



MARKET REPORT

Q4 2025

JOURNAL SQUARE



SUMMARY OF DATA

SOLD PRICE	AVERAGE	MEDIAN	MARKET SHARE
1 Bed Condo	+2.6%	+20.9%	16%
2 Bed 1 Bath Condo	+24.8%	+36.9%	9%
2 Bed 2 Bath Condo	+42.7%	+55.9%	14%
3+ Bed Condo	+3.8%	+7.7%	18%
Single-Family Homes	-8.0%	-16.1%	14%
Multi-Family Homes	+22.2%	+9.4%	29%

MARKET SHARE CASH VS. MORTGAGE

15% • CASH
85% • MORTGAGE

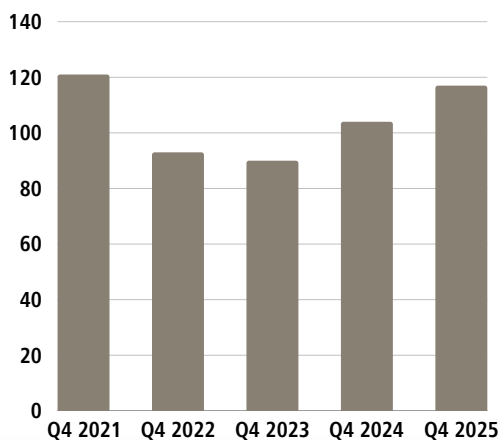
MARKET SHARE BY SOLD PRICE

33% • < \$500,000
39% • \$500k - \$799k
19% • \$800k - \$999k
6% • \$1M - \$1.5M
3% • > \$1,500,000

HOMES LISTED

117

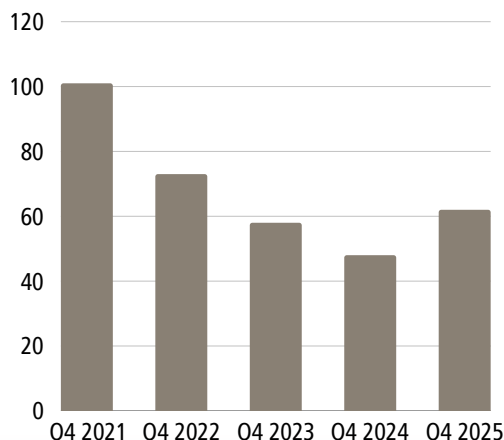
+12.5%
YEAR-OVER-YEAR



CONTRACTS SIGNED

62

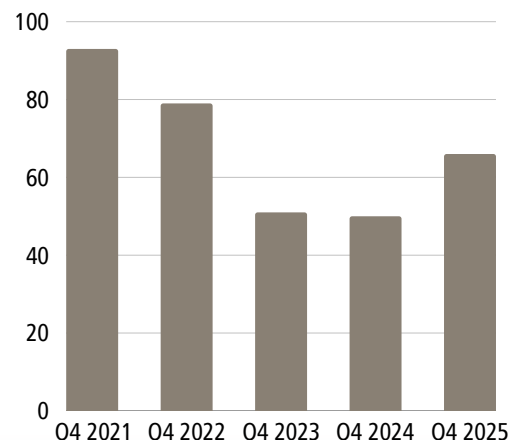
+29.2%
YEAR-OVER-YEAR



HOMES SOLD

66

+32.0%
YEAR-OVER-YEAR



1 BED, 1 BATH CONDO

	Q4 2024	Q4 2025	CHANGE
AVERAGE PRICE	\$341,500	\$350,423	+2.6%
MEDIAN PRICE	\$330,000	\$399,000	+20.9%
TOTAL LISTED	20	18	-10.0%
TOTAL CONTRACTS	11	14	+27.3%
TOTAL SOLD	11	11	0.0%

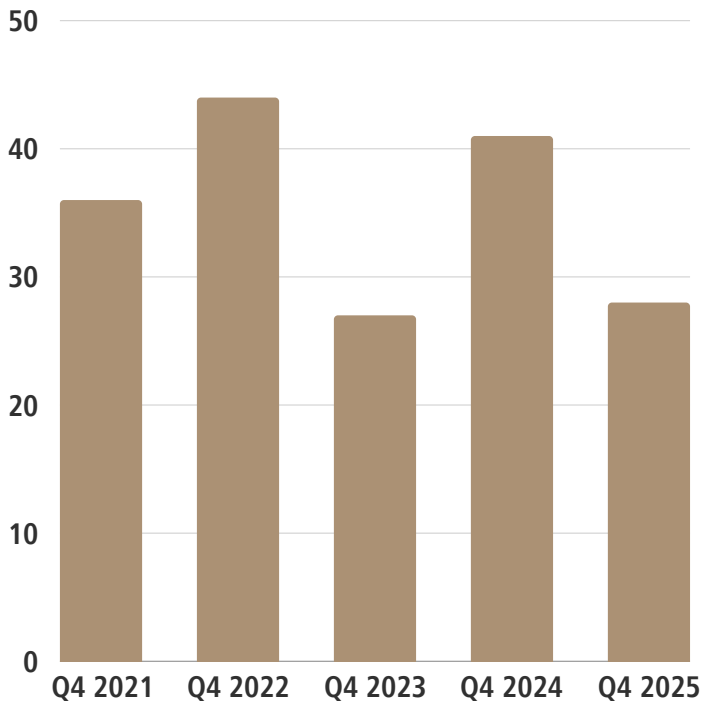
MARKET SHARE CASH VS. MORTGAGE

18% • CASH
82% • MORTGAGE

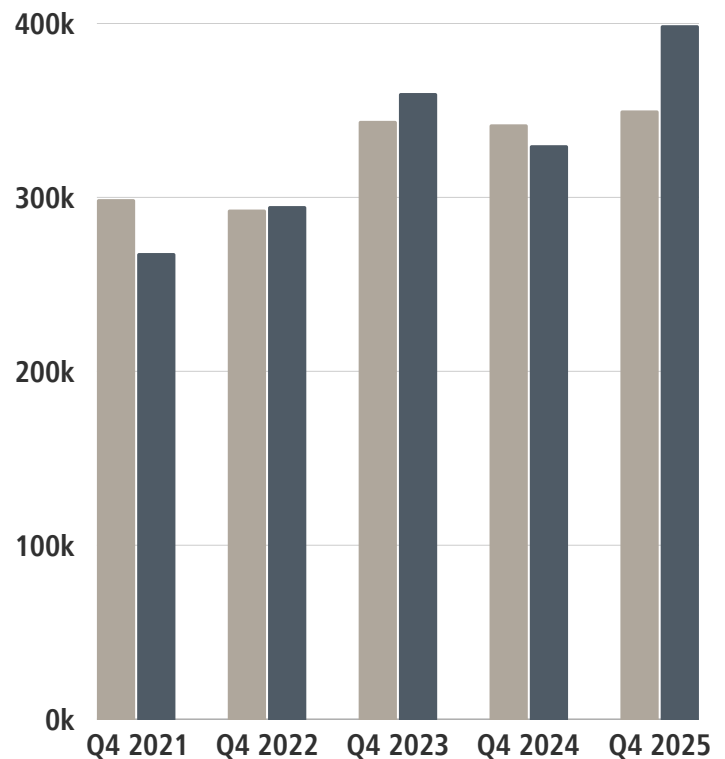
MARKET SHARE BY SOLD PRICE

91% • < \$500,000
9% • \$500k - \$799k
0% • \$800k - \$999k
0% • \$1M - \$1.5M
0% • > \$1,500,000

AVERAGE DAYS ON MARKET 28



AVERAGE & MEDIAN SOLD PRICE



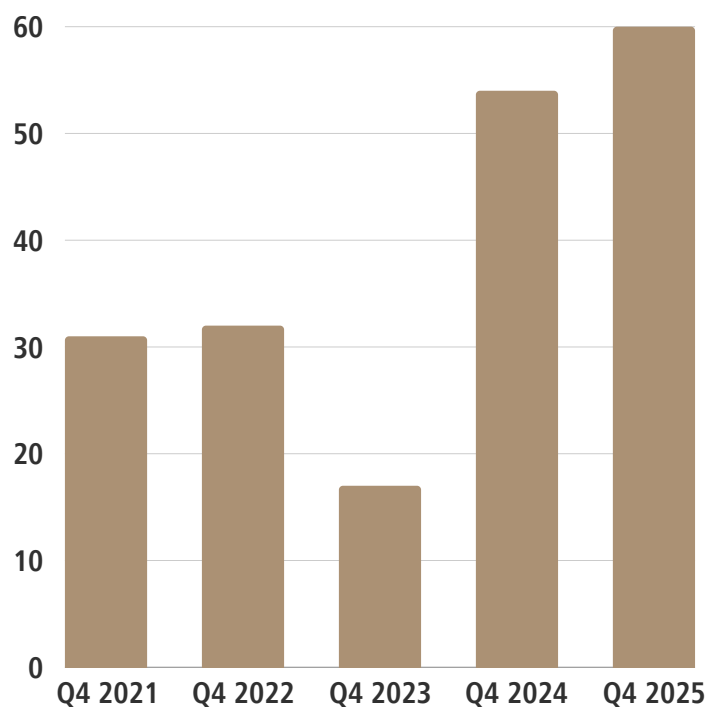
2 BED, 1 BATH CONDO

	Q4 2024	Q4 2025	CHANGE
AVERAGE PRICE	\$294,000	\$366,800	+24.8%
MEDIAN PRICE	\$272,000	\$372,500	+36.9%
TOTAL LISTED	11	15	+36.4%
TOTAL CONTRACTS	3	4	+33.3%
TOTAL SOLD	3	6	+100.0%

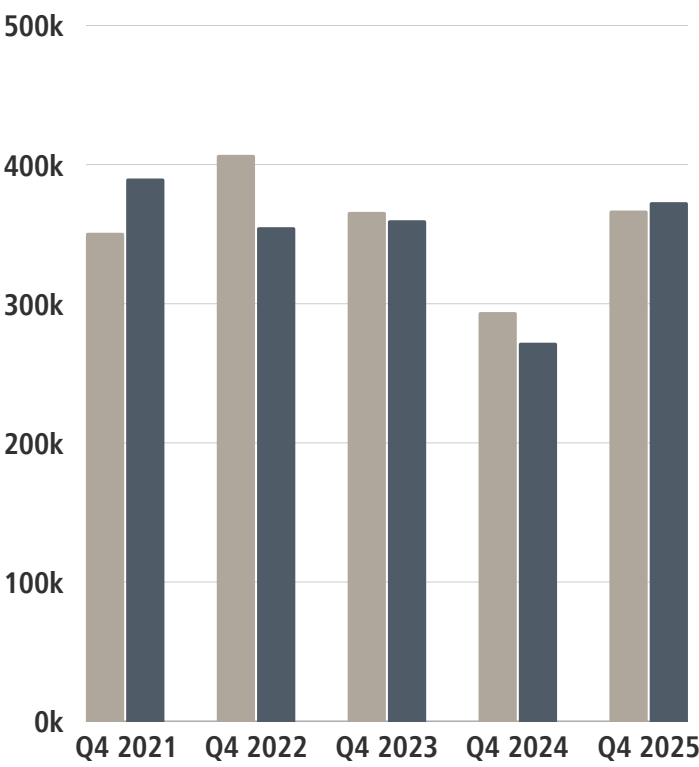
MARKET SHARE	
CASH VS. MORTGAGE	
50%	● CASH
50%	● MORTGAGE

MARKET SHARE	
BY SOLD PRICE	
100%	● < \$500,000
0%	● \$500k - \$799k
0%	● \$800k - \$999k
0%	● \$1M - \$1.5M
0%	● > \$1,500,000

AVERAGE
DAYS ON MARKET
60



AVERAGE & MEDIAN
SOLD PRICE



2 BED, 2 BATH CONDO

	Q4 2024	Q4 2025	CHANGE
AVERAGE PRICE	\$378,333	\$539,777	+42.7%
MEDIAN PRICE	\$340,000	\$530,000	+55.9%
TOTAL LISTED	7	22	+214.3%
TOTAL CONTRACTS	3	10	+233.3%
TOTAL SOLD	3	9	+200.0%

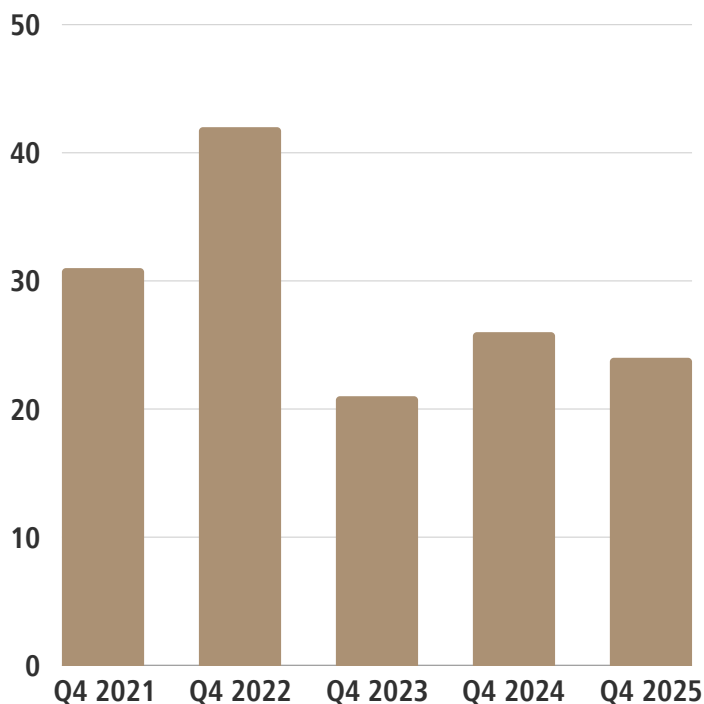
MARKET SHARE CASH VS. MORTGAGE

22% • CASH
78% • MORTGAGE

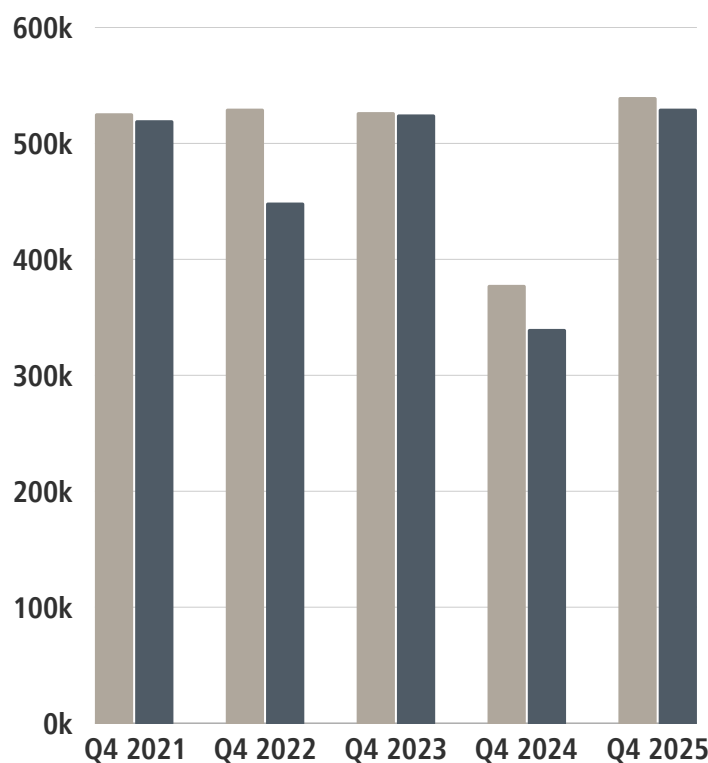
MARKET SHARE BY SOLD PRICE

11% • < \$500,000
89% • \$500k - \$799k
0% • \$800k - \$999k
0% • \$1M - \$1.5M
0% • > \$1,500,000

AVERAGE DAYS ON MARKET 24



AVERAGE & MEDIAN SOLD PRICE



3 BED, 2 BATH CONDO

	Q4 2024	Q4 2025	CHANGE
AVERAGE PRICE	\$716,166	\$743,324	+3.8%
MEDIAN PRICE	\$701,000	\$755,000	+7.7%
TOTAL LISTED	26	22	-15.4%
TOTAL CONTRACTS	11	12	+9.1%
TOTAL SOLD	12	12	0.0%

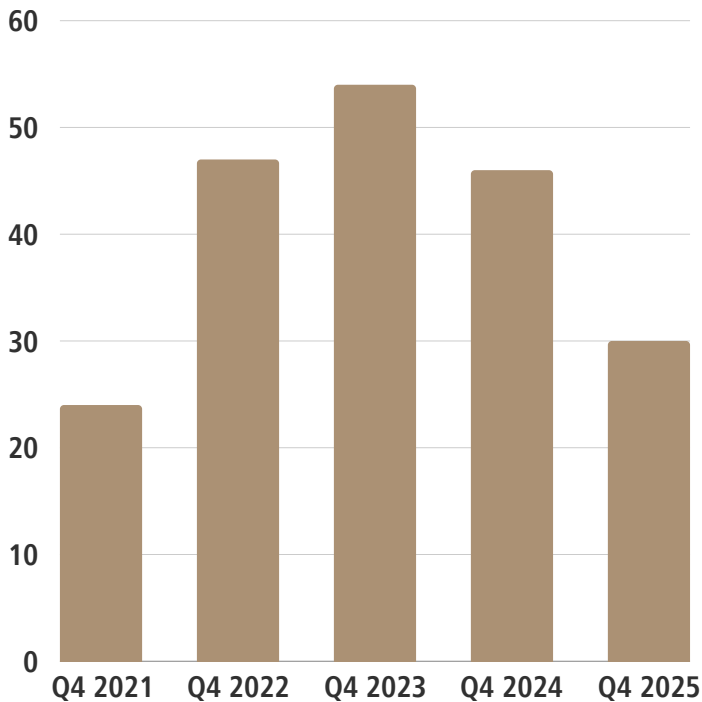
MARKET SHARE CASH VS. MORTGAGE

8% • CASH
92% • MORTGAGE

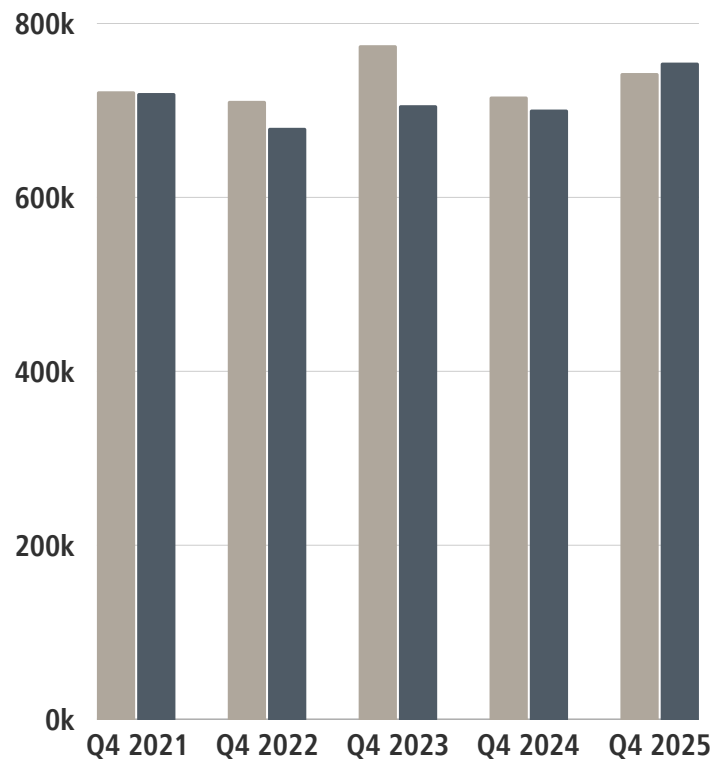
MARKET SHARE BY SOLD PRICE

8% • < \$500,000
75% • \$500k - \$799k
17% • \$800k - \$999k
0% • \$1M - \$1.5M
0% • > \$1,500,000

AVERAGE DAYS ON MARKET 30

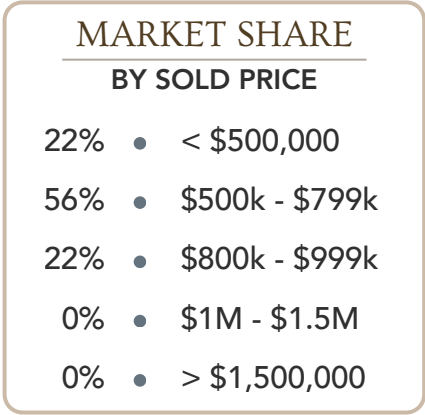
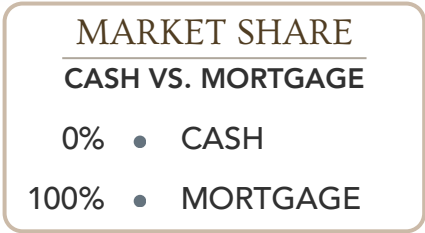


AVERAGE & MEDIAN SOLD PRICE

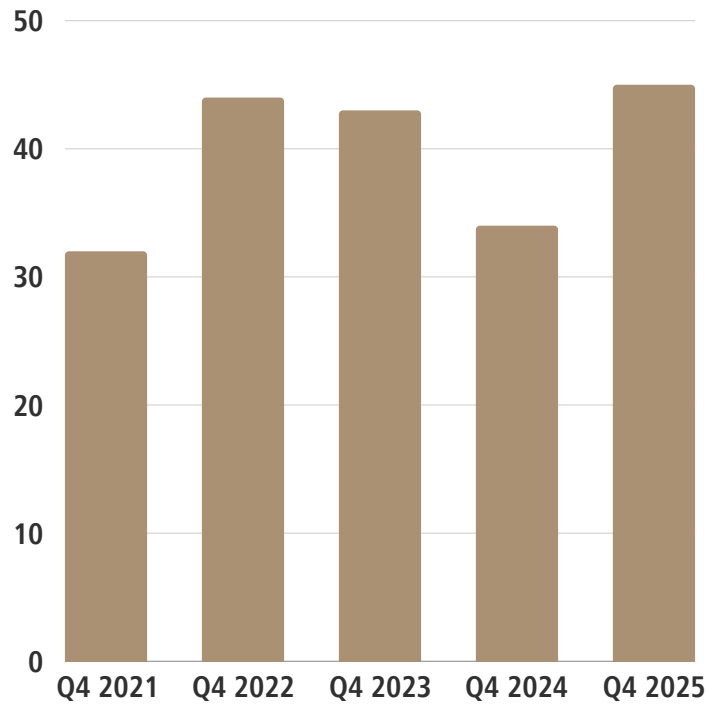


SINGLE FAMILY HOME

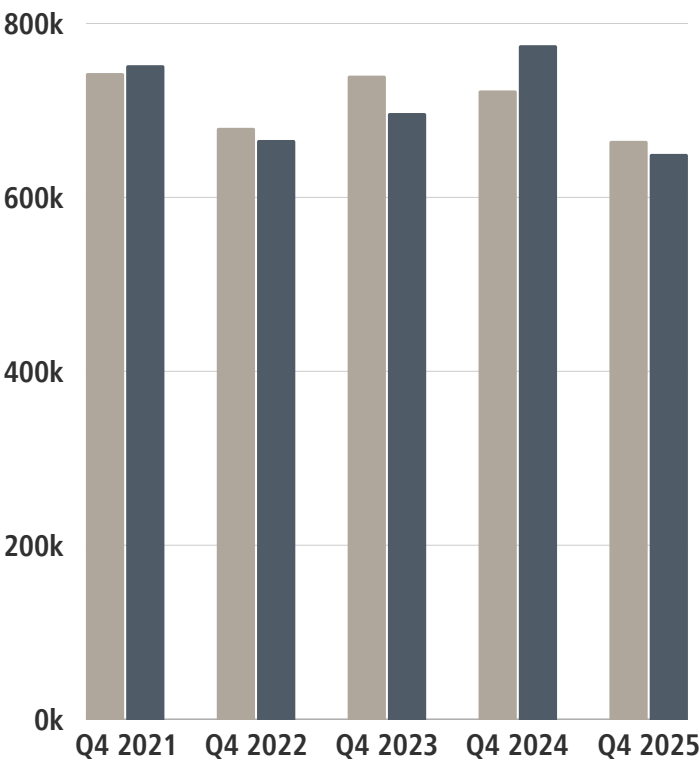
	Q4 2024	Q4 2025	CHANGE
AVERAGE PRICE	\$723,125	\$665,433	-8.0%
MEDIAN PRICE	\$775,000	\$650,000	-16.1%
TOTAL LISTED	18	11	-38.9%
TOTAL CONTRACTS	8	6	-25.0%
TOTAL SOLD	8	9	+12.5%



AVERAGE
DAYS ON MARKET
45



AVERAGE & MEDIAN
SOLD PRICE



MULTI FAMILY HOME

	Q4 2024	Q4 2025	CHANGE
AVERAGE PRICE	\$871,615	\$1,065,289	+22.2%
MEDIAN PRICE	\$850,000	\$930,000	+9.4%
TOTAL LISTED	22	29	31.8%
TOTAL CONTRACTS	12	16	+33.3%
TOTAL SOLD	13	19	+46.2%

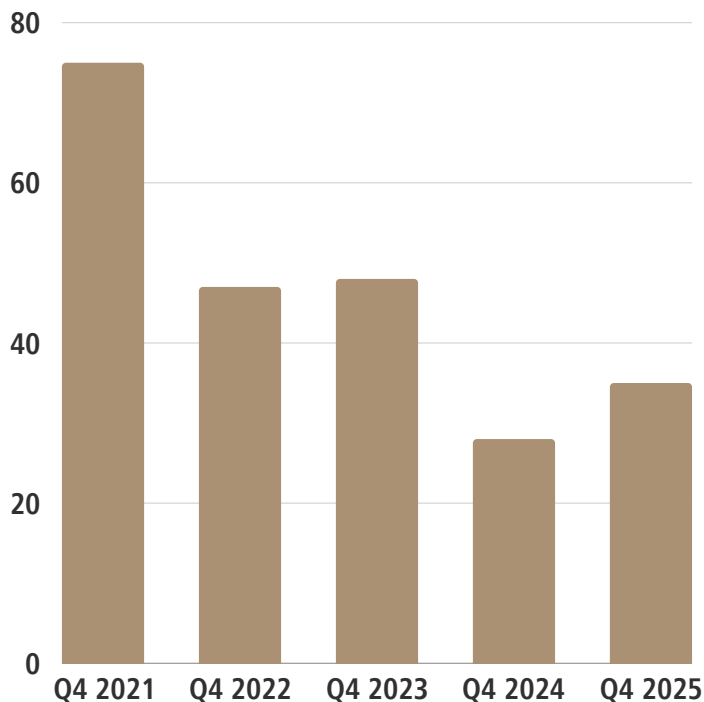
MARKET SHARE CASH VS. MORTGAGE

11% • CASH
89% • MORTGAGE

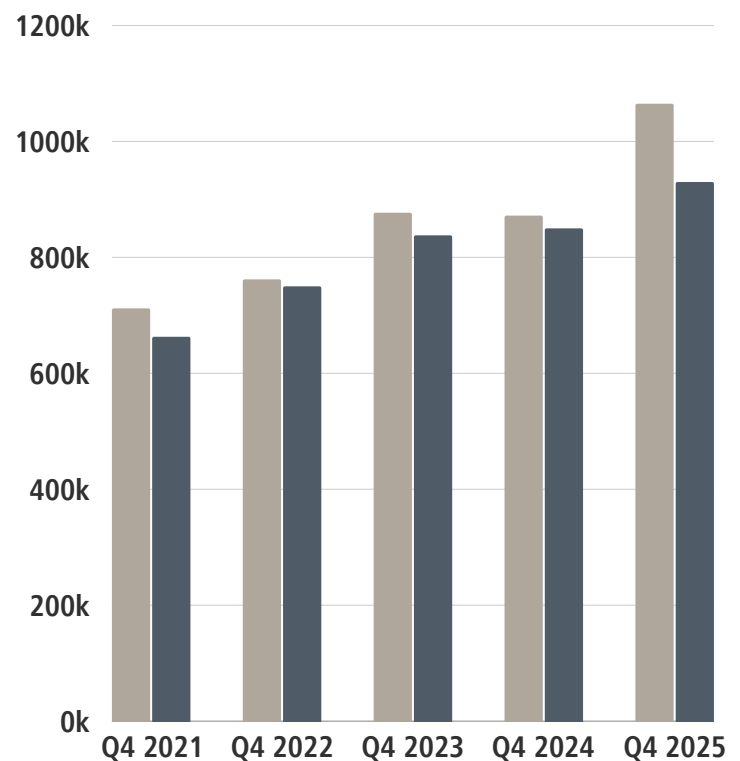
MARKET SHARE BY SOLD PRICE

0% • < \$500,000
21% • \$500k - \$799k
47% • \$800k - \$999k
21% • \$1M - \$1.5M
11% • > \$1,500,000

AVERAGE DAYS ON MARKET 35



AVERAGE & MEDIAN SOLD PRICE



METHODOLOGY

ZIP CODES COVERED:

07306

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.