

2024 SAIKIN MARKET REPORT TEAM

JOURNAL SQUARE



SUMMARY OF DATA

SOLD PRICE	AVERAGE	MEDIAN
1 Bed Condo	+12.4%	+14.9%
2 Bed 1 Bath Condo	+11.9%	+0.7%
2 Bed 2 Bath Condo	-0.3%	+2.8%
3+ Bed Condo	+2.1%	+9.3%
Single-Family Homes	+6.9%	+16.1%
Multi-Family Homes	+13.0%	+9.7%

MARKET SHARE

CASH VS. MORTGAGE

22% • CASH

78% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

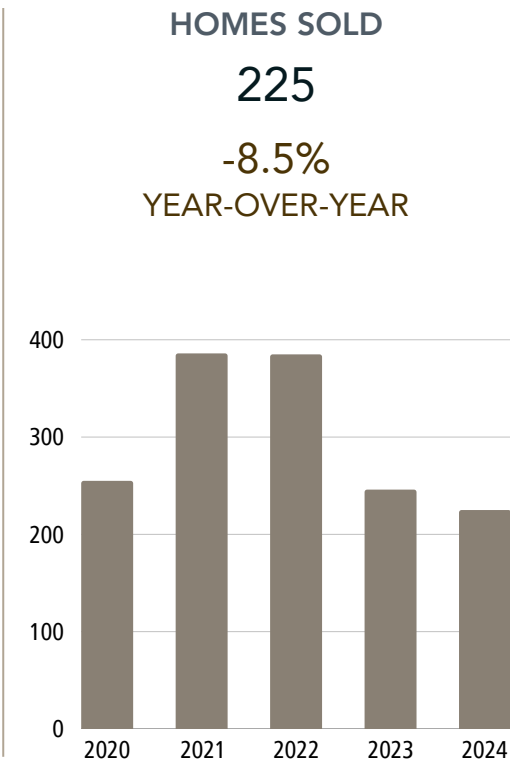
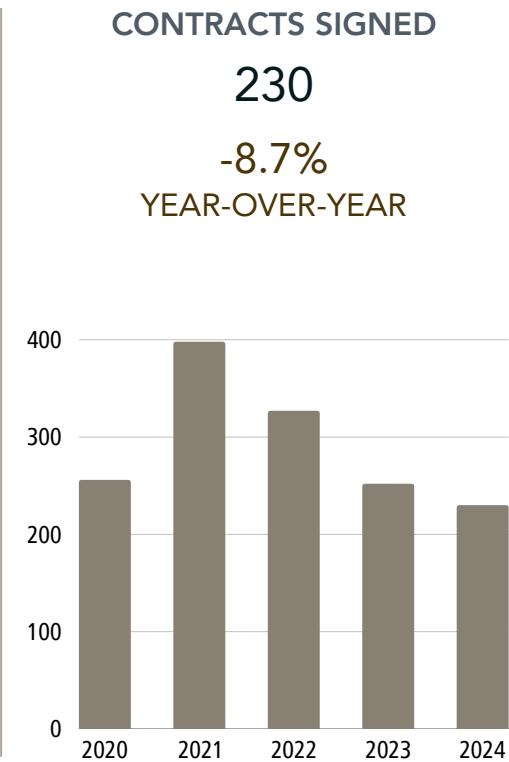
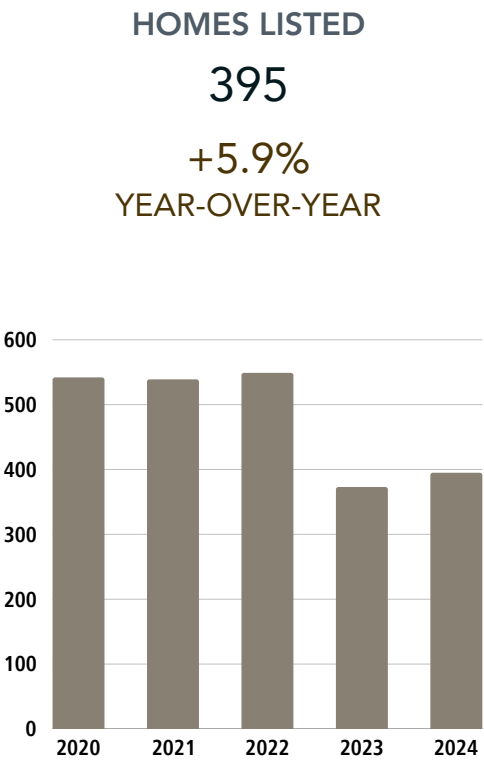
51% • < \$500,000

26% • \$500k - \$799k

14% • \$800k - \$999k

9% • \$1M - \$1.5M

0% • > \$1,500,000



1 BED | 1 BATH CONDOS

	2023	2024	CHANGE
AVERAGE PRICE	\$295,761	\$332,321	+12.4%
MEDIAN PRICE	\$278,500	\$320,000	+14.9%
TOTAL LISTED	80	101	+26.3%
TOTAL CONTRACTS	73	71	-2.7%
TOTAL SOLD	66	71	+7.6%

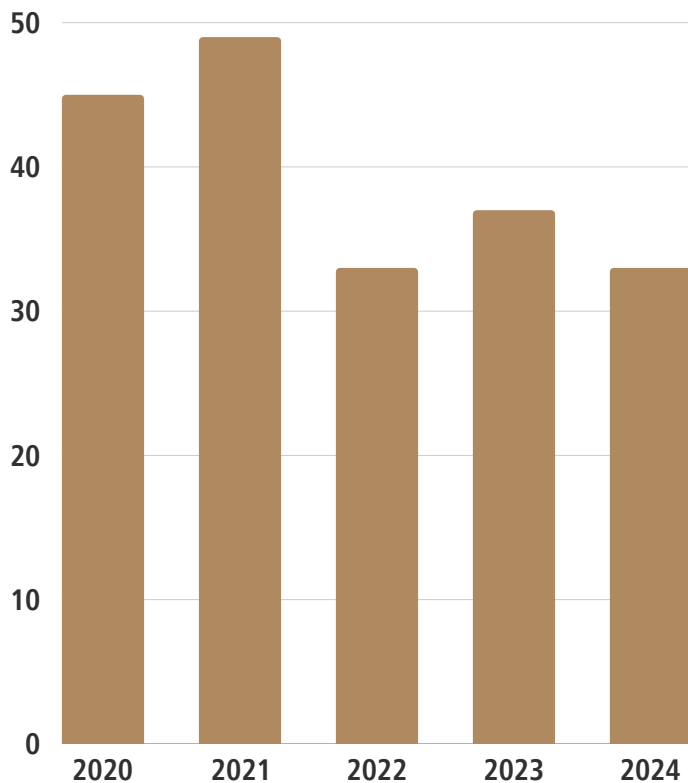
MARKET SHARE CASH VS. MORTGAGE

27% • CASH
73% • MORTGAGE

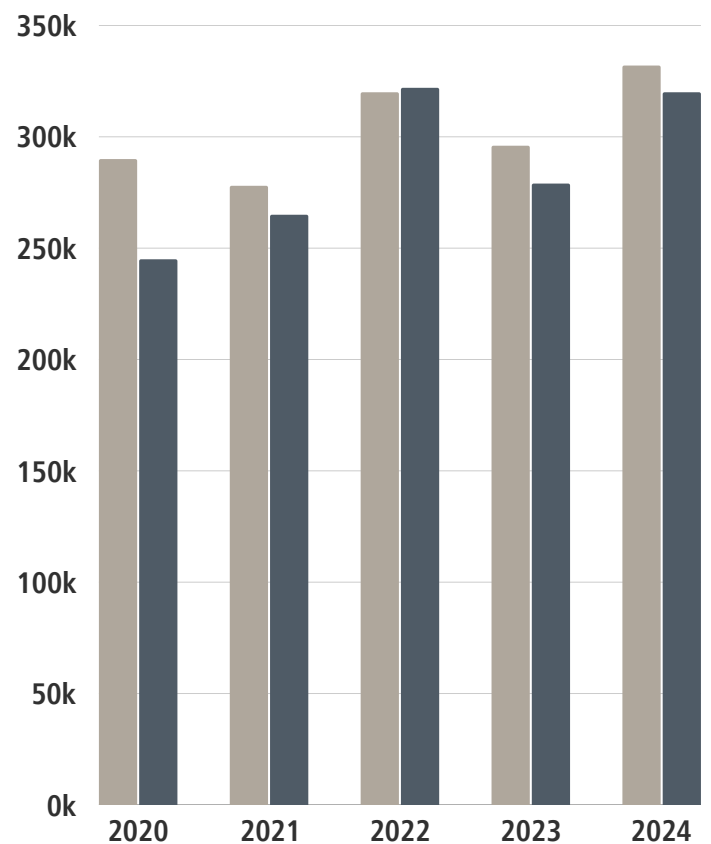
MARKET SHARE BY SOLD PRICE

94% • < \$500,000
6% • \$500k - \$799k
0% • \$800k - \$999k
0% • \$1M - \$1.5M
0% • > \$1,500,000

AVERAGE DAYS ON MARKET 33



AVERAGE & MEDIAN SOLD PRICE



2 BED | 1 BATH CONDOS

	2023	2024	CHANGE
AVERAGE PRICE	\$336,360	\$376,541	+11.9%
MEDIAN PRICE	\$340,000	\$342,500	+0.7%
TOTAL LISTED	27	38	+40.7%
TOTAL CONTRACTS	22	25	+13.6%
TOTAL SOLD	25	24	-4.0%

MARKET SHARE

CASH VS. MORTGAGE

21% ● CASH

79% ● MORTGAGE

MARKET SHARE

BY SOLD PRICE

83% ● < \$500,000

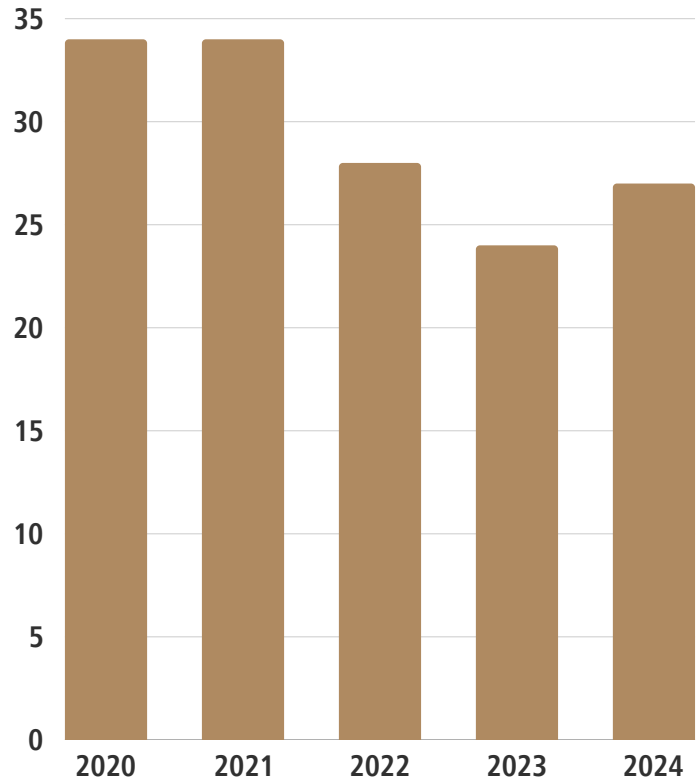
17% ● \$500k - \$799k

0% ● \$800k - \$999k

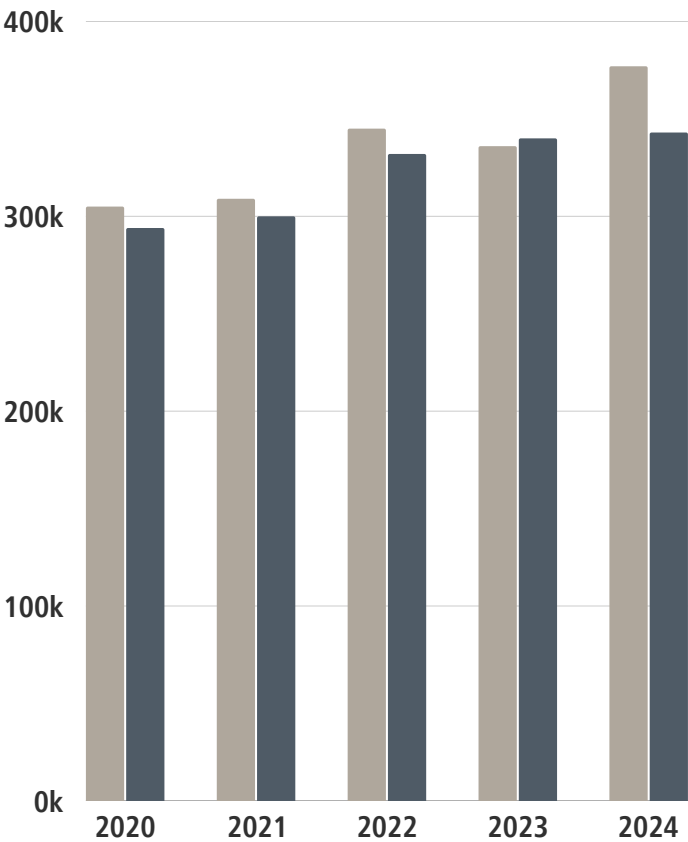
0% ● \$1M - \$1.5M

0% ● > \$1,500,000

AVERAGE
DAYS ON MARKET
27



AVERAGE & MEDIAN
SOLD PRICE



2 BED | 2 BATH CONDOS

	2023	2024	CHANGE
AVERAGE PRICE	\$503,516	\$502,083	-0.3%
MEDIAN PRICE	\$517,450	\$532,000	+2.8%
TOTAL LISTED	35	27	-22.9%
TOTAL CONTRACTS	23	17	-26.1%
TOTAL SOLD	24	18	-25.0%

MARKET SHARE

CASH VS. MORTGAGE

28% • CASH

72% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

39% • < \$500,000

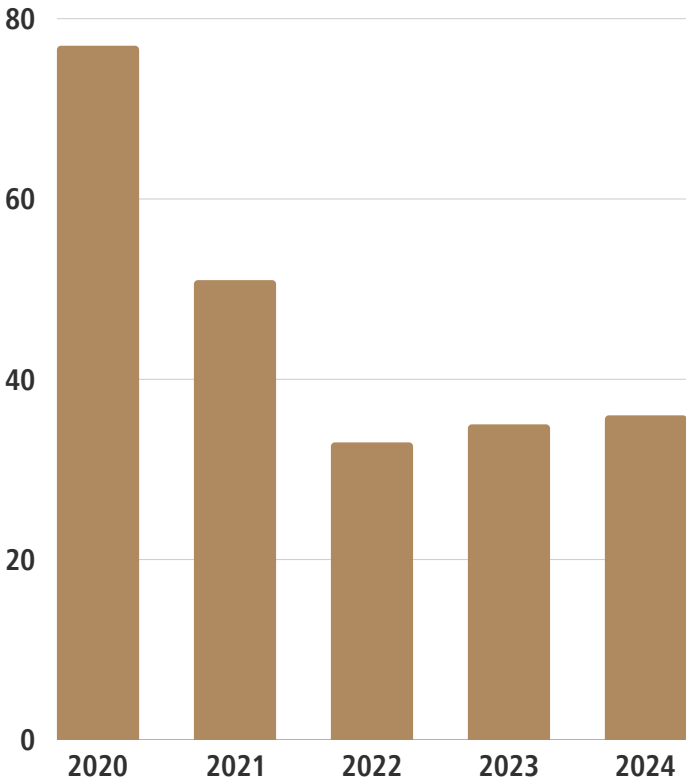
61% • \$500k - \$799k

0% • \$800k - \$999k

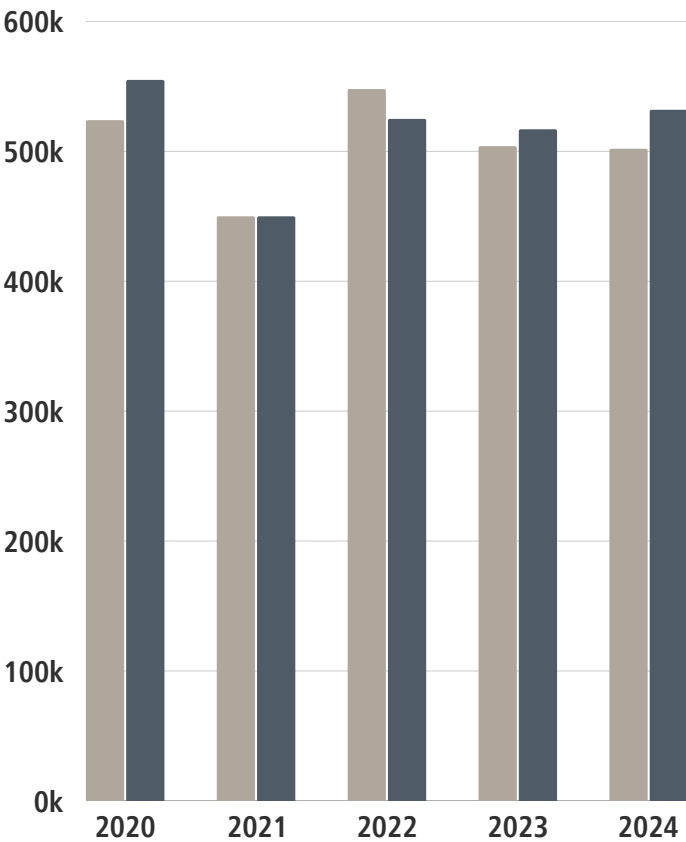
0% • \$1M - \$1.5M

0% • > \$1,500,000

AVERAGE
DAYS ON MARKET
36



AVERAGE & MEDIAN
SOLD PRICE



3+ BED | 2+ BATH CONDOS

	2023	2024	CHANGE
AVERAGE PRICE	\$726,311	\$741,629	+2.1%
MEDIAN PRICE	\$672,500	\$735,000	+9.3%
TOTAL LISTED	56	75	+33.9%
TOTAL CONTRACTS	27	30	+11.1%
TOTAL SOLD	28	27	-3.6%

MARKET SHARE

CASH VS. MORTGAGE

15% ● CASH

85% ● MORTGAGE

MARKET SHARE

BY SOLD PRICE

19% ● < \$500,000

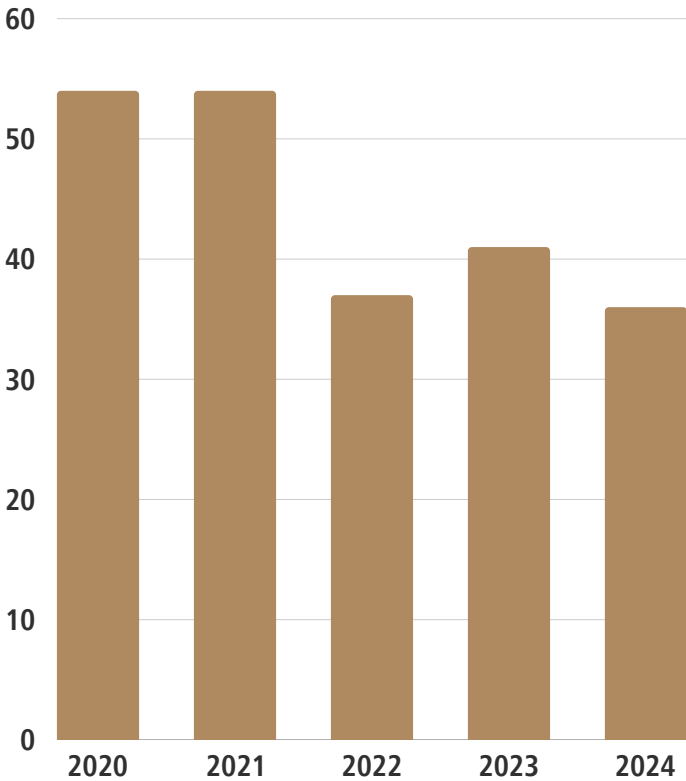
48% ● \$500k - \$799k

22% ● \$800k - \$999k

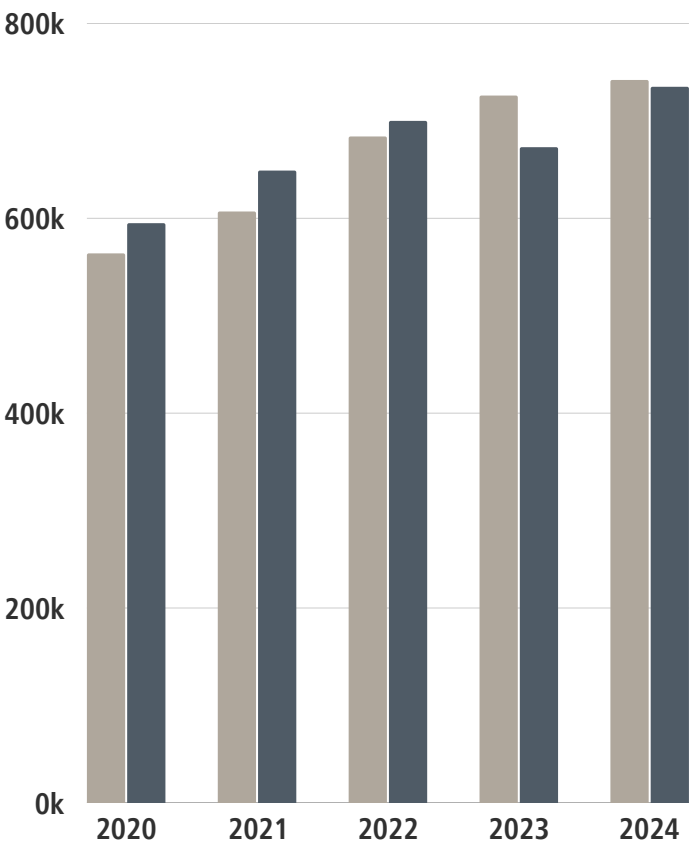
11% ● \$1M - \$1.5M

0% ● > \$1,500,000

AVERAGE
DAYS ON MARKET
36



AVERAGE & MEDIAN
SOLD PRICE



SINGLE FAMILY HOMES

	2023	2024	CHANGE
AVERAGE PRICE	\$713,137	\$762,589	+6.9%
MEDIAN PRICE	\$667,500	\$775,000	+16.1%
TOTAL LISTED	75	64	-14.7%
TOTAL CONTRACTS	49	39	-20.4%
TOTAL SOLD	48	38	-20.8%

MARKET SHARE

CASH VS. MORTGAGE

16% ● CASH

84% ● MORTGAGE

MARKET SHARE

BY SOLD PRICE

21% ● < \$500,000

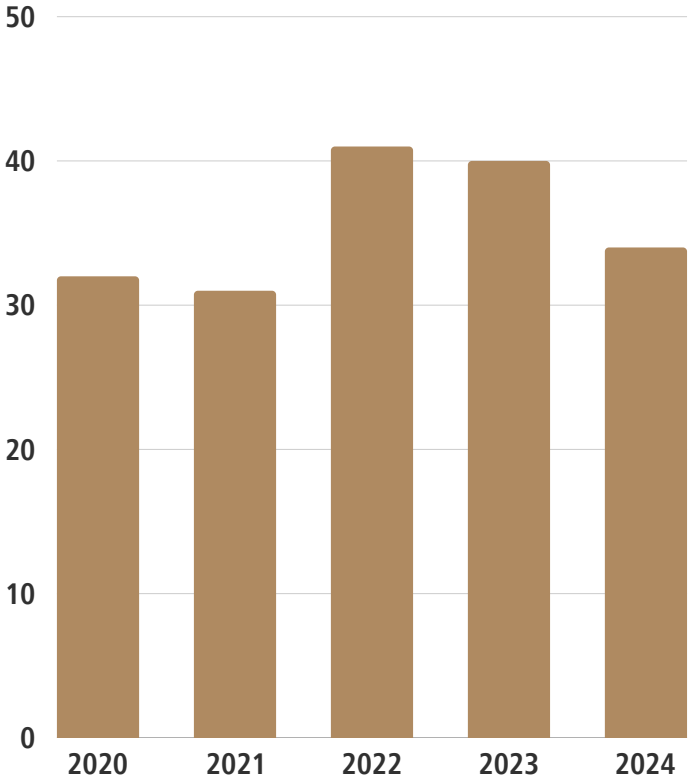
32% ● \$500k - \$799k

32% ● \$800k - \$999k

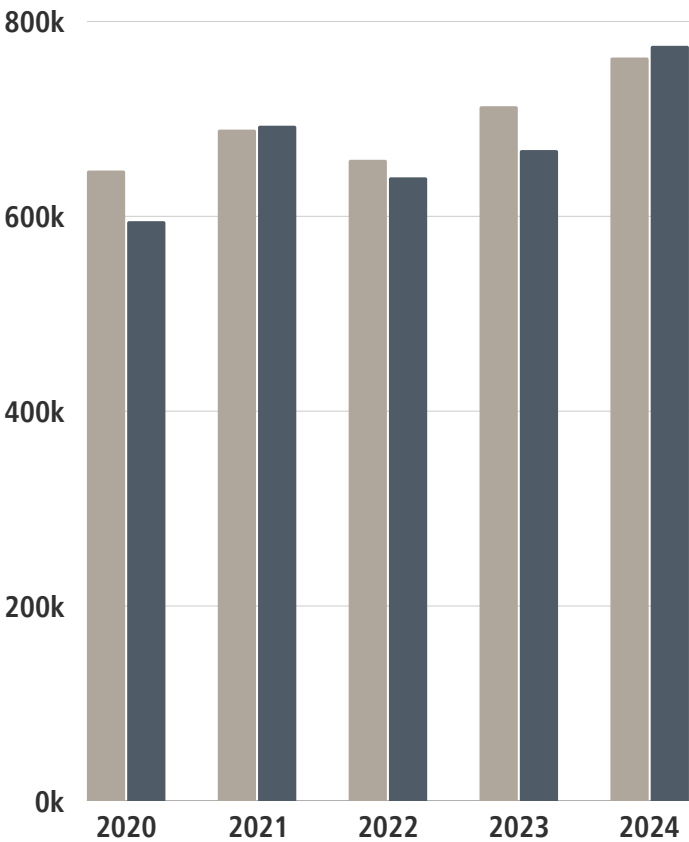
15% ● \$1M - \$1.5M

0% ● > \$1,500,000

AVERAGE
DAYS ON MARKET
34



AVERAGE & MEDIAN
SOLD PRICE



MULTI FAMILY HOMES

	2023	2024	CHANGE
AVERAGE PRICE	\$790,143	\$893,161	+13.0%
MEDIAN PRICE	\$770,000	\$845,000	+9.7%
TOTAL LISTED	100	90	-10.0%
TOTAL CONTRACTS	58	48	-17.2%
TOTAL SOLD	55	47	-14.5%

MARKET SHARE

CASH VS. MORTGAGE

20% ● CASH

80% ● MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% ● < \$500,000

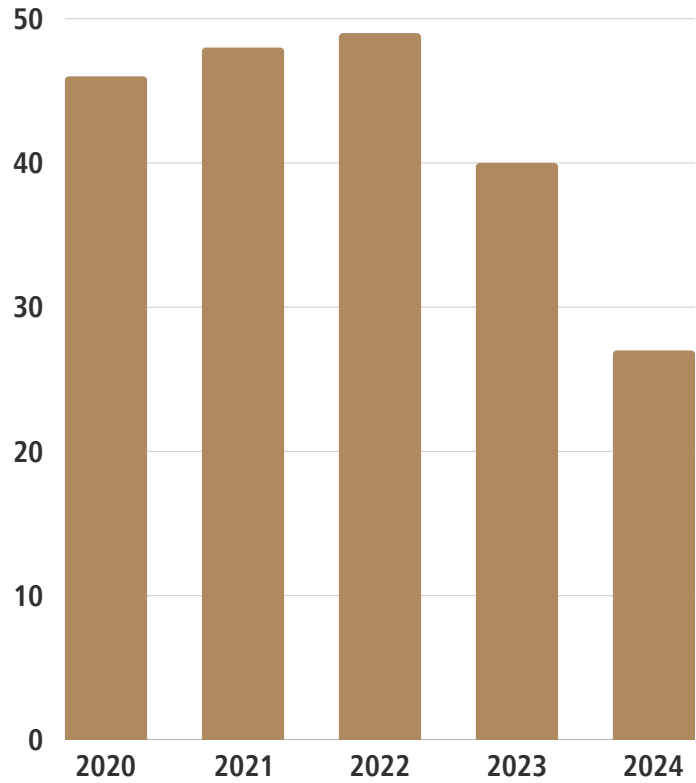
38% ● \$500k - \$799k

32% ● \$800k - \$999k

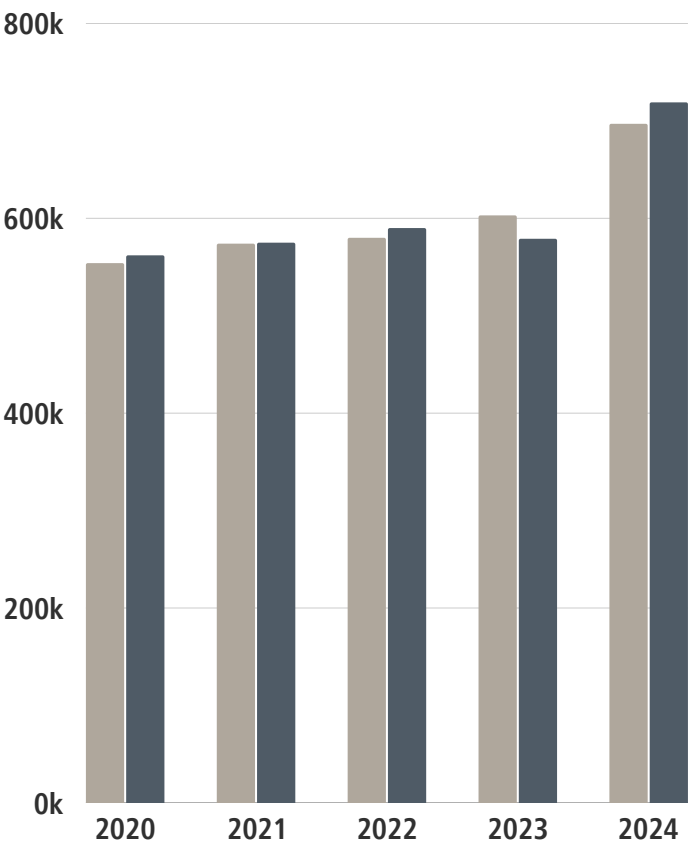
30% ● \$1M - \$1.5M

0% ● > \$1,500,000

AVERAGE
DAYS ON MARKET
27



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.