



MARKET REPORT

Q2 2025

JERSEY CITY DOWNTOWN



SUMMARY OF DATA

SOLD PRICE	AVERAGE	MEDIAN
1 Bed Condo	+1.2%	+1.6%
2 Bed 1 Bath Condo	+4.2%	+0.8%
2 Bed 2 Bath Condo	-4.5%	-8.8%
3+ Bed Condo	-8.2%	-1.3%
Single-Family Homes	+29.4%	+28.1%
Multi-Family Homes	+1.7%	-3.3%

MARKET SHARE

CASH VS. MORTGAGE

21% • CASH

79% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

5% • < \$500,000

31% • \$500k - \$799k

19% • \$800k - \$999k

27% • \$1M - \$1.5M

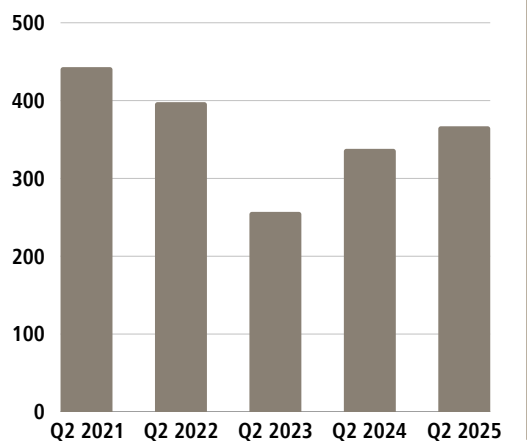
18% • > \$1,500,000

HOMES LISTED

367

+8.6%

YEAR-OVER-YEAR

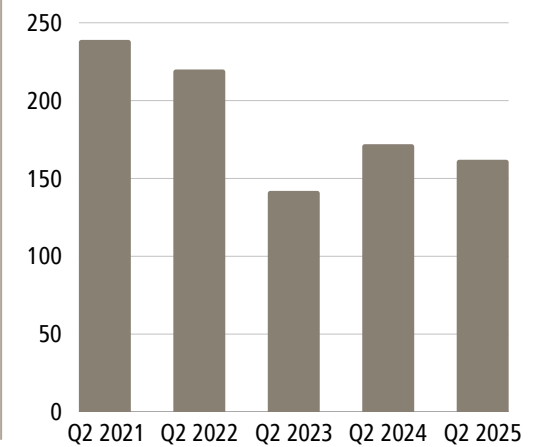


CONTRACTS SIGNED

162

-5.8%

YEAR-OVER-YEAR

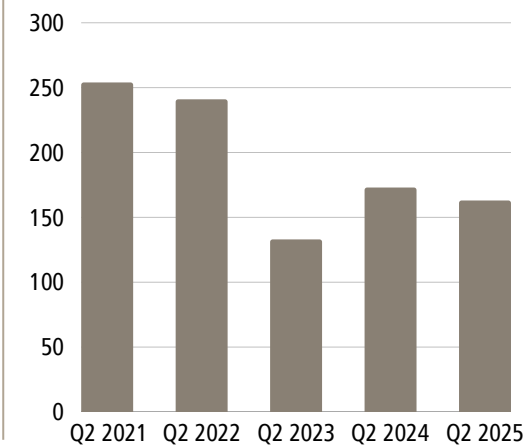


HOMES SOLD

163

-5.8%

YEAR-OVER-YEAR



1 BED | 1 BATH CONDOS

	Q2 2024	Q2 2025	CHANGE
AVERAGE PRICE	\$641,567	\$649,520	+1.2%
MEDIAN PRICE	\$640,000	\$650,000	+1.6%
TOTAL LISTED	98	130	+32.7%
TOTAL CONTRACTS	52	54	+3.8%
TOTAL SOLD	67	43	-35.8%

MARKET SHARE

CASH VS. MORTGAGE

31% • CASH

69% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

14% • < \$500,000

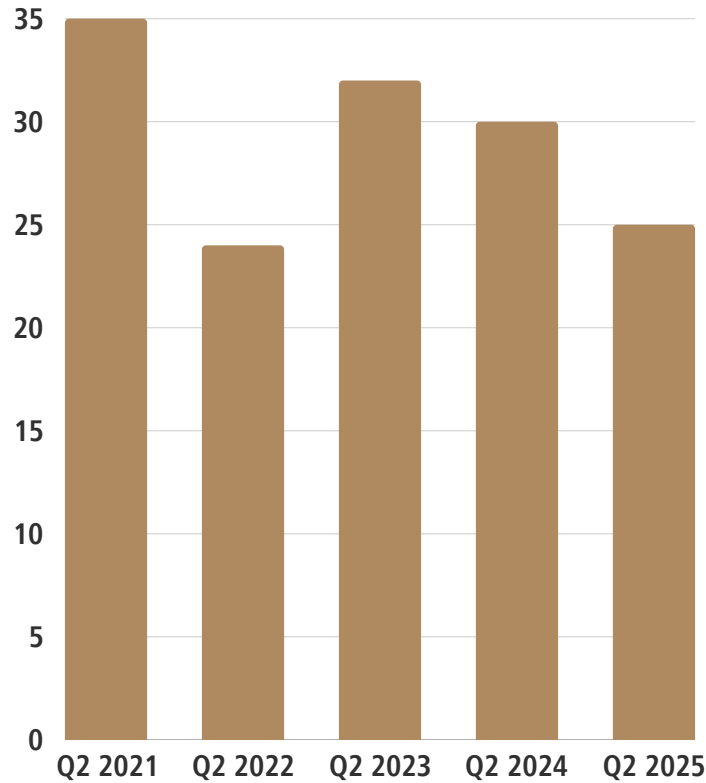
77% • \$500k - \$799k

9% • \$800k - \$999k

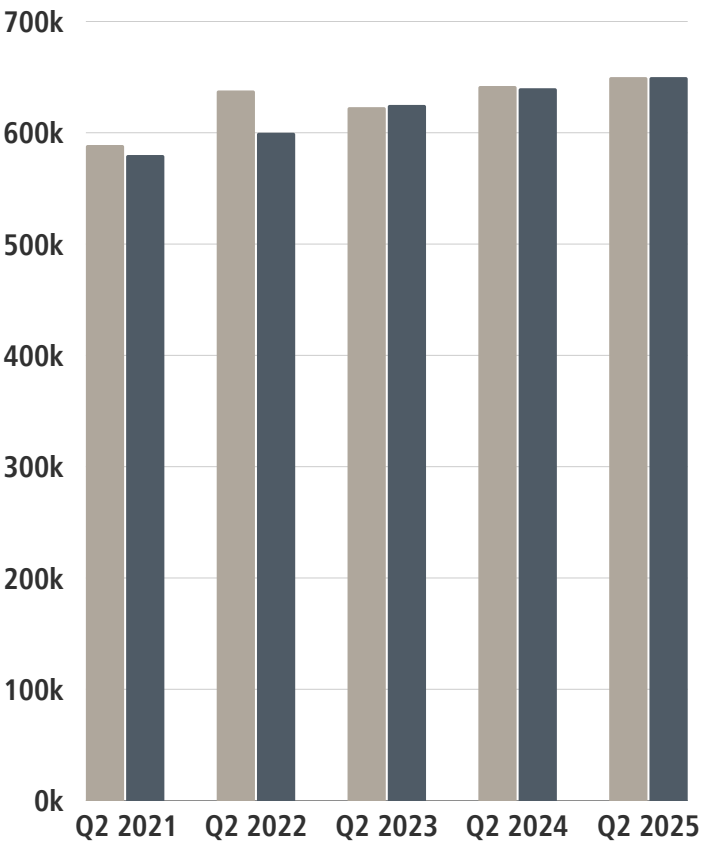
0% • \$1M - \$1.5M

0% • > \$1,500,000

AVERAGE
DAYS ON MARKET
25



AVERAGE & MEDIAN
SOLD PRICE



2 BED | 1 BATH CONDOS

	Q2 2024	Q2 2025	CHANGE
AVERAGE PRICE	\$663,562	\$691,142	+4.2%
MEDIAN PRICE	\$659,750	\$665,000	+0.8%
TOTAL LISTED	21	21	0.0%
TOTAL CONTRACTS	11	5	-54.5%
TOTAL SOLD	8	7	-12.5%

MARKET SHARE

CASH VS. MORTGAGE

14% • CASH

86% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% • < \$500,000

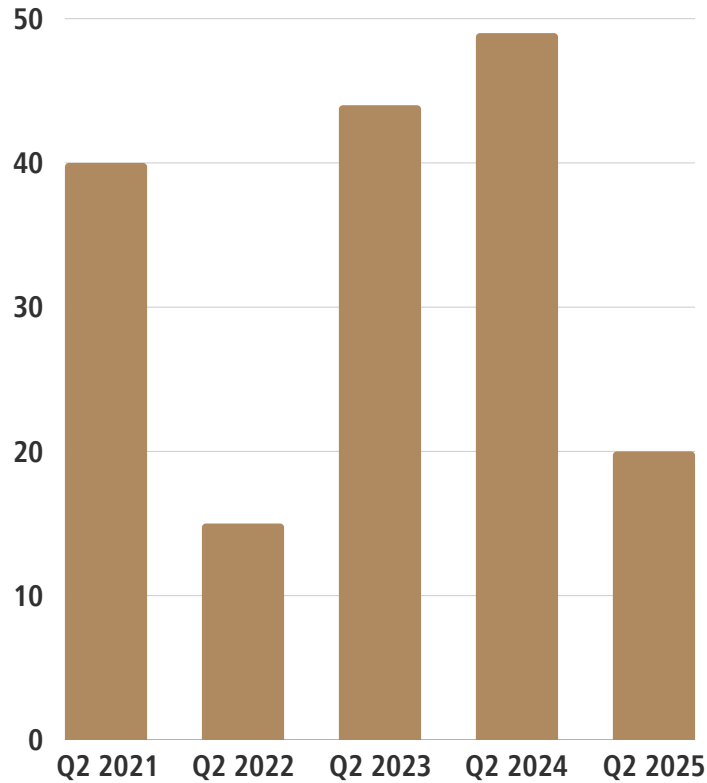
86% • \$500k - \$799k

14% • \$800k - \$999k

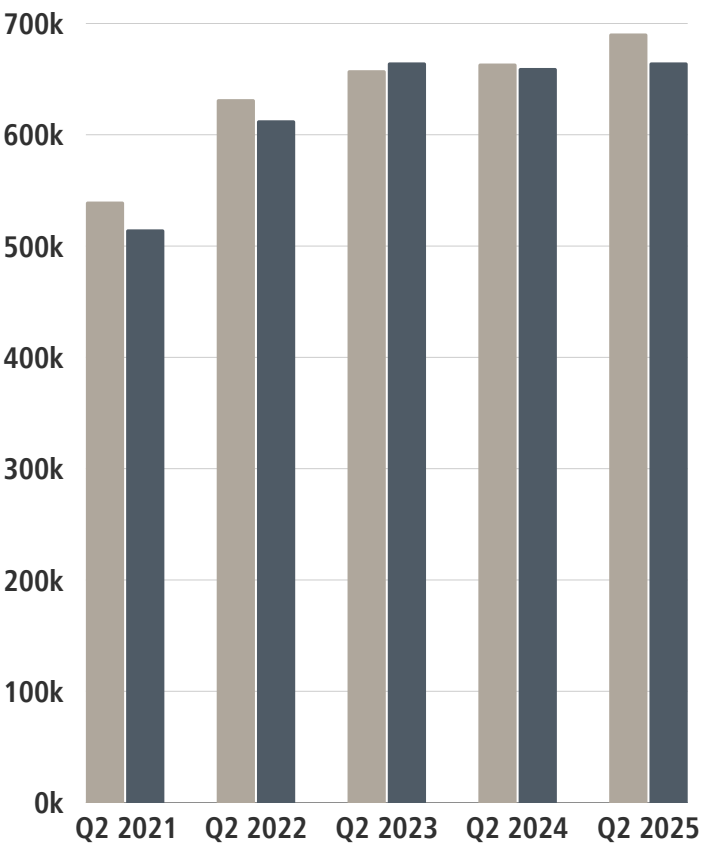
0% • \$1M - \$1.5M

0% • > \$1,500,000

AVERAGE
DAYS ON MARKET
20



AVERAGE & MEDIAN
SOLD PRICE



2 BED | 2 BATH CONDOS

	Q2 2024	Q2 2025	CHANGE
AVERAGE PRICE	\$1,123,123	\$1,072,154	-4.5%
MEDIAN PRICE	\$1,085,000	\$989,999	-8.8%
TOTAL LISTED	117	134	+14.5%
TOTAL CONTRACTS	62	66	+6.5%
TOTAL SOLD	66	68	+3.0%

MARKET SHARE

CASH VS. MORTGAGE

16% • CASH

84% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% • < \$500,000

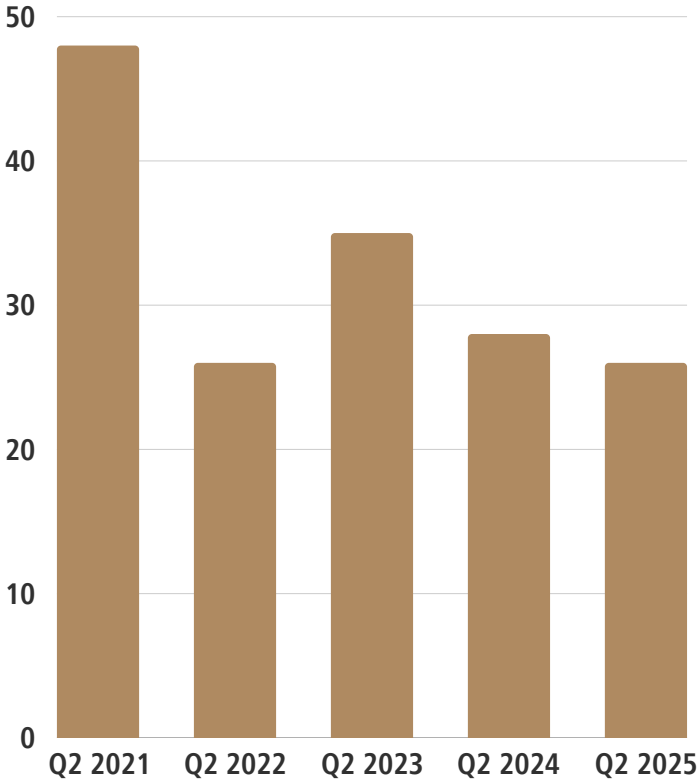
16% • \$500k - \$799k

37% • \$800k - \$999k

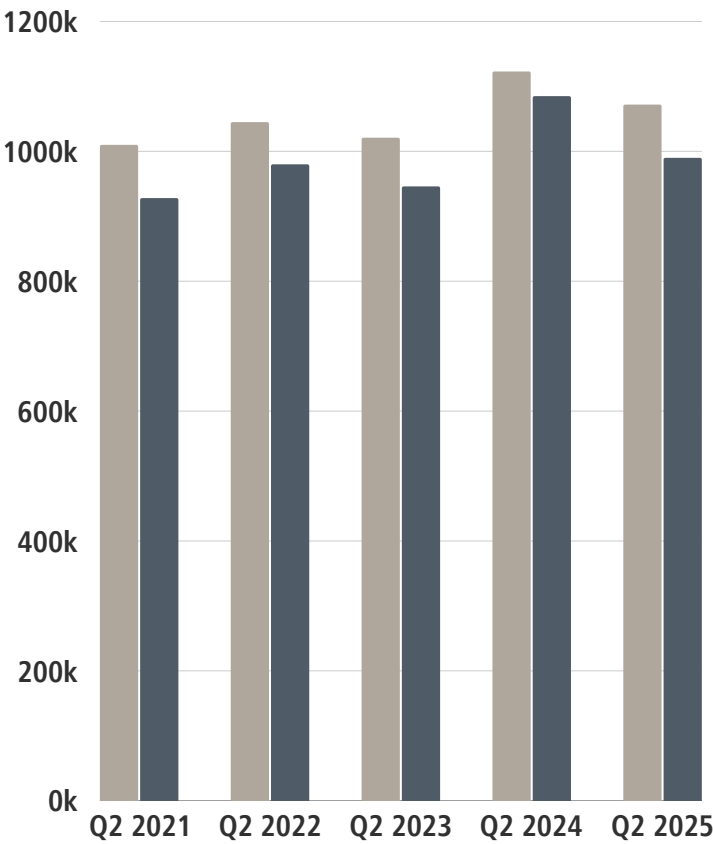
40% • \$1M - \$1.5M

7% • > \$1,500,000

AVERAGE
DAYS ON MARKET
26



AVERAGE & MEDIAN
SOLD PRICE



3+ BED | 2+ BATH CONDOS

	Q2 2024	Q2 2025	CHANGE
AVERAGE PRICE	\$1,677,884	\$1,540,710	-8.2%
MEDIAN PRICE	\$1,600,000	\$1,580,000	-1.3%
TOTAL LISTED	42	44	+4.8%
TOTAL CONTRACTS	24	20	-16.7%
TOTAL SOLD	13	25	+92.3%

MARKET SHARE

CASH VS. MORTGAGE

17% • CASH

83% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% • < \$500,000

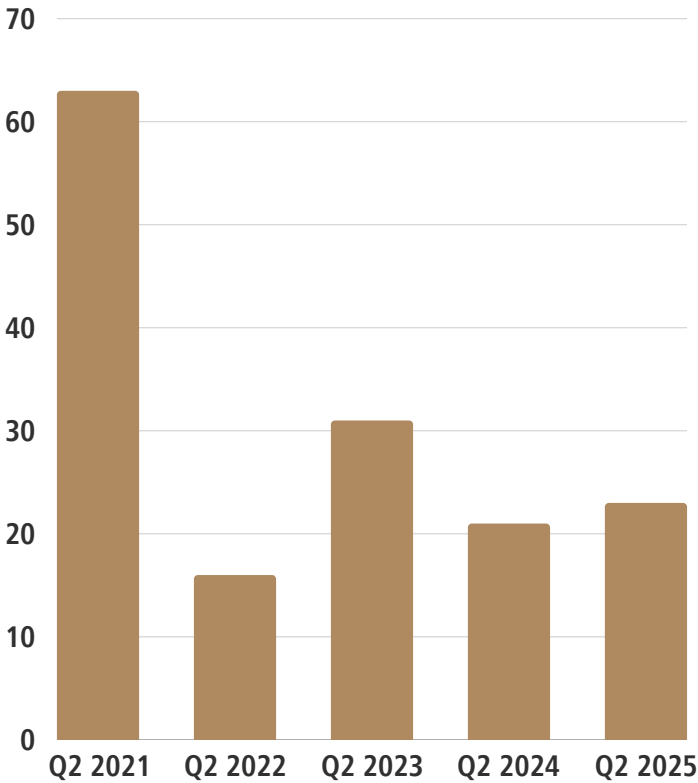
4% • \$500k - \$799k

0% • \$800k - \$999k

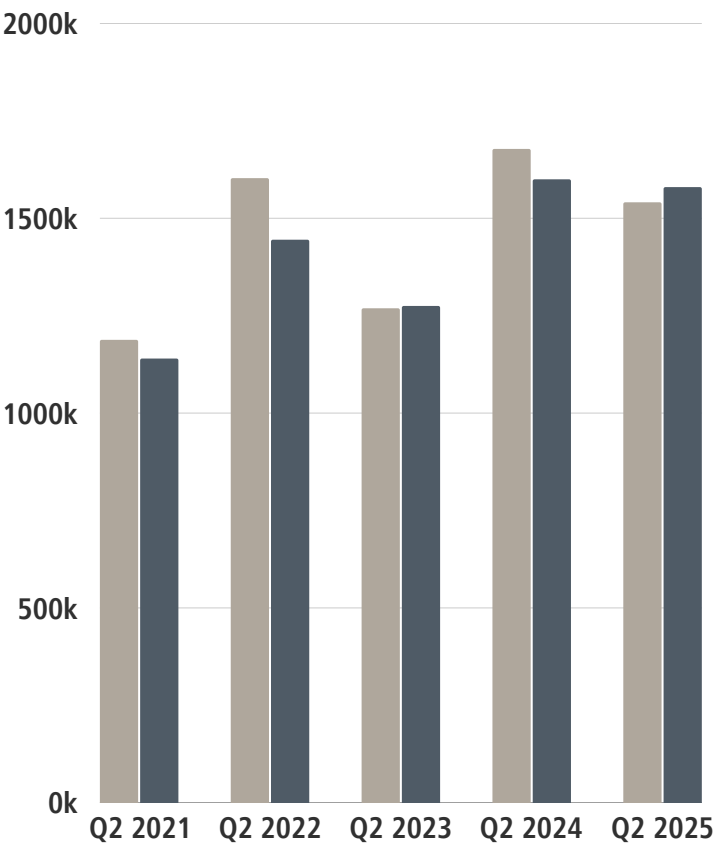
44% • \$1M - \$1.5M

52% • > \$1,500,000

AVERAGE
DAYS ON MARKET
23



AVERAGE & MEDIAN
SOLD PRICE



SINGLE FAMILY HOMES

	Q2 2024	Q2 2025	CHANGE
AVERAGE PRICE	\$1,339,738	\$1,733,500	+29.4%
MEDIAN PRICE	\$1,405,118	\$1,800,000	+28.1%
TOTAL LISTED	26	17	-34.6%
TOTAL CONTRACTS	9	9	0.0%
TOTAL SOLD	11	10	-9.1%

MARKET SHARE

CASH VS. MORTGAGE

10% • CASH

90% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% • < \$500,000

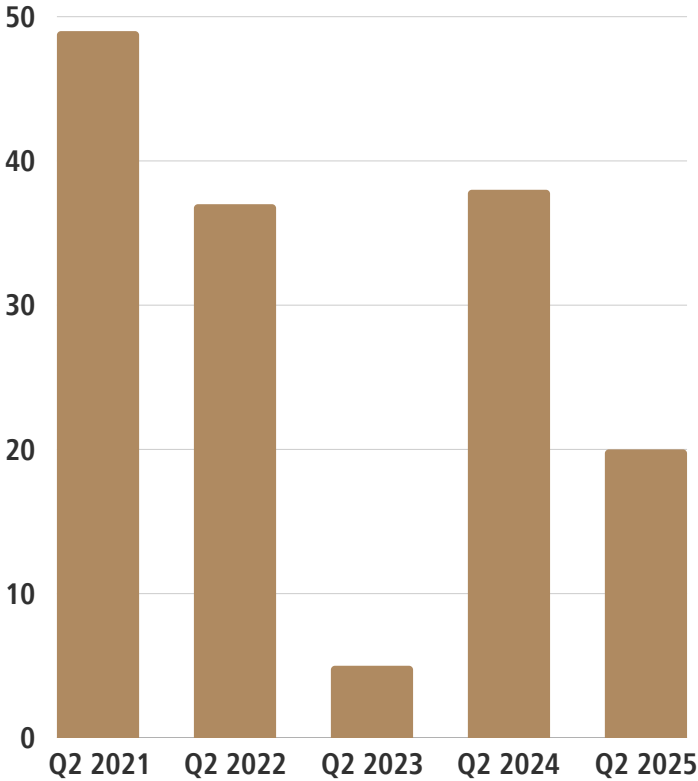
0% • \$500k - \$799k

10% • \$800k - \$999k

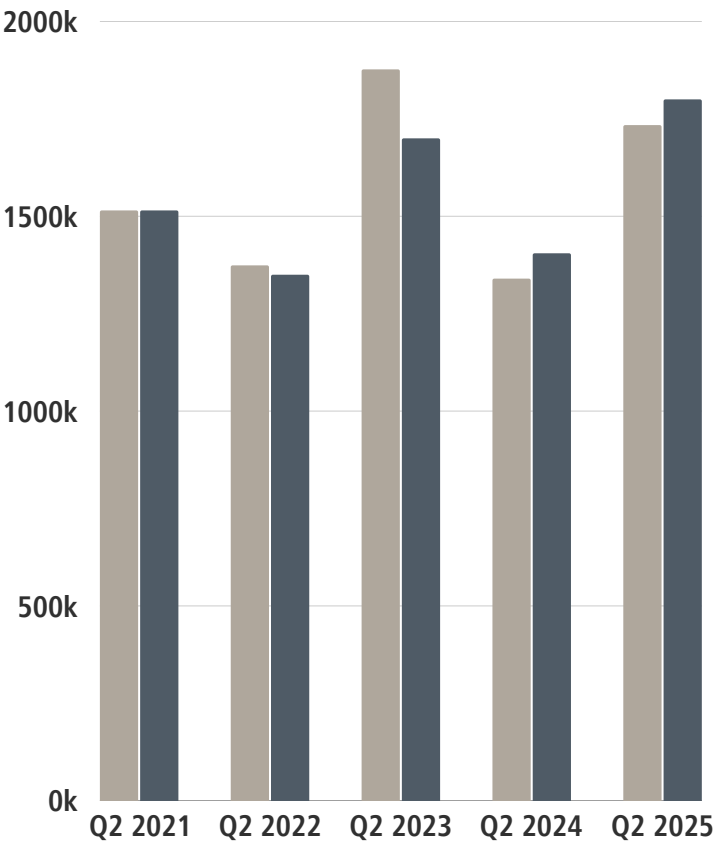
20% • \$1M - \$1.5M

70% • > \$1,500,000

AVERAGE
DAYS ON MARKET
20



AVERAGE & MEDIAN
SOLD PRICE



MULTI FAMILY HOMES

	Q2 2024	Q2 2025	CHANGE
AVERAGE PRICE	\$1,700,187	\$1,728,500	+1.7%
MEDIAN PRICE	\$1,690,000	\$1,635,000	-3.3%
TOTAL LISTED	34	21	-38.2%
TOTAL CONTRACTS	14	8	-42.9%
TOTAL SOLD	8	10	+25.0%

MARKET SHARE

CASH VS. MORTGAGE

40% • CASH

60% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% • < \$500,000

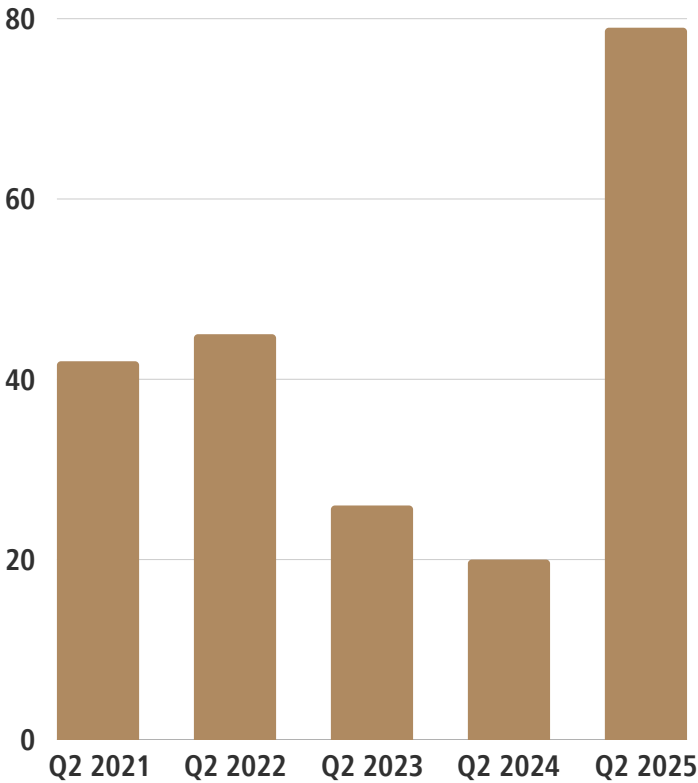
0% • \$500k - \$799k

0% • \$800k - \$999k

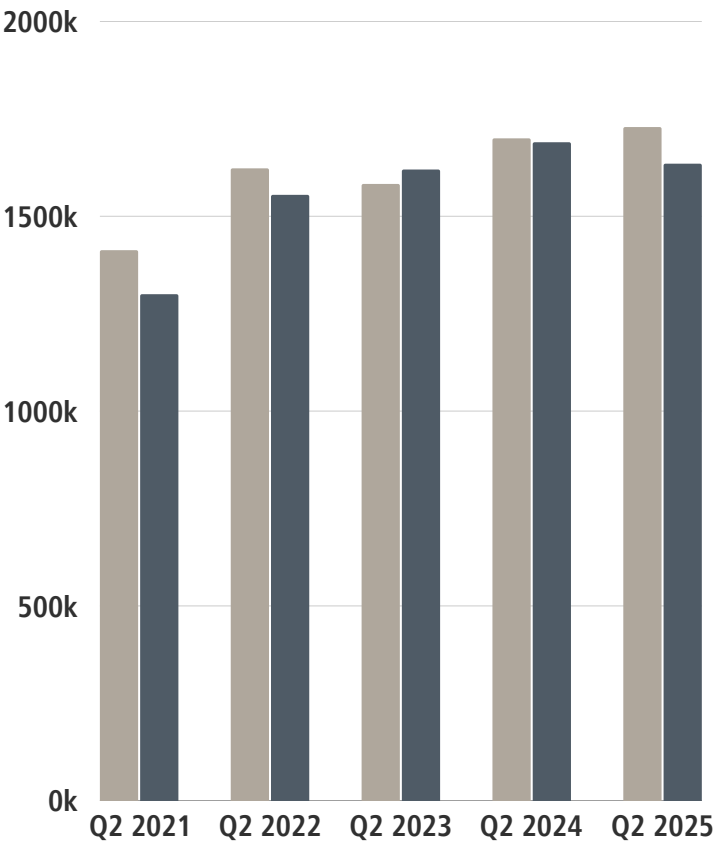
50% • \$1M - \$1.5M

50% • > \$1,500,000

AVERAGE
DAYS ON MARKET
79



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.