



MARKET REPORT

Q4 2024

JERSEY CITY HEIGHTS



SUMMARY OF DATA

SOLD PRICE	AVERAGE	MEDIAN
1 Bed Condo	+12.0%	+3.7%
2 Bed 1 Bath Condo	+12.3%	-1.2%
2 Bed 2 Bath Condo	+3.8%	+7.0%
3+ Bed Condo	-0.4%	+1.2%
Single-Family Homes	-4.0%	-1.7%
Multi-Family Homes	+0.1%	+7.0%

MARKET SHARE

CASH VS. MORTGAGE

17% • CASH

83% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

12% • < \$500,000

30% • \$500k - \$799k

41% • \$800k - \$999k

15% • \$1M - \$1.5M

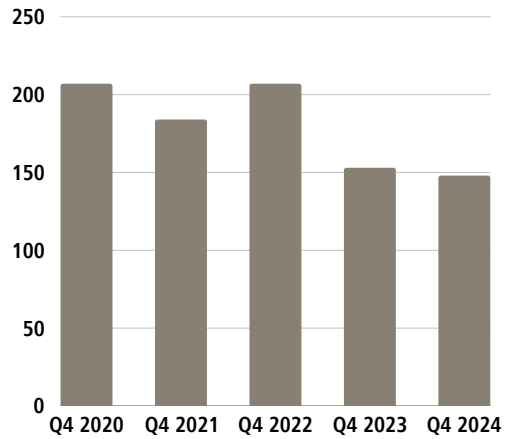
2% • > \$1,500,000

HOMES LISTED

148

-3.3%

YEAR-OVER-YEAR

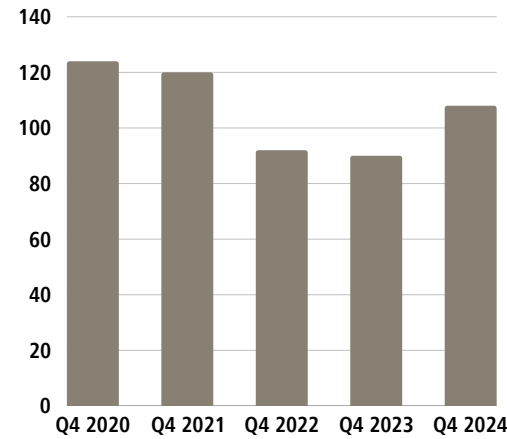


CONTRACTS SIGNED

108

+20.0%

YEAR-OVER-YEAR

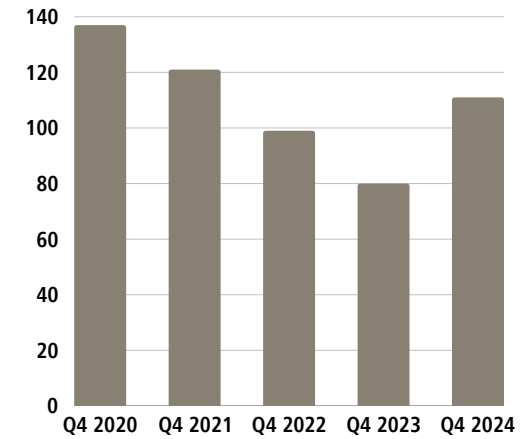


HOMES SOLD

111

+38.8%

YEAR-OVER-YEAR



1 BED | 1 BATH CONDOS

	Q4 2023	Q4 2024	CHANGE
AVERAGE PRICE	\$286,527	\$320,800	+12.0%
MEDIAN PRICE	\$270,000	\$280,000	+3.7%
TOTAL LISTED	7	10	+42.9%
TOTAL CONTRACTS	8	6	-25.0%
TOTAL SOLD	8	5	-37.5%

MARKET SHARE

CASH VS. MORTGAGE

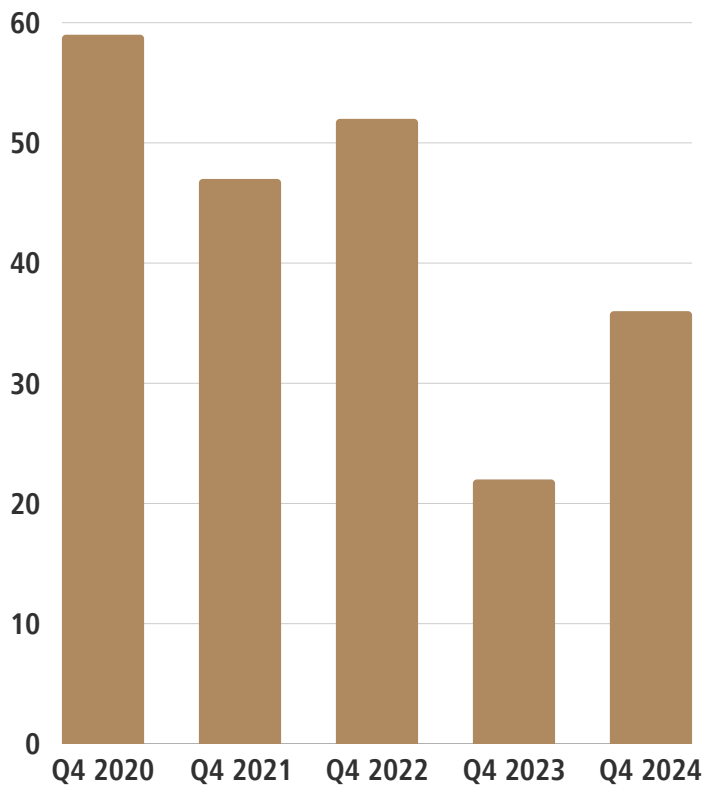
80% • CASH
20% • MORTGAGE

MARKET SHARE

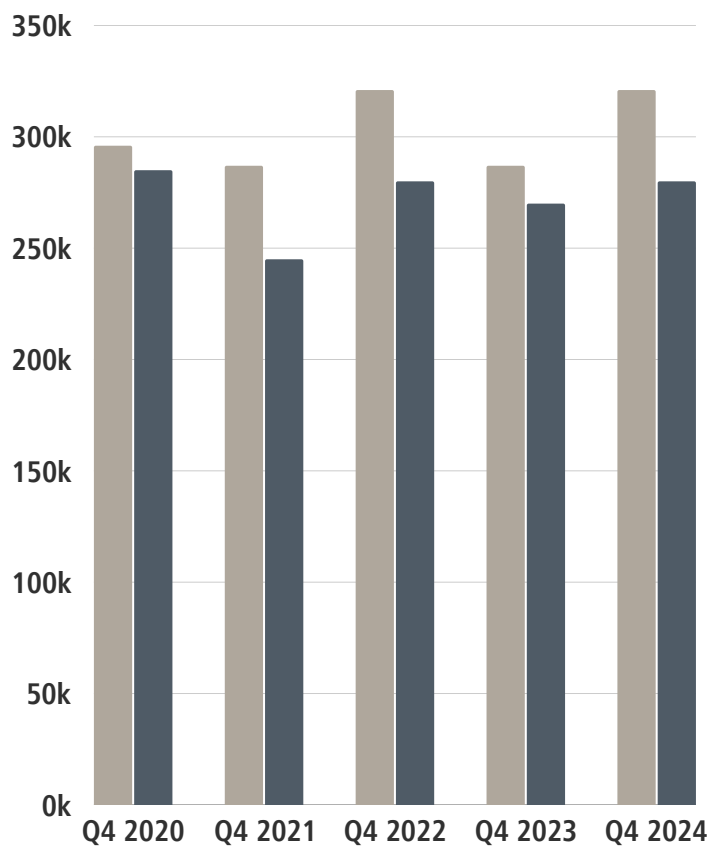
BY SOLD PRICE

100% • < \$500,000
0% • \$500k - \$799k
0% • \$800k - \$999k
0% • \$1M - \$1.5M
0% • > \$1,500,000

AVERAGE DAYS ON MARKET 36

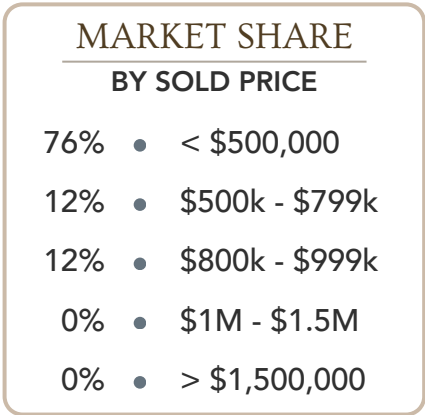
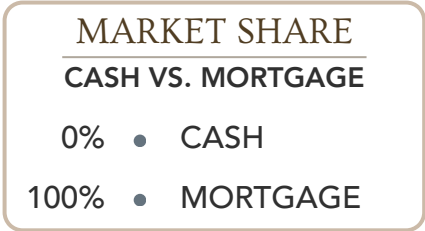


AVERAGE & MEDIAN SOLD PRICE

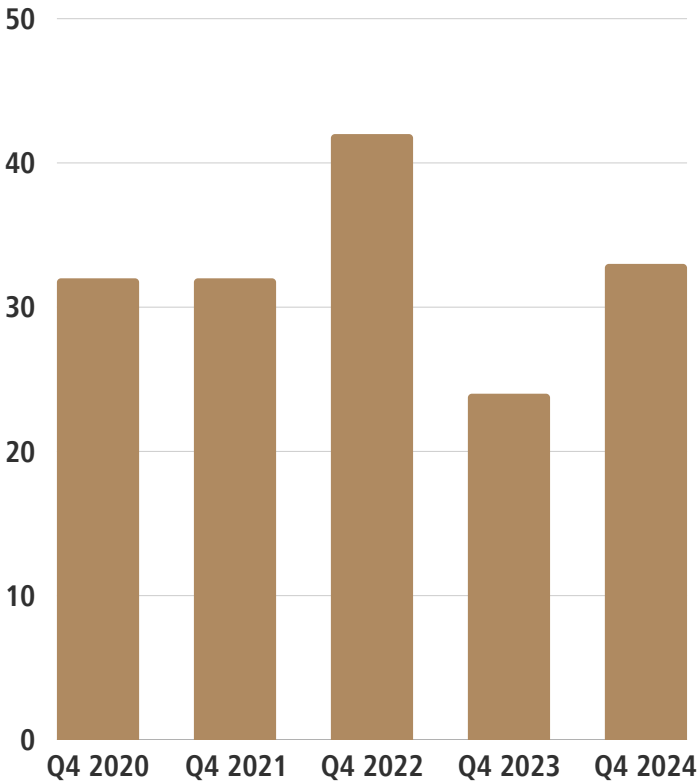


2 BED | 1 BATH CONDOS

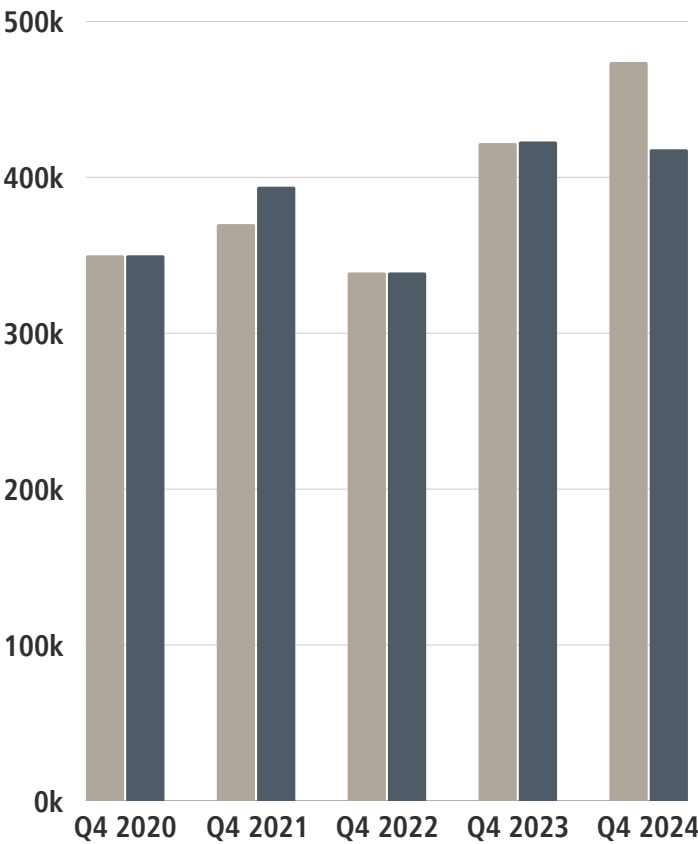
	Q4 2023	Q4 2024	CHANGE
AVERAGE PRICE	\$422,333	\$474,187	+12.3%
MEDIAN PRICE	\$422,500	\$417,500	-1.2%
TOTAL LISTED	12	8	-33.3%
TOTAL CONTRACTS	7	5	-28.6%
TOTAL SOLD	6	8	+33.3%



AVERAGE
DAYS ON MARKET
33

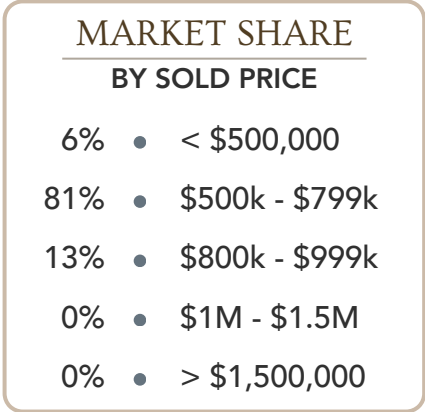
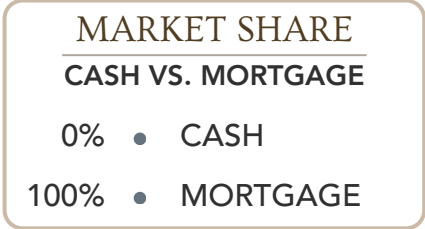


AVERAGE & MEDIAN
SOLD PRICE

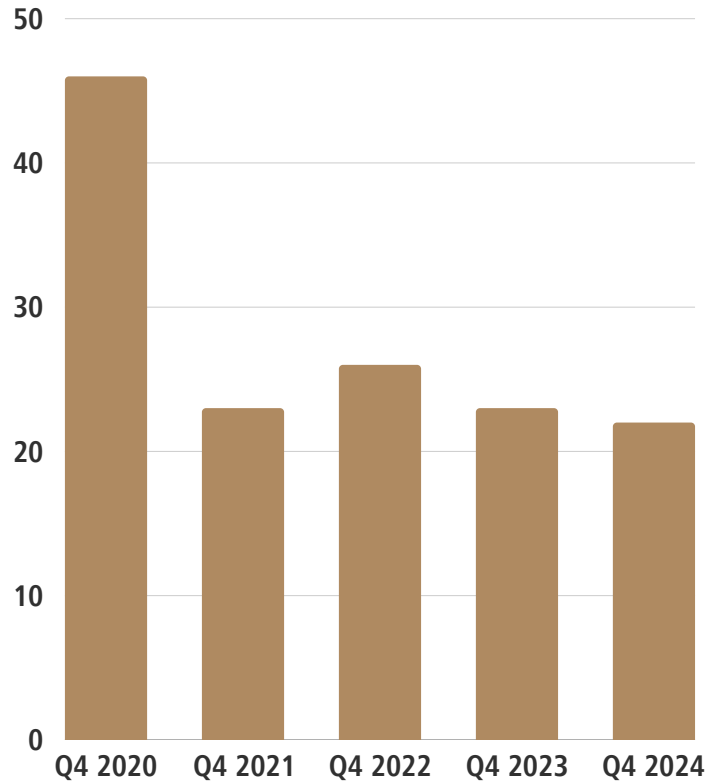


2 BED | 2 BATH CONDOS

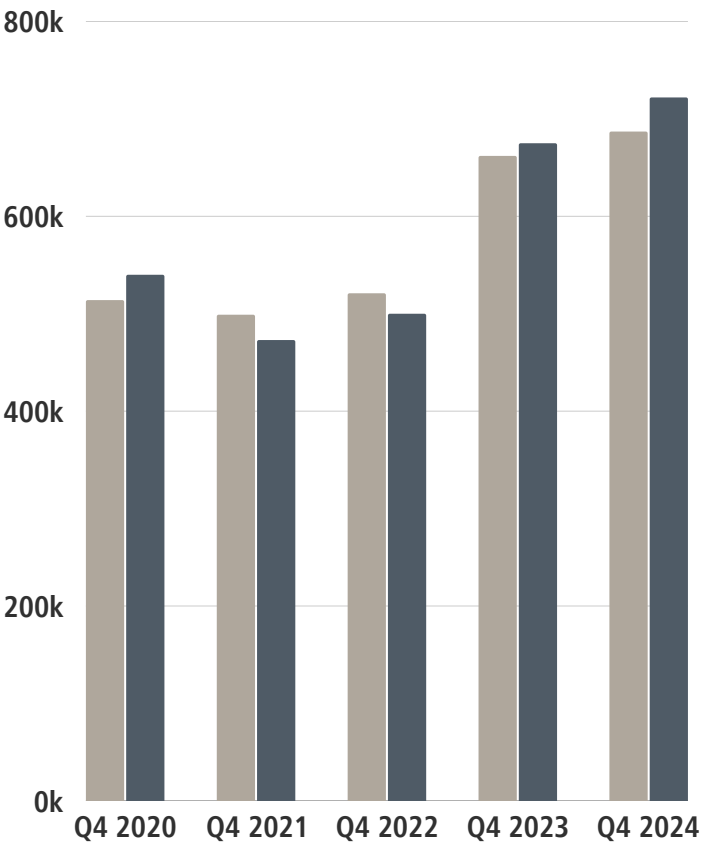
	Q4 2023	Q4 2024	CHANGE
AVERAGE PRICE	\$661,638	\$686,562	+3.8%
MEDIAN PRICE	\$674,900	\$722,000	+7.0%
TOTAL LISTED	15	16	+6.7%
TOTAL CONTRACTS	8	10	+25.0%
TOTAL SOLD	13	16	+23.1%



AVERAGE
DAYS ON MARKET
22



AVERAGE & MEDIAN
SOLD PRICE



3+ BED | 2+ BATH CONDOS

	Q4 2023	Q4 2024	CHANGE
AVERAGE PRICE	\$868,990	\$865,744	-0.4%
MEDIAN PRICE	\$865,000	\$875,000	+1.2%
TOTAL LISTED	64	67	+4.7%
TOTAL CONTRACTS	22	42	+90.9%
TOTAL SOLD	27	45	+66.7%

MARKET SHARE

CASH VS. MORTGAGE

11% • CASH

89% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

2% • < \$500,000

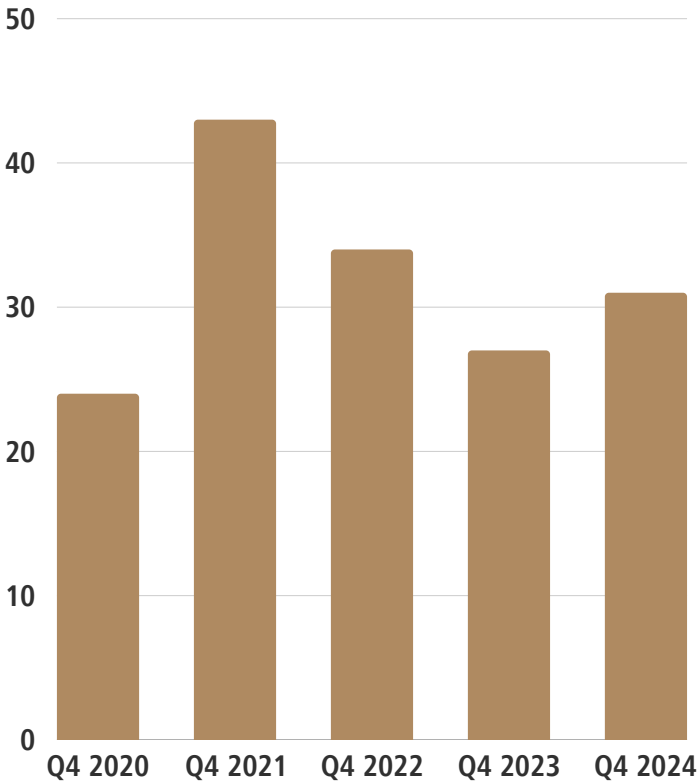
27% • \$500k - \$799k

56% • \$800k - \$999k

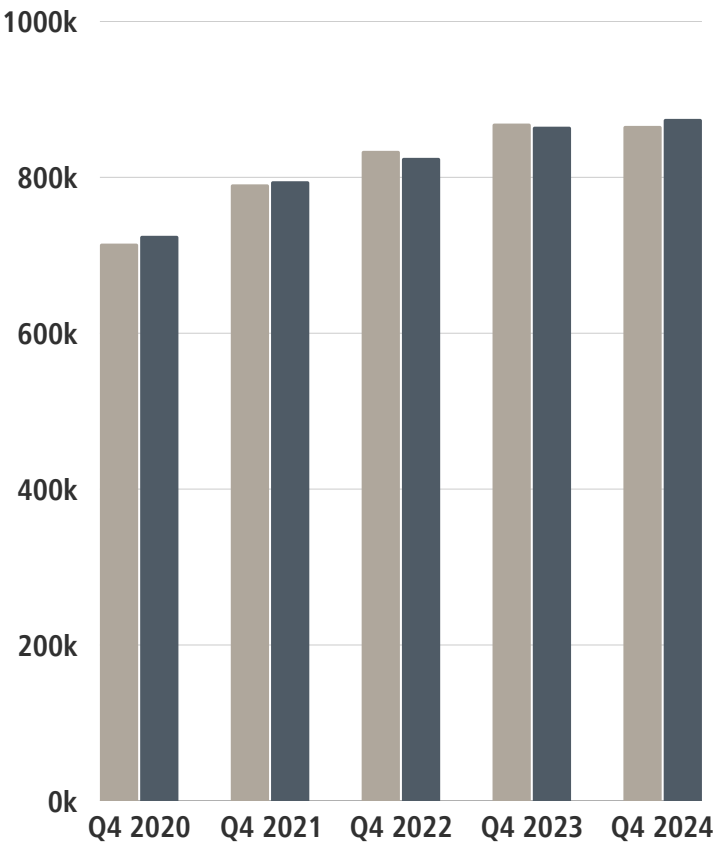
15% • \$1M - \$1.5M

0% • > \$1,500,000

AVERAGE
DAYS ON MARKET
31



AVERAGE & MEDIAN
SOLD PRICE



SINGLE FAMILY HOMES

	Q4 2023	Q4 2024	CHANGE
AVERAGE PRICE	\$892,400	\$856,642	-4.0%
MEDIAN PRICE	\$885,000	\$870,000	-1.7%
TOTAL LISTED	13	15	+15.4%
TOTAL CONTRACTS	11	16	+45.5%
TOTAL SOLD	5	7	+40.0%

MARKET SHARE

CASH VS. MORTGAGE

14% ● CASH

86% ● MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% ● < \$500,000

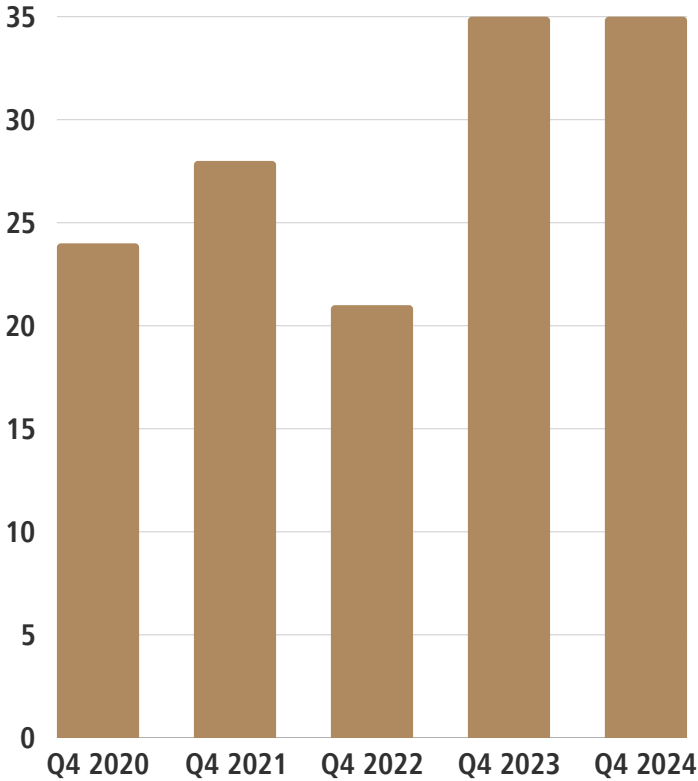
43% ● \$500k - \$799k

43% ● \$800k - \$999k

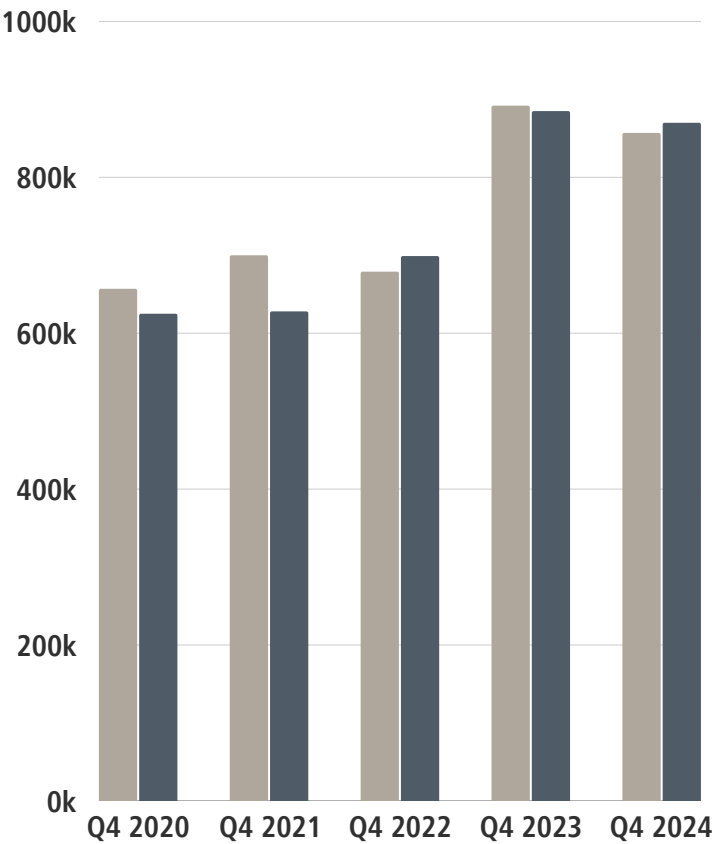
14% ● \$1M - \$1.5M

0% ● > \$1,500,000

AVERAGE
DAYS ON MARKET
35



AVERAGE & MEDIAN
SOLD PRICE



MULTI FAMILY HOMES

	Q4 2023	Q4 2024	CHANGE
AVERAGE PRICE	\$1,019,385	\$1,019,766	+0.1%
MEDIAN PRICE	\$890,000	\$952,500	+7.0%
TOTAL LISTED	42	32	-23.8%
TOTAL CONTRACTS	34	29	-14.7%
TOTAL SOLD	21	30	+42.9%

MARKET SHARE

CASH VS. MORTGAGE

30% ● CASH

70% ● MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% ● < \$500,000

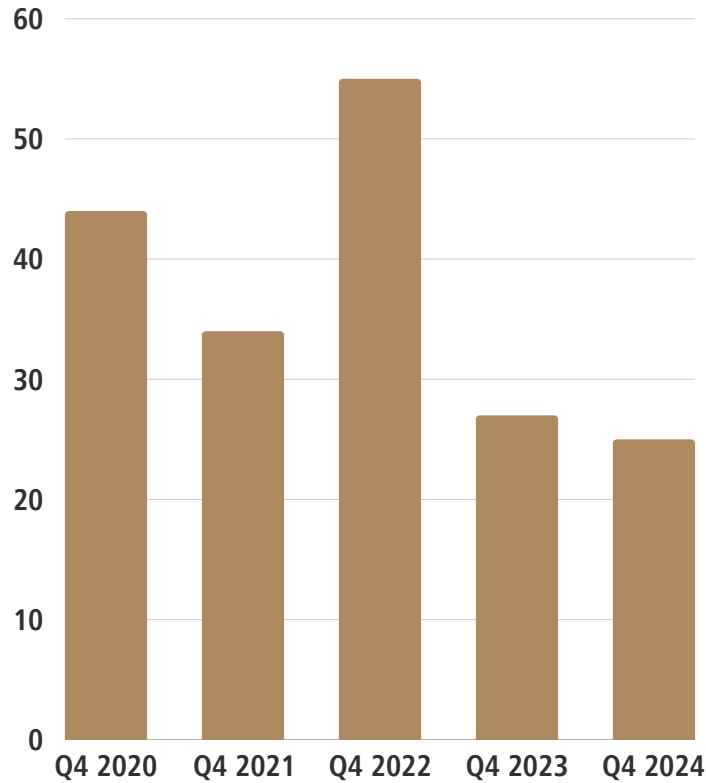
13% ● \$500k - \$799k

50% ● \$800k - \$999k

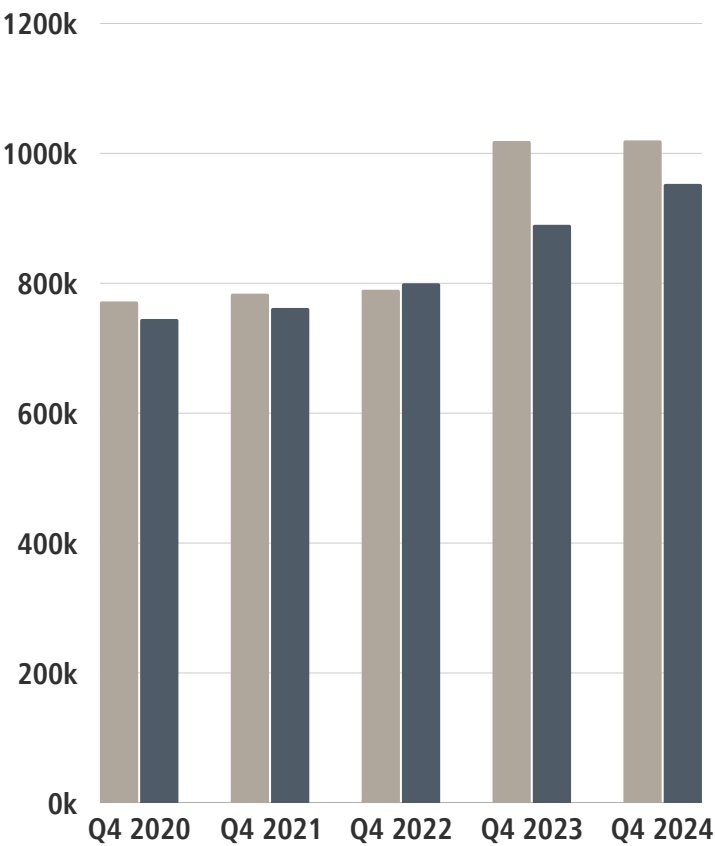
30% ● \$1M - \$1.5M

7% ● > \$1,500,000

AVERAGE
DAYS ON MARKET
25



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.