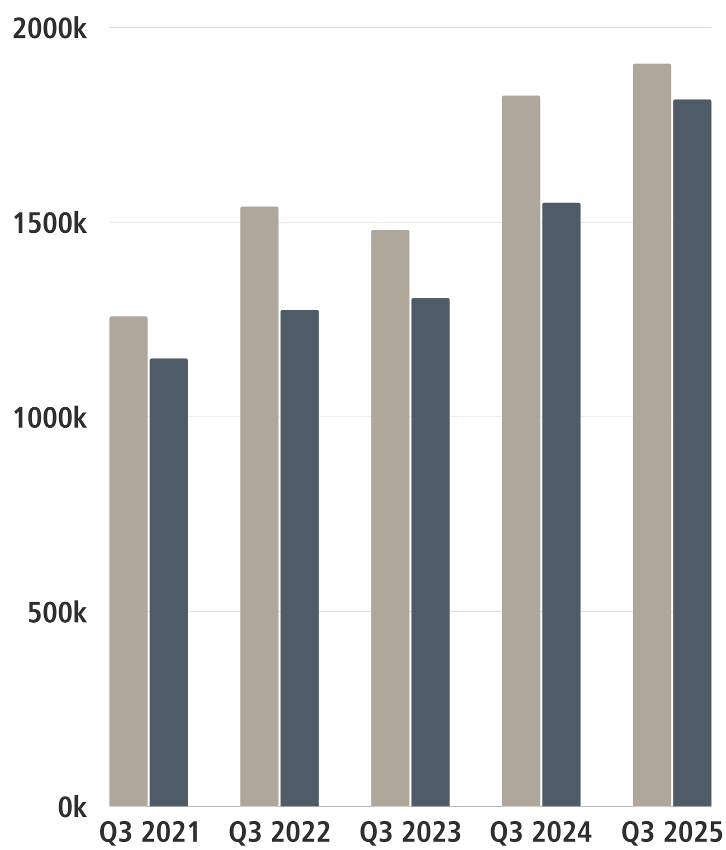
MARKET SHARE
BY SOLD PRICE

- 0% • < $500,000
- 0% • $500k - $799k
- 0% • $800k - $999k
- 40% • $1M - $1.5M
- 60% • > $1,500,000

AVERAGE DAYS ON MARKET
59



AVERAGE & MEDIAN SOLD PRICE



SAIKIN TEAM

MULTI FAMILY HOMES

	Q3 2024	Q3 2025	CHANGE
AVERAGE PRICE	$1,612,384	$1,699,500	+5.4%
MEDIAN PRICE	$1,502,000	$1,609,500	+7.2%
TOTAL LISTED	22	11	-50.0%
TOTAL CONTRACTS	15	10	-33.3%
TOTAL SOLD	14	12	-14.3%

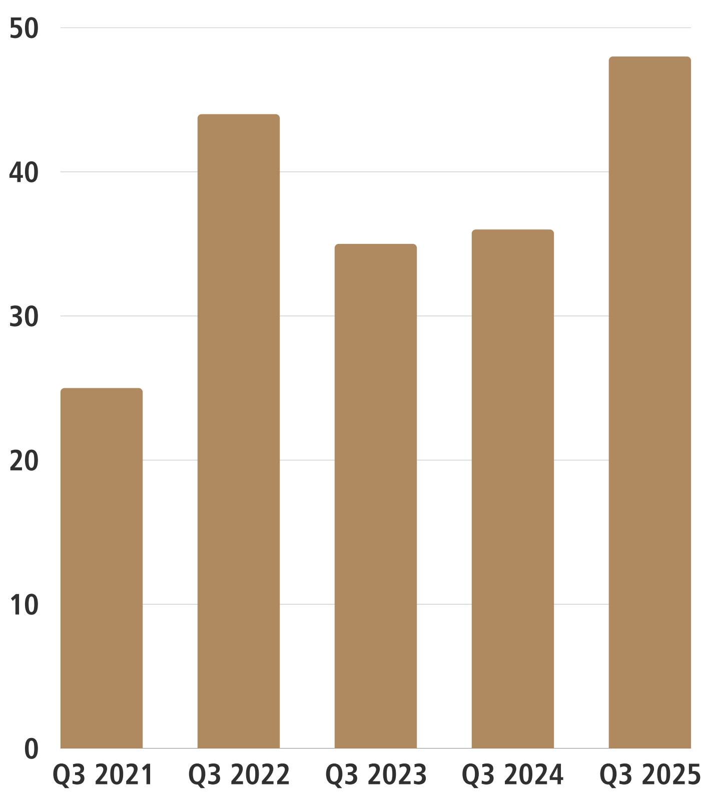
MARKET SHARE
CASH VS. MORTGAGE

- 27% • CASH
- 73% • MORTGAGE

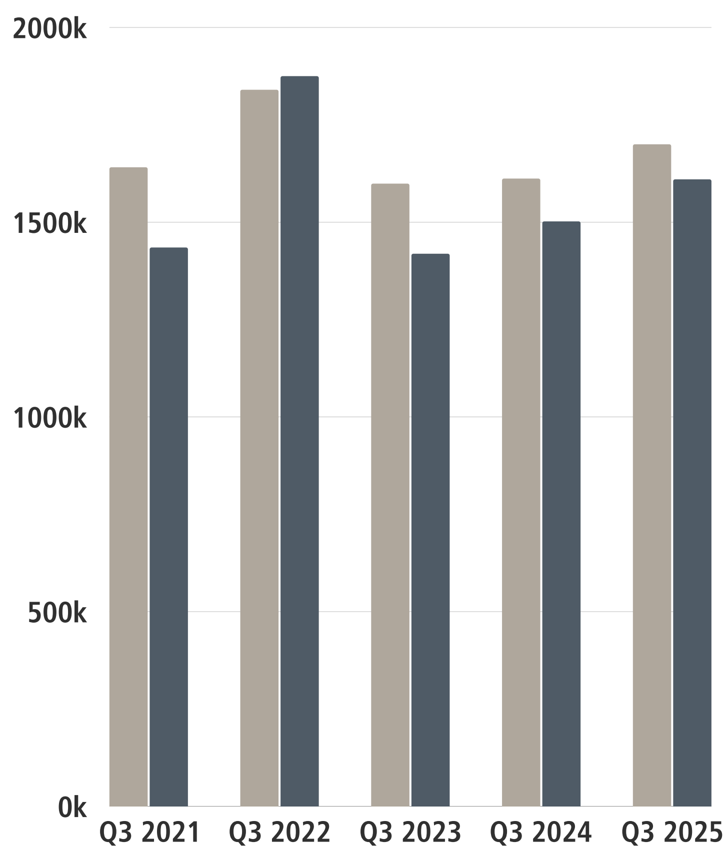
MARKET SHARE
BY SOLD PRICE

- 0% • < $500,000
- 0% • $500k - $799k
- 8% • $800k - $999k
- 8% • $1M - $1.5M
- 84% • > $1,500,000

AVERAGE DAYS ON MARKET
48



AVERAGE & MEDIAN SOLD PRICE



SAIKIN TEAM

METHODOLOGY

ZIP CODES COVERED:
07302 & 07310

Data in this report is derived directly from the Hudson County MLS. Sales that occurred in any given Quarter may have accepted an offer in a previous Quarter. Sold data is a lagging indicator but provides an overview of market progression. New listings provide a current view of the market, but the price data cannot be considered until the property is sold. Quarterly data may not reflect drastic changes. Any major market shifts, especially those that occur in the second half of the Quarter, would be reflected in the following Quarter. All data is subject to the inventory available within a given Quarter and may not always be an accurate representation of the short-term trend. Criteria such as Single-Family Homes typically have few Quarterly sales, which will skew the data. Every property is unique and requires a specialized market analysis to identify fair value and trends.