

MARKET REPORT Q3 2026

JERSEY CITY DOWNTOWN



SUMMARY OF DATA

SOLD PRICE	AVERAGE	MEDIAN	MARKET SHARE
1 Bed Condo	-3.6%	-2.9%	26%
2 Bed 1 Bath Condo	-2.1%	-1.4%	8%
2 Bed 2 Bath Condo	+13.8%	+11.7%	34%
3+ Bed Condo	+9.3%	+6.7%	17%
Single-Family Homes	-4.2%	-11.8%	9%
Multi-Family Homes	+30.3%	+35.1%	6%

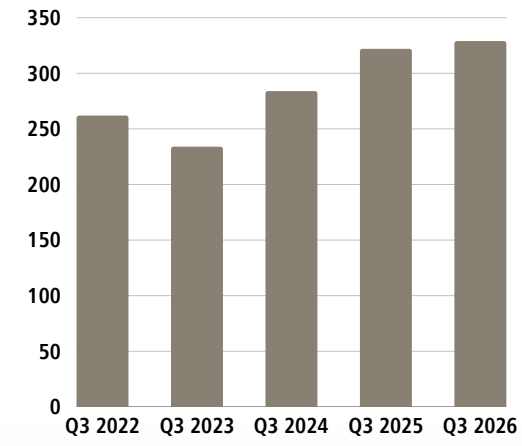
MARKET SHARE
CASH VS. MORTGAGE

22%	CASH
78%	MORTGAGE

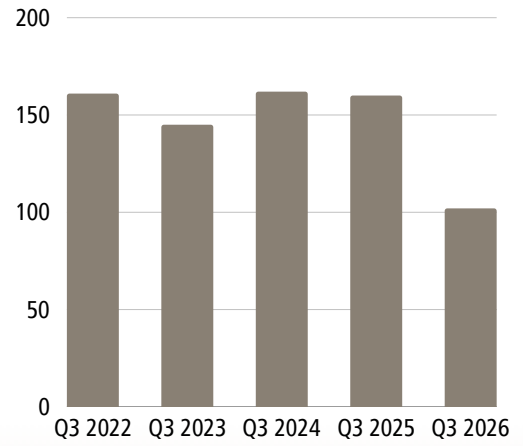
MARKET SHARE
BY SOLD PRICE

6%	< $500,000
26%	$500k - $799k
22%	$800k - $999k
22%	$1M - $1.5M
24%	> $1,500,000

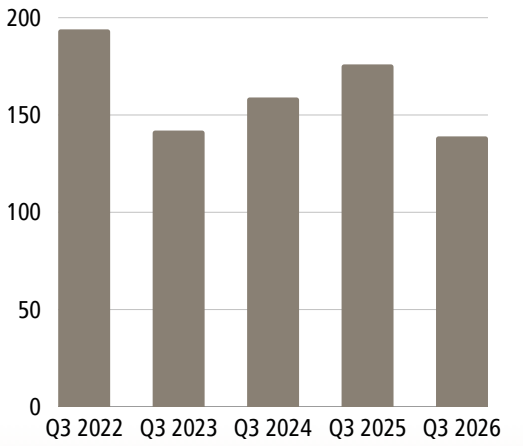
HOMES LISTED
329
+2.2%
YEAR-OVER-YEAR



CONTRACTS SIGNED
102
-36.3%
YEAR-OVER-YEAR



HOMES SOLD
139
-21.0%
YEAR-OVER-YEAR



1 BED, 1 BATH CONDO

	Q3 2025	Q3 2026	CHANGE
AVERAGE PRICE	$687,500	$662,935	-3.6%
MEDIAN PRICE	$687,500	$667,500	-2.9%
TOTAL LISTED	114	111	-2.6%
TOTAL CONTRACTS	52	28	-46.2%
TOTAL SOLD	58	36	-37.9%

MARKET SHARE
CASH VS. MORTGAGE

29% • CASH

71% • MORTGAGE

MARKET SHARE
BY SOLD PRICE

14% • < $500,000

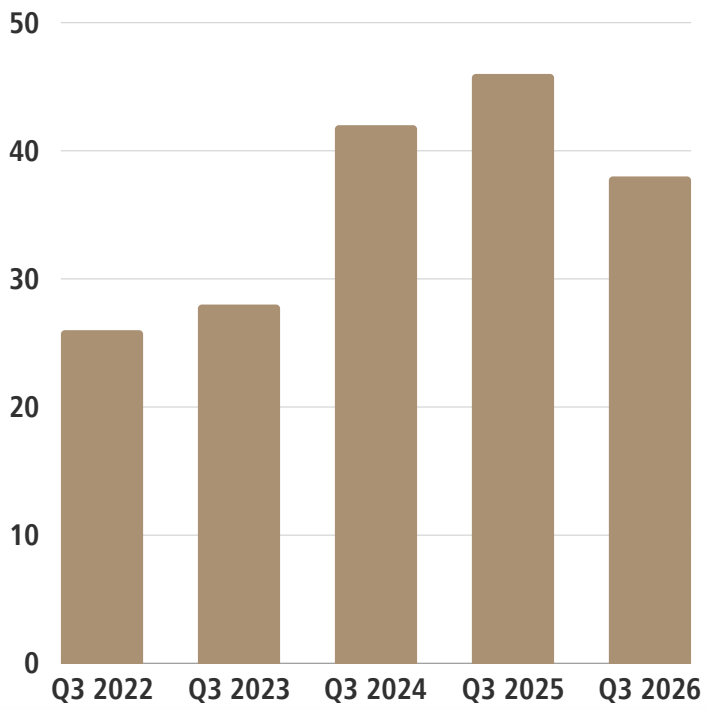
67% • $500k - $799k

19% • $800k - $999k

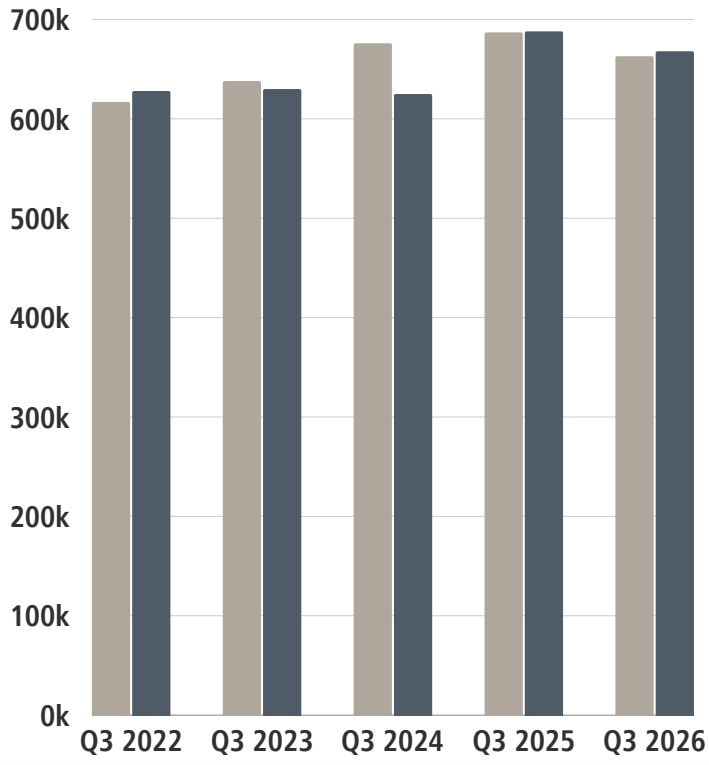
0% • $1M - $1.5M

0% • > $1,500,000

AVERAGE DAYS ON MARKET
38



AVERAGE & MEDIAN SOLD PRICE



2 BED, 1 BATH CONDO

	Q3 2025	Q3 2026	CHANGE
AVERAGE PRICE	$724,126	$709,227	-2.1%
MEDIAN PRICE	$760,000	$749,000	-1.4%
TOTAL LISTED	23	21	-8.7%
TOTAL CONTRACTS	10	10	0.0%
TOTAL SOLD	7	11	+57.1%

MARKET SHARE
CASH VS. MORTGAGE

17% • CASH

83% • MORTGAGE

MARKET SHARE
BY SOLD PRICE

10% • < $500,000

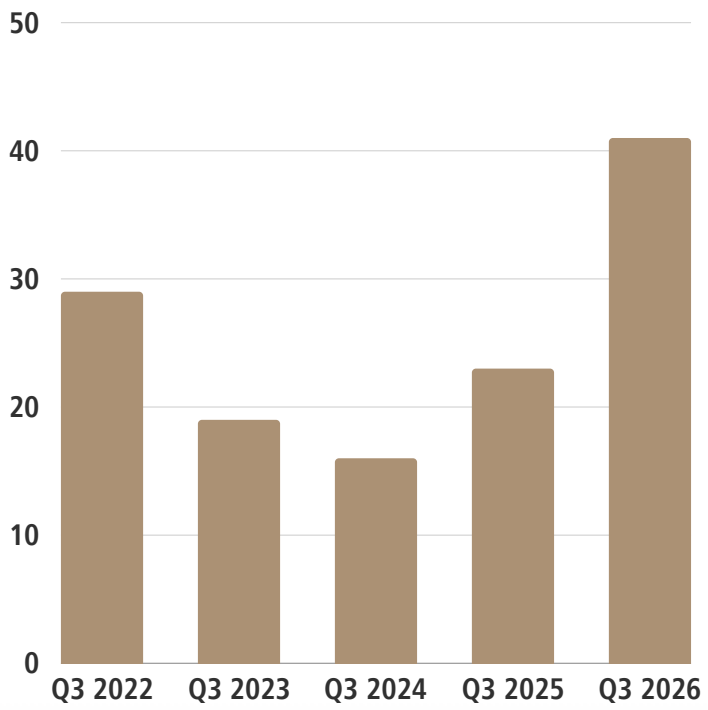
45% • $500k - $799k

45% • $800k - $999k

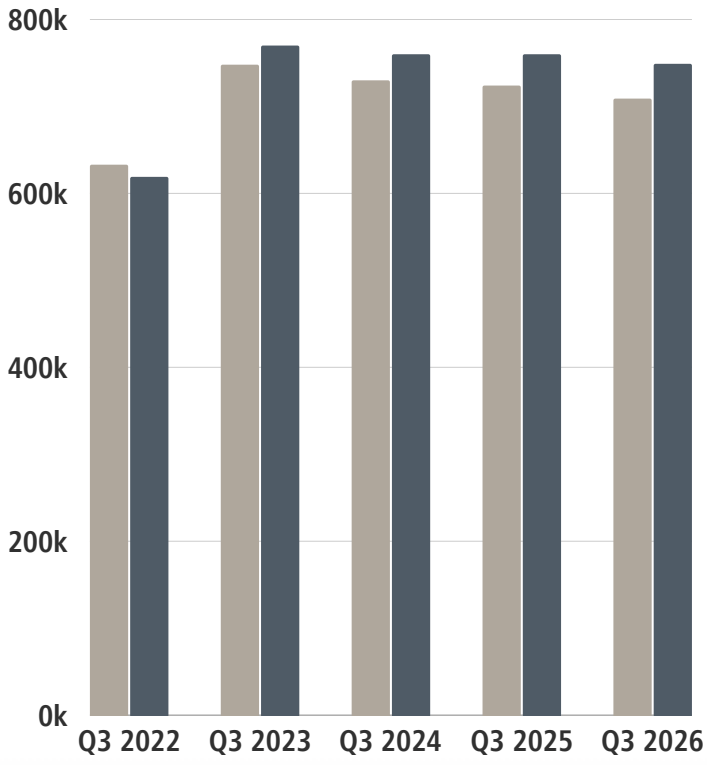
0% • $1M - $1.5M

0% • > $1,500,000

AVERAGE DAYS ON MARKET
41



AVERAGE & MEDIAN SOLD PRICE



2 BED, 2 BATH CONDO

	Q3 2025	Q3 2026	CHANGE
AVERAGE PRICE	$1,007,169	$1,146,455	+13.8%
MEDIAN PRICE	$960,000	$1,072,000	+11.7%
TOTAL LISTED	121	127	+5.0%
TOTAL CONTRACTS	56	36	-35.7%
TOTAL SOLD	68	47	-30.9%

MARKET SHARE
CASH VS. MORTGAGE

28% • CASH

72% • MORTGAGE

MARKET SHARE
BY SOLD PRICE

0% • < $500,000

13% • $500k - $799k

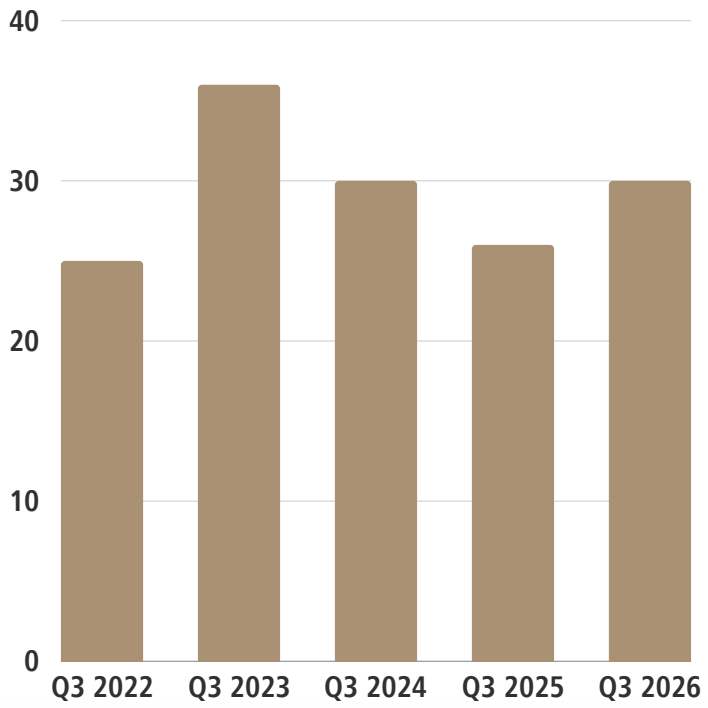
34% • $800k - $999k

36% • $1M - $1.5M

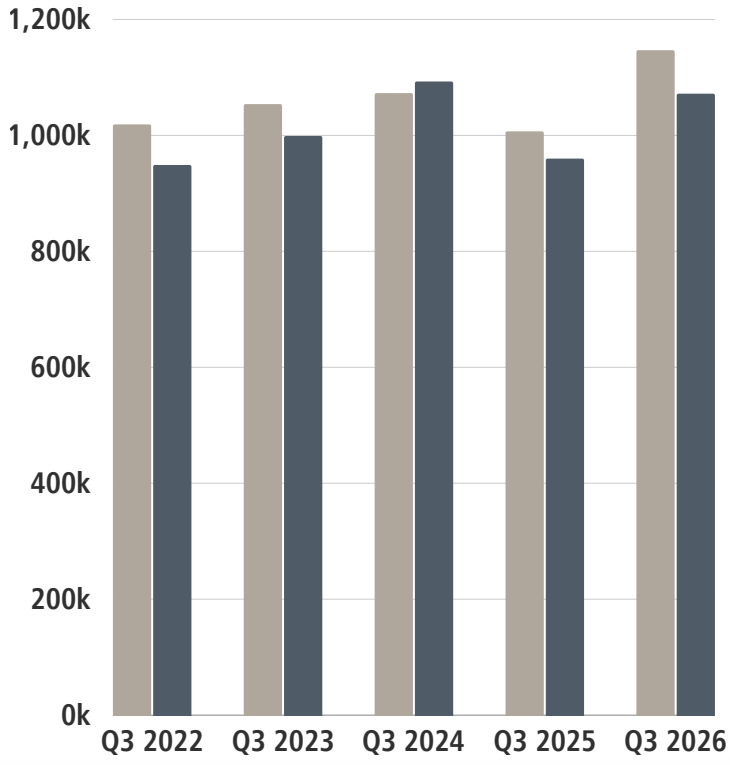
17% • > $1,500,000

AVERAGE DAYS ON MARKET

30



AVERAGE & MEDIAN SOLD PRICE



3 BED, 2 BATH CONDO

	Q3 2025	Q3 2026	CHANGE
AVERAGE PRICE	$1,431,655	$1,564,583	+9.3%
MEDIAN PRICE	$1,395,000	$1,488,504	+6.7%
TOTAL LISTED	41	36	-12.2%
TOTAL CONTRACTS	24	12	-50.0%
TOTAL SOLD	26	24	-7.7%

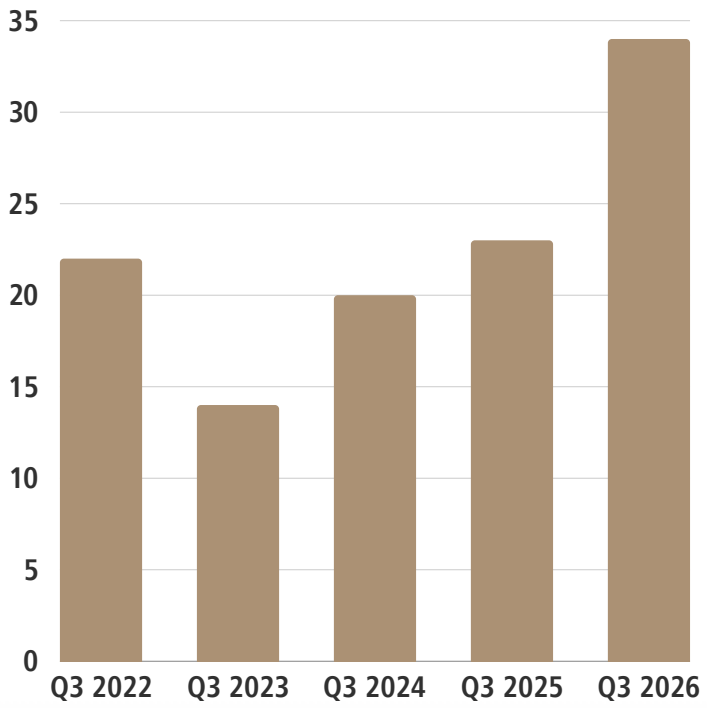
MARKET SHARE
CASH VS. MORTGAGE

- 8% • CASH
- 92% • MORTGAGE

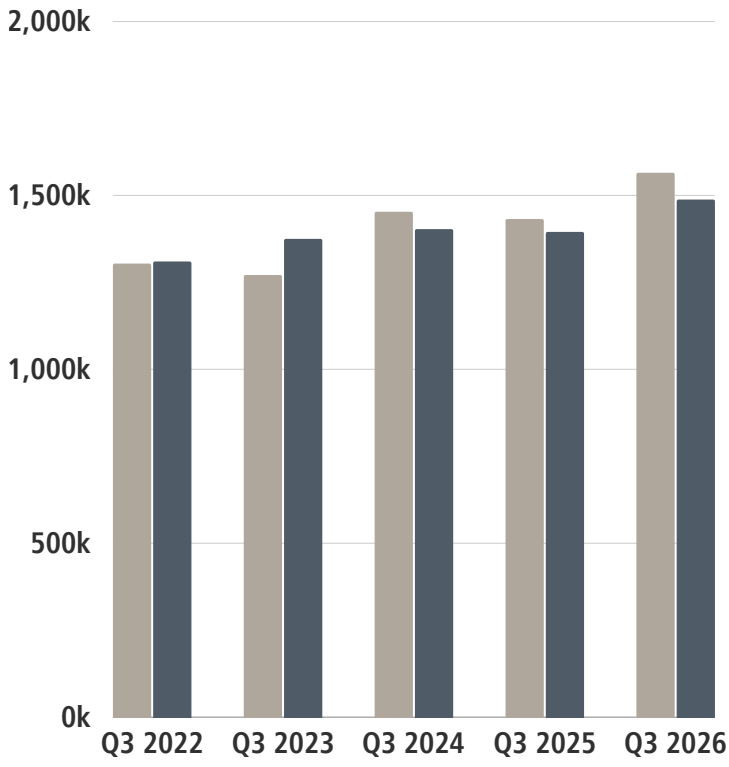
MARKET SHARE
BY SOLD PRICE

- 0% • < $500,000
- 0% • $500k - $799k
- 12% • $800k - $999k
- 38% • $1M - $1.5M
- 50% • > $1,500,000

AVERAGE DAYS ON MARKET
34



AVERAGE & MEDIAN SOLD PRICE



SINGLE FAMILY HOME

	Q3 2025	Q3 2026	CHANGE
AVERAGE PRICE	$1,907,000	$1,827,375	-4.2%
MEDIAN PRICE	$1,815,000	$1,600,000	-11.8%
TOTAL LISTED	12	17	+41.7%
TOTAL CONTRACTS	8	8	0.0%
TOTAL SOLD	5	12	+140.0%

MARKET SHARE
CASH VS. MORTGAGE

17% • CASH

83% • MORTGAGE

MARKET SHARE
BY SOLD PRICE

0% • < $500,000

0% • $500k - $799k

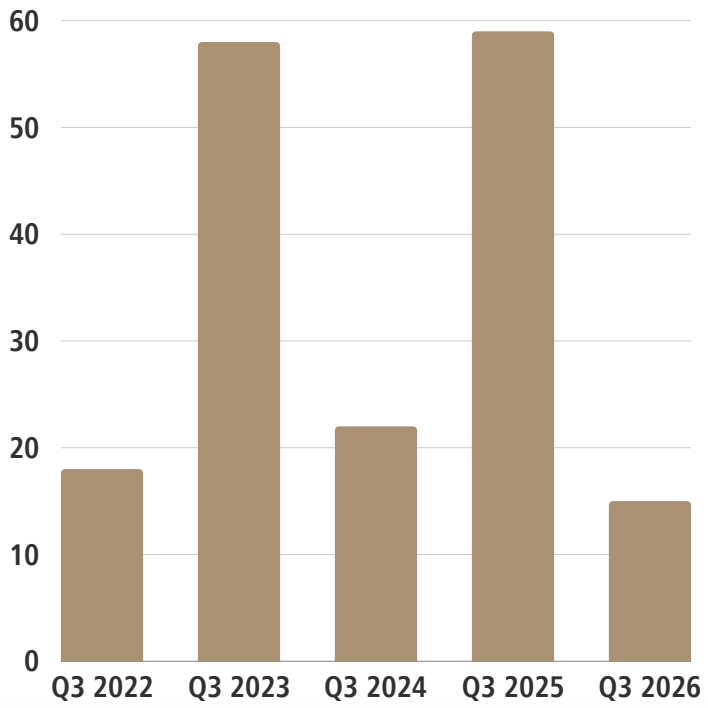
0% • $800k - $999k

42% • $1M - $1.5M

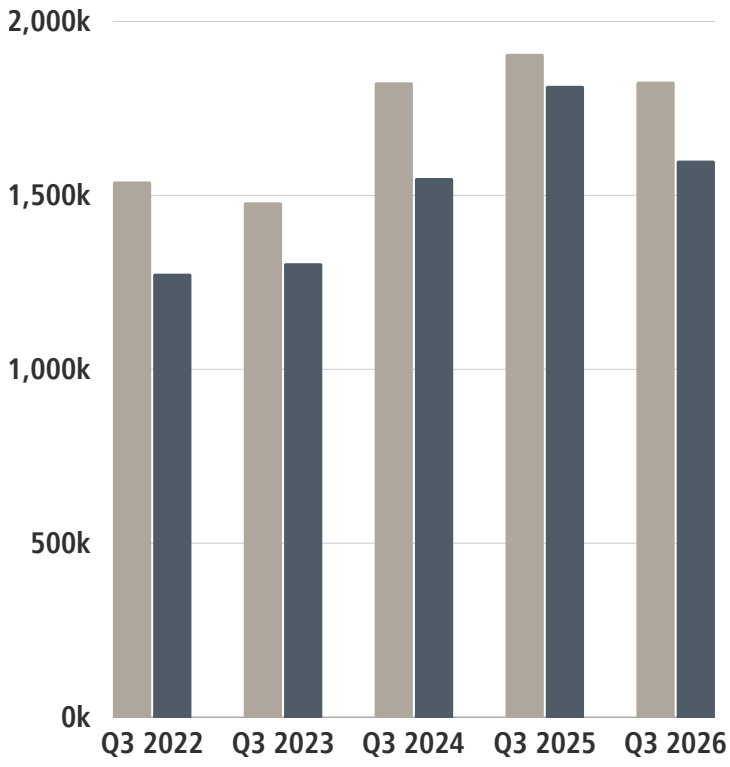
58% • > $1,500,000

AVERAGE DAYS ON MARKET

15



AVERAGE & MEDIAN SOLD PRICE



MULTI FAMILY HOME

	Q3 2025	Q3 2026	CHANGE
AVERAGE PRICE	$1,699,500	$2,214,444	+30.3%
MEDIAN PRICE	$1,609,500	$2,175,000	+35.1%
TOTAL LISTED	11	17	+54.5%
TOTAL CONTRACTS	10	8	-20.0%
TOTAL SOLD	12	9	-25.0%

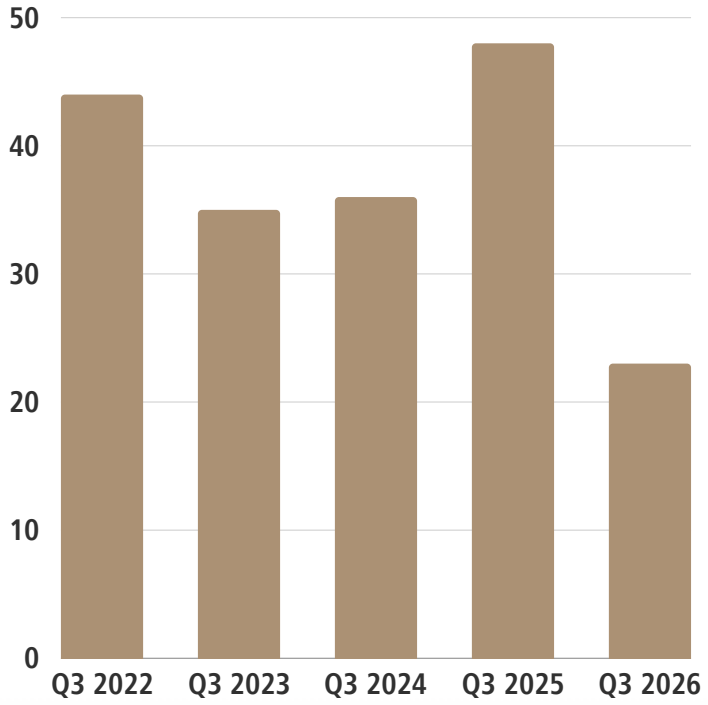
MARKET SHARE
CASH VS. MORTGAGE

- 22% • CASH
- 78% • MORTGAGE

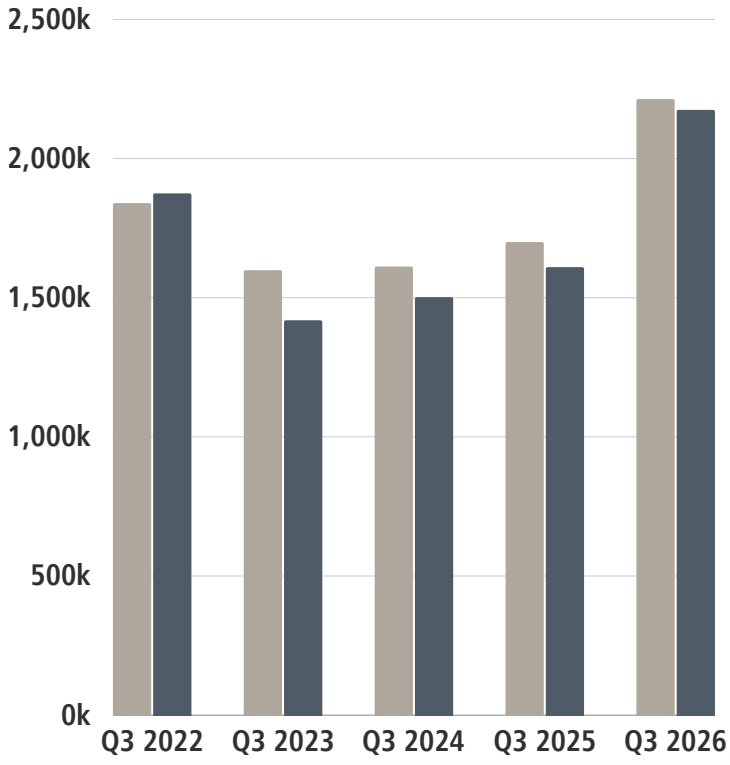
MARKET SHARE
BY SOLD PRICE

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

AVERAGE DAYS ON MARKET
23



AVERAGE & MEDIAN SOLD PRICE



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.