



MARKET REPORT

Q1 2025

JERSEY CITY HEIGHTS



SUMMARY OF DATA

SOLD PRICE	AVERAGE	MEDIAN
1 Bed Condo	+22.0%	+18.6%
2 Bed 1 Bath Condo	-10.8%	-4.2%
2 Bed 2 Bath Condo	-0.5%	0.0%
3+ Bed Condo	-3.3%	-4.2%
Single-Family Homes	+6.3%	-3.3%
Multi-Family Homes	+4.6%	+14.6%

MARKET SHARE

CASH VS. MORTGAGE

15% • CASH

85% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

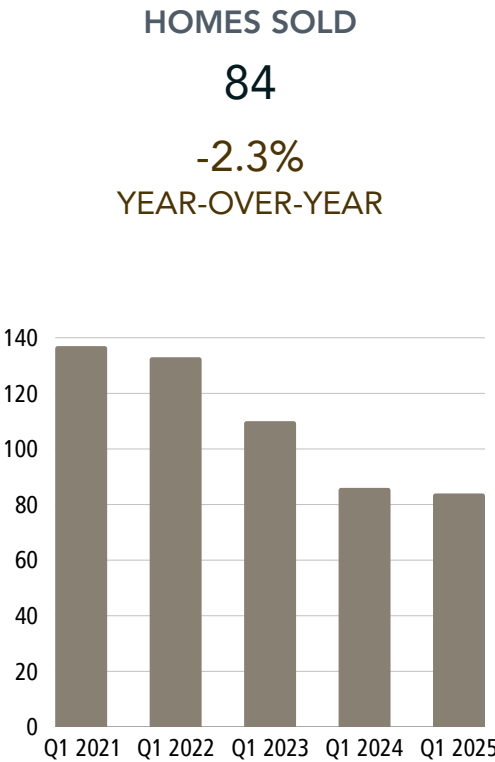
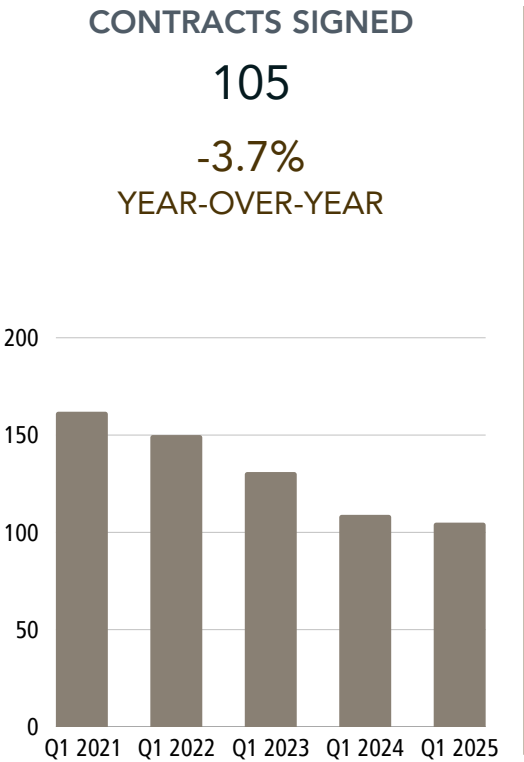
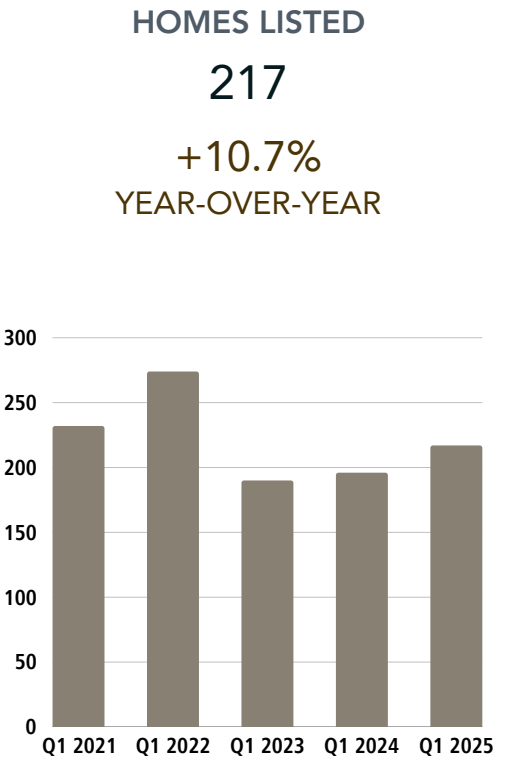
14% • < \$500,000

29% • \$500k - \$799k

32% • \$800k - \$999k

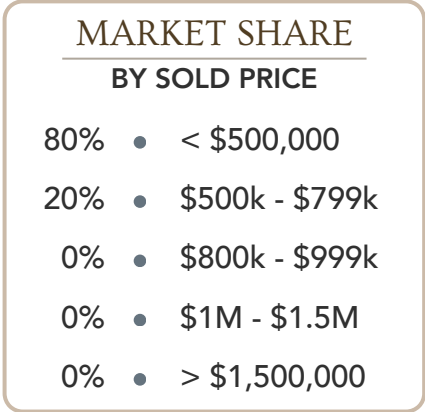
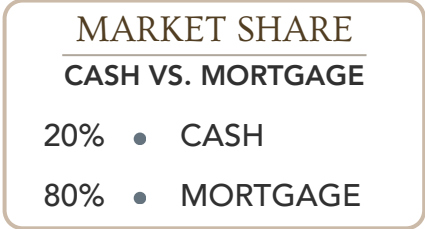
21% • \$1M - \$1.5M

4% • > \$1,500,000

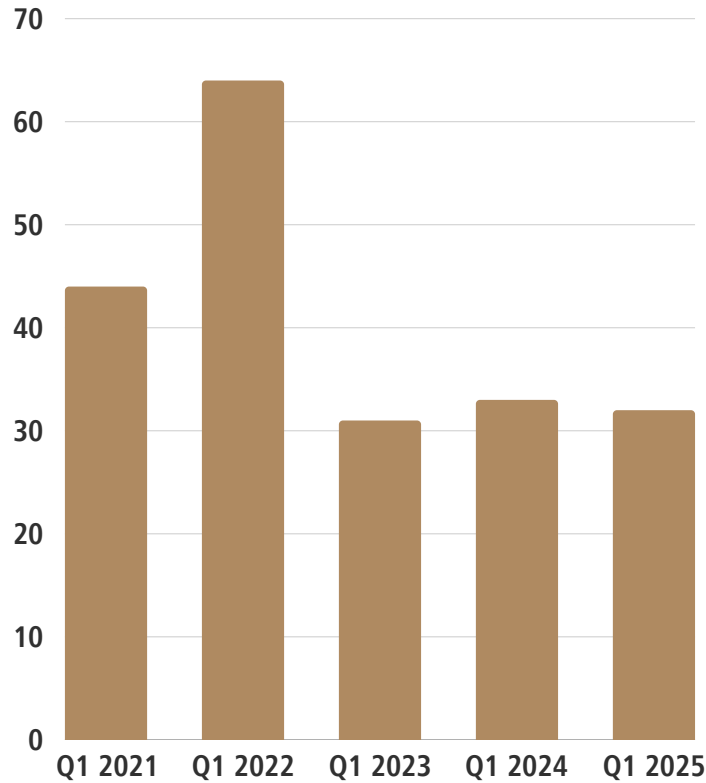


1 BED | 1 BATH CONDOS

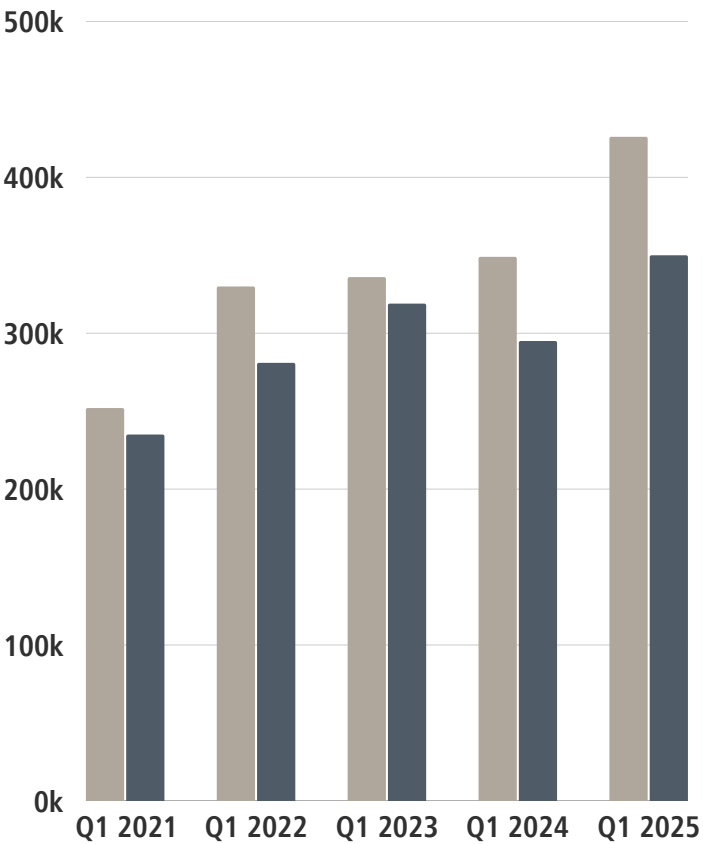
	Q1 2024	Q1 2025	CHANGE
AVERAGE PRICE	\$349,200	\$425,980	+22.0%
MEDIAN PRICE	\$295,000	\$350,000	+18.6%
TOTAL LISTED	9	15	+66.7%
TOTAL CONTRACTS	5	10	+100.0%
TOTAL SOLD	5	5	0.0%



AVERAGE
DAYS ON MARKET
32



AVERAGE & MEDIAN
SOLD PRICE



2 BED | 1 BATH CONDOS

	Q1 2024	Q1 2025	CHANGE
AVERAGE PRICE	\$477,714	\$426,000	-10.8%
MEDIAN PRICE	\$425,000	\$407,000	-4.2%
TOTAL LISTED	17	11	-35.3%
TOTAL CONTRACTS	11	3	-72.7%
TOTAL SOLD	7	4	-42.9%

MARKET SHARE

CASH VS. MORTGAGE

25% ● CASH

75% ● MORTGAGE

MARKET SHARE

BY SOLD PRICE

75% ● < \$500,000

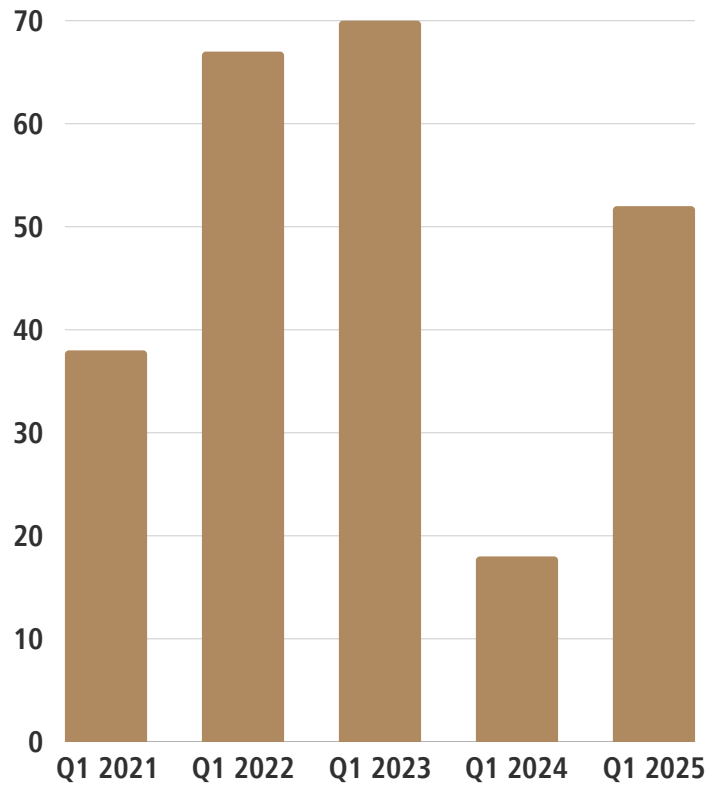
25% ● \$500k - \$799k

0% ● \$800k - \$999k

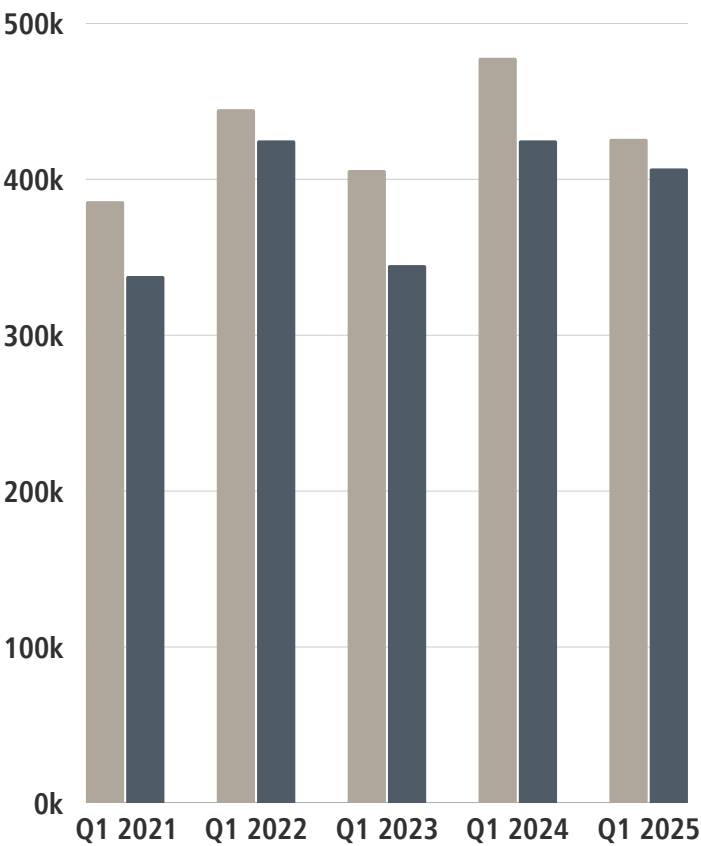
0% ● \$1M - \$1.5M

0% ● > \$1,500,000

AVERAGE
DAYS ON MARKET
52

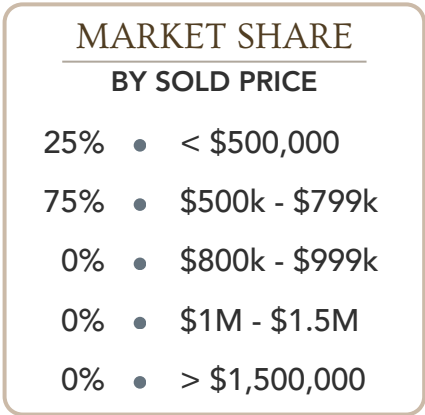
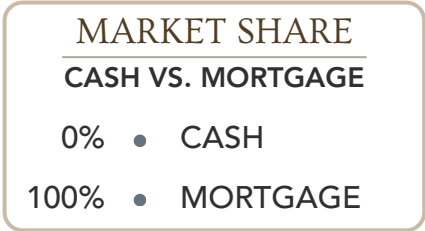


AVERAGE & MEDIAN
SOLD PRICE

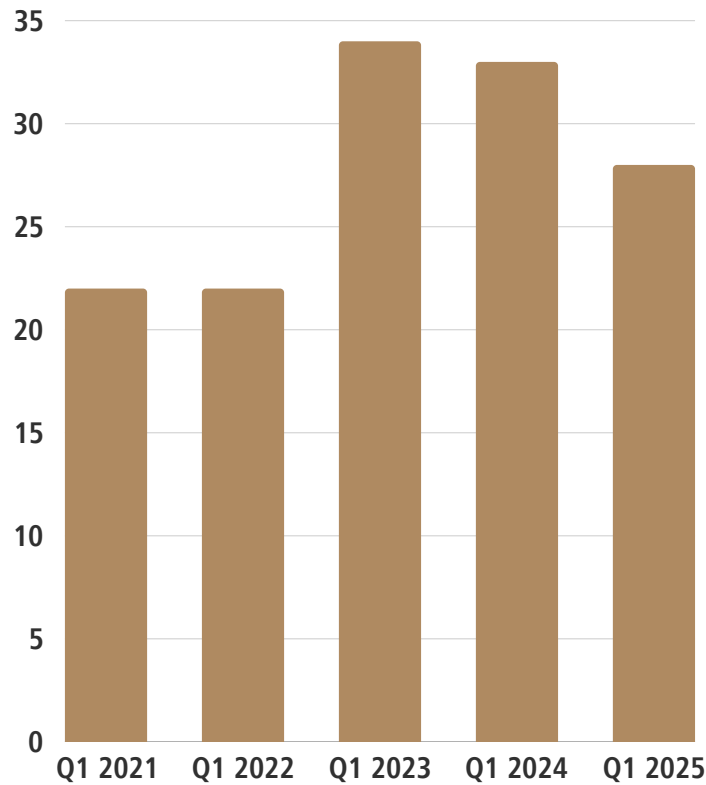


2 BED | 2 BATH CONDOS

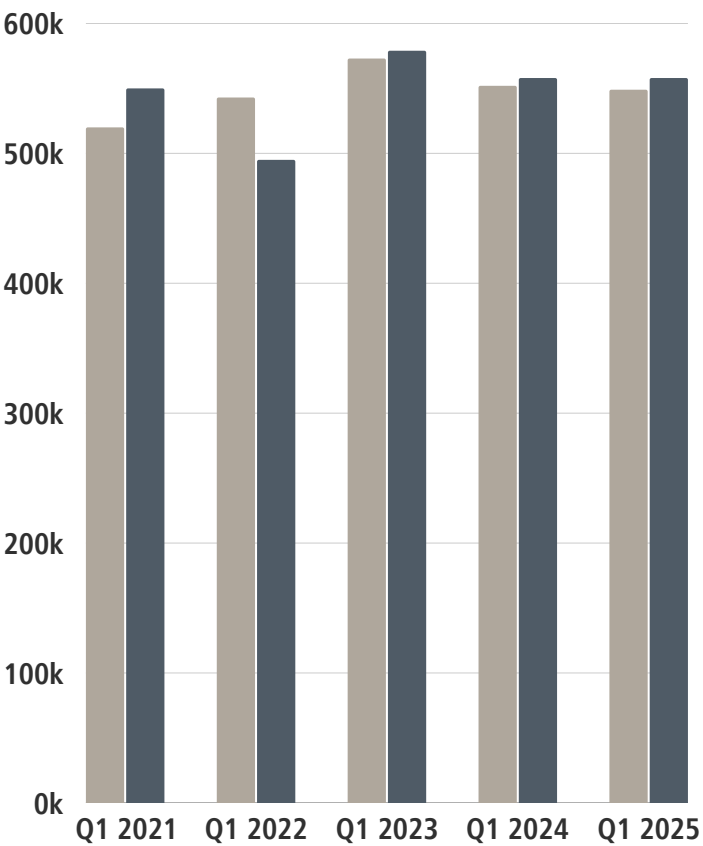
	Q1 2024	Q1 2025	CHANGE
AVERAGE PRICE	\$552,000	\$549,125	-0.5%
MEDIAN PRICE	\$557,500	\$557,500	0.0%
TOTAL LISTED	26	27	+3.8%
TOTAL CONTRACTS	15	18	+20.0%
TOTAL SOLD	10	8	-20.0%



AVERAGE
DAYS ON MARKET
28



AVERAGE & MEDIAN
SOLD PRICE



3+ BED | 2+ BATH CONDOS

	Q1 2024	Q1 2025	CHANGE
AVERAGE PRICE	\$910,909	\$881,266	-3.3%
MEDIAN PRICE	\$897,500	\$860,000	-4.2%
TOTAL LISTED	79	80	+1.3%
TOTAL CONTRACTS	37	37	0.0%
TOTAL SOLD	22	30	+36.4%

MARKET SHARE

CASH VS. MORTGAGE

10% ● CASH

90% ● MORTGAGE

MARKET SHARE

BY SOLD PRICE

3% ● < \$500,000

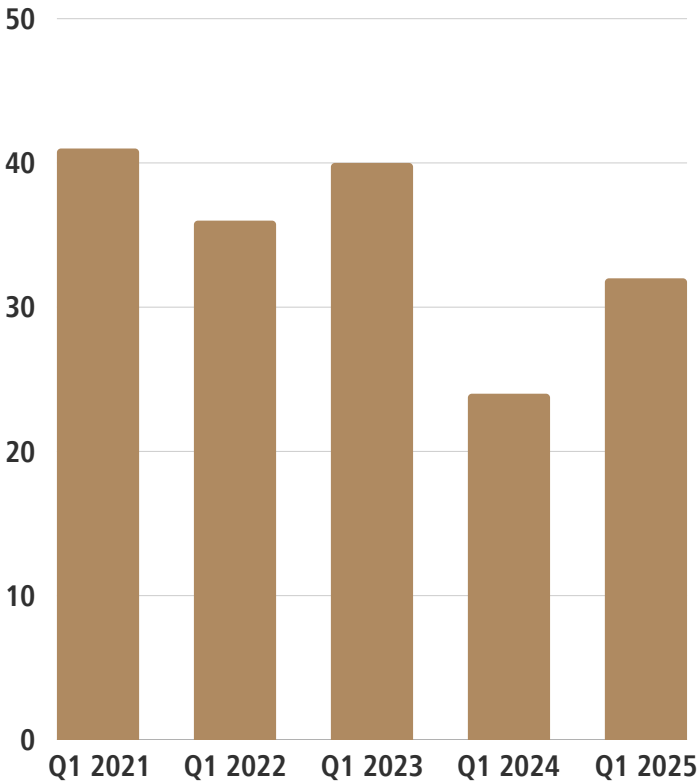
33% ● \$500k - \$799k

44% ● \$800k - \$999k

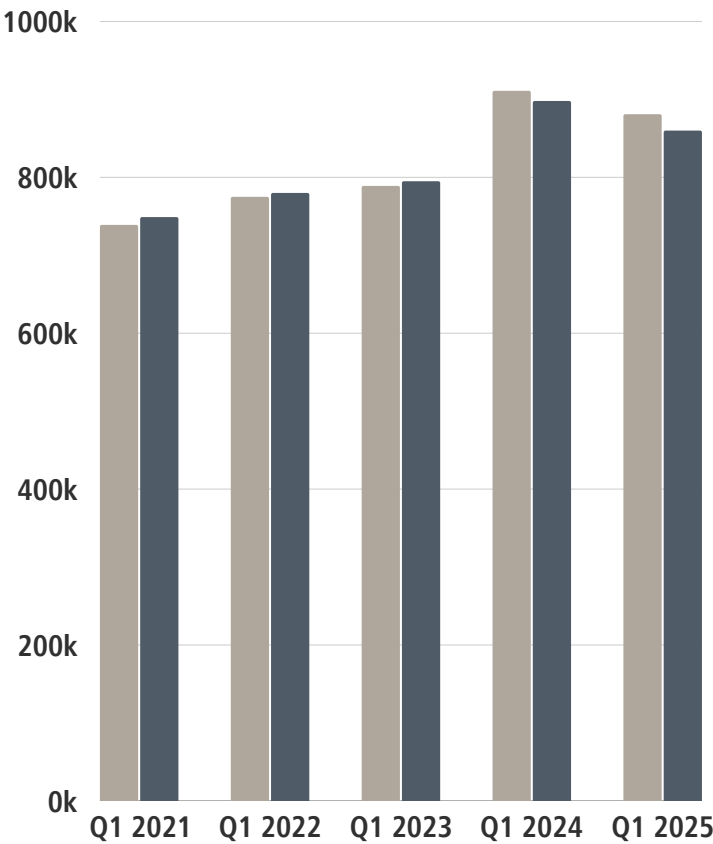
20% ● \$1M - \$1.5M

0% ● > \$1,500,000

AVERAGE
DAYS ON MARKET
32



AVERAGE & MEDIAN
SOLD PRICE



SINGLE FAMILY HOMES

	Q1 2024	Q1 2025	CHANGE
AVERAGE PRICE	\$906,600	\$963,681	+6.3%
MEDIAN PRICE	\$860,500	\$832,000	-3.3%
TOTAL LISTED	7	22	+214.3%
TOTAL CONTRACTS	6	9	+50.0%
TOTAL SOLD	10	11	+10.0%

MARKET SHARE

CASH VS. MORTGAGE

20% ● CASH

80% ● MORTGAGE

MARKET SHARE

BY SOLD PRICE

9% ● < \$500,000

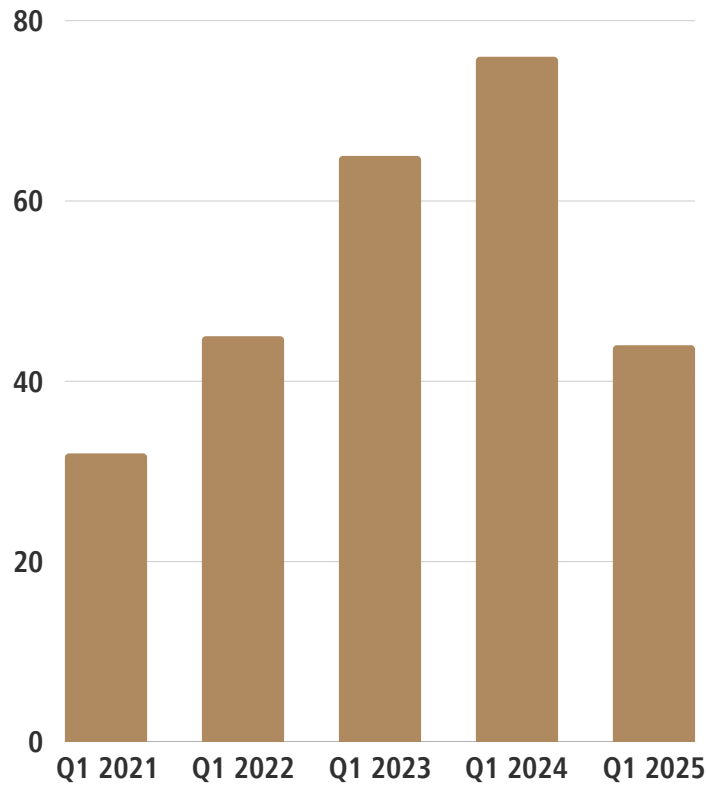
27% ● \$500k - \$799k

46% ● \$800k - \$999k

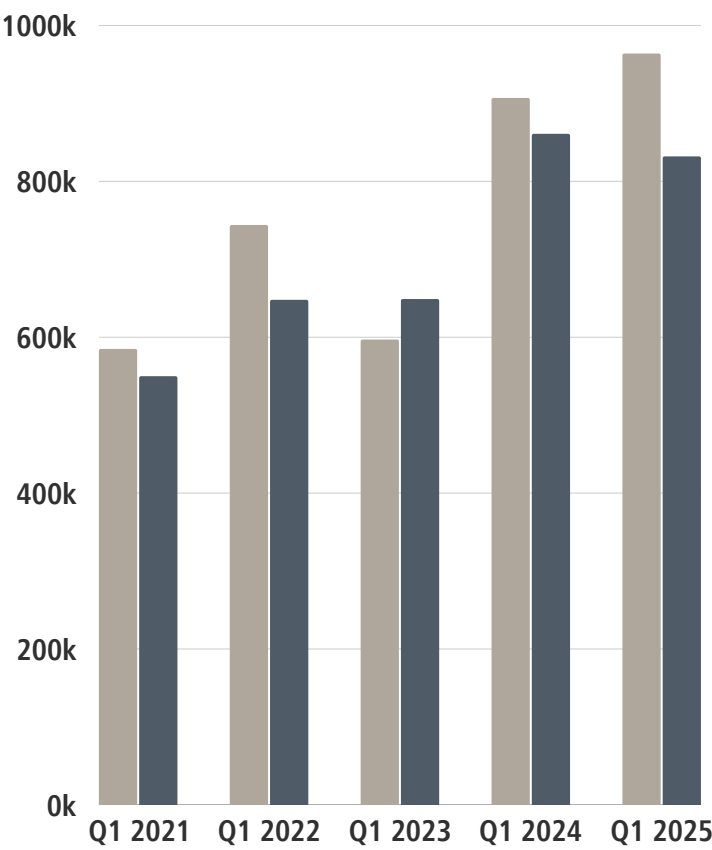
9% ● \$1M - \$1.5M

9% ● > \$1,500,000

AVERAGE
DAYS ON MARKET
44



AVERAGE & MEDIAN
SOLD PRICE



MULTI FAMILY HOMES

	Q1 2024	Q1 2025	CHANGE
AVERAGE PRICE	\$1,014,565	\$1,061,423	+4.6%
MEDIAN PRICE	\$895,000	\$1,025,999	+14.6%
TOTAL LISTED	58	62	+6.9%
TOTAL CONTRACTS	35	28	-20.0%
TOTAL SOLD	32	26	-18.8%

MARKET SHARE

CASH VS. MORTGAGE

20% ● CASH

80% ● MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% ● < \$500,000

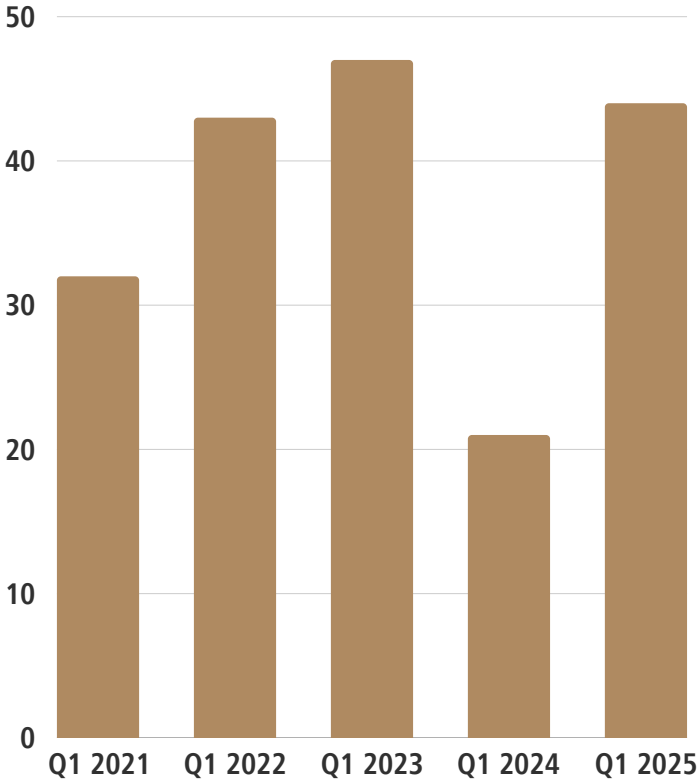
15% ● \$500k - \$799k

35% ● \$800k - \$999k

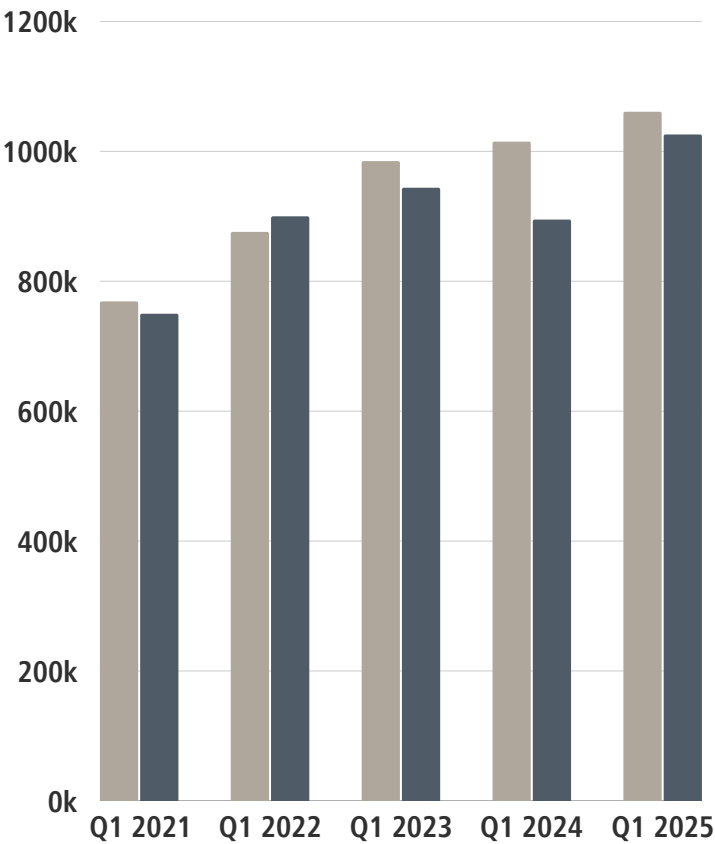
42% ● \$1M - \$1.5M

8% ● > \$1,500,000

AVERAGE
DAYS ON MARKET
44



AVERAGE & MEDIAN
SOLD PRICE



METHODOLOGY

ZIP CODES COVERED:
07306 & 07307

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.