

MARKET REPORT

Q4 2025

JERSEY CITY HEIGHTS



SUMMARY OF DATA

SOLD PRICE	AVERAGE	MEDIAN	MARKET SHARE
1 Bed Condo	-10.4%	+6.8%	4%
2 Bed 1 Bath Condo	-8.7%	-6.3%	8%
2 Bed 2 Bath Condo	-12.5%	-20.5%	7%
3+ Bed Condo	+9.6%	+4.0%	32%
Single-Family Homes	+14.1%	+7.7%	10%
Multi-Family Homes	+12.3%	+4.9%	39%

MARKET SHARE

CASH VS. MORTGAGE

16% • CASH

84% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

15% • < \$500,000

24% • \$500k - \$799k

27% • \$800k - \$999k

29% • \$1M - \$1.5M

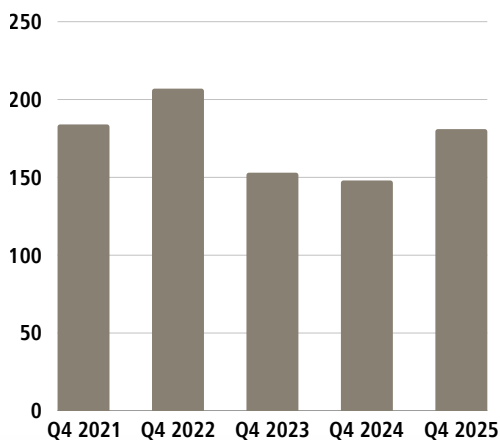
5% • > \$1,500,000

HOMES LISTED

181

+22.3%

YEAR-OVER-YEAR

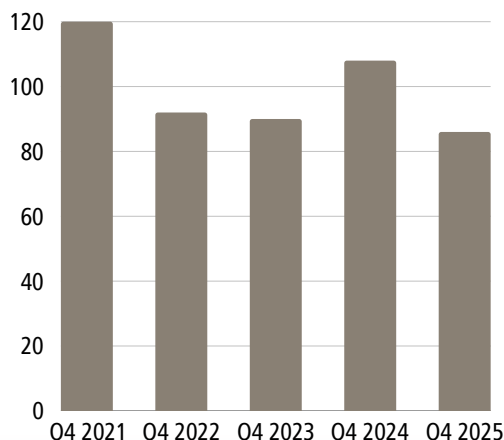


CONTRACTS SIGNED

86

-20.4%

YEAR-OVER-YEAR

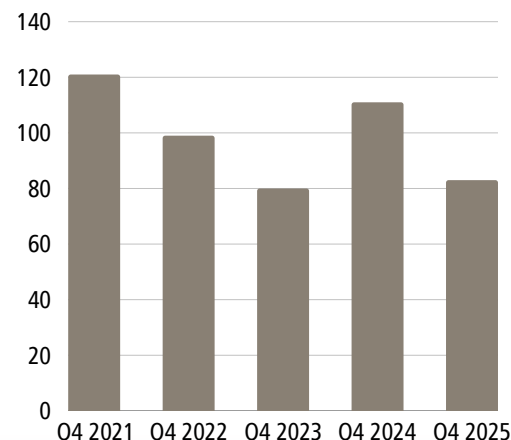


HOMES SOLD

83

-25.2%

YEAR-OVER-YEAR



1 BED, 1 BATH CONDO

	Q4 2024	Q4 2025	CHANGE
AVERAGE PRICE	\$320,800	\$287,333	-10.4%
MEDIAN PRICE	\$280,000	\$299,000	+6.8%
TOTAL LISTED	10	11	+10.0%
TOTAL CONTRACTS	6	9	+50.0%
TOTAL SOLD	5	3	-40.0%

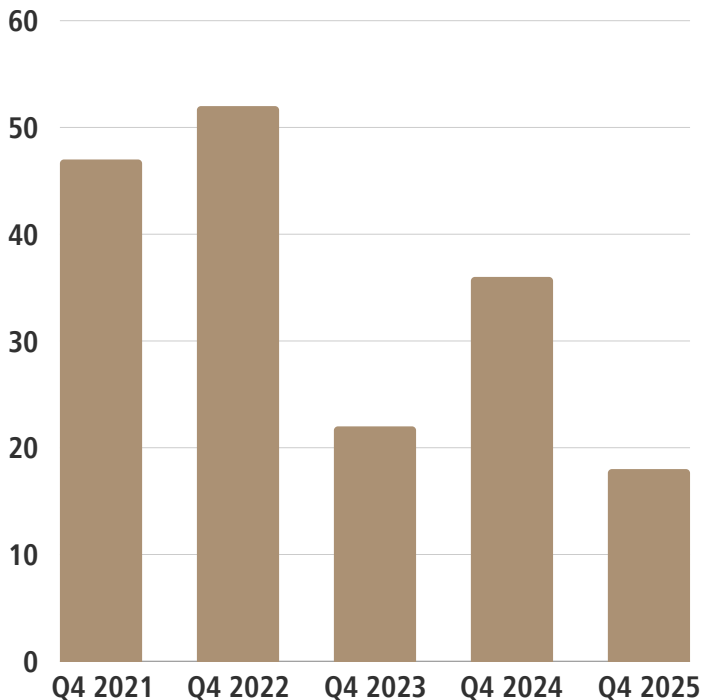
MARKET SHARE CASH VS. MORTGAGE

67% • CASH
33% • MORTGAGE

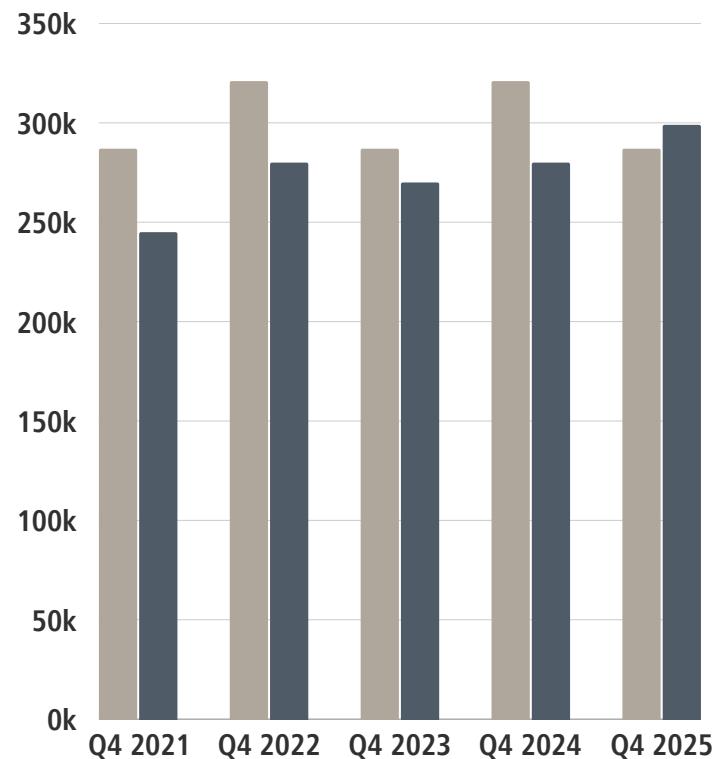
MARKET SHARE BY SOLD PRICE

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

AVERAGE DAYS ON MARKET 18



AVERAGE & MEDIAN SOLD PRICE



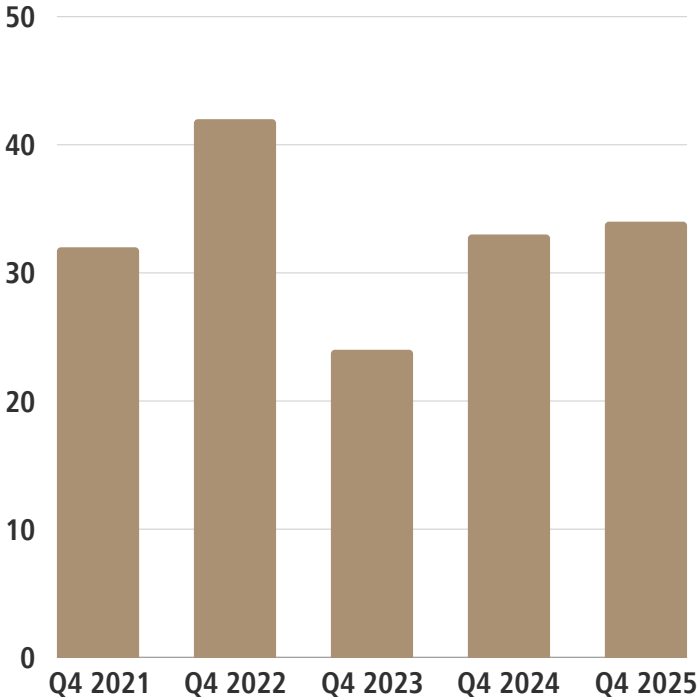
2 BED, 1 BATH CONDO

	Q4 2024	Q4 2025	CHANGE
AVERAGE PRICE	\$474,187	\$433,000	-8.7%
MEDIAN PRICE	\$417,500	\$391,000	-6.3%
TOTAL LISTED	8	18	+125.0%
TOTAL CONTRACTS	5	5	0.0%
TOTAL SOLD	8	7	-12.5%

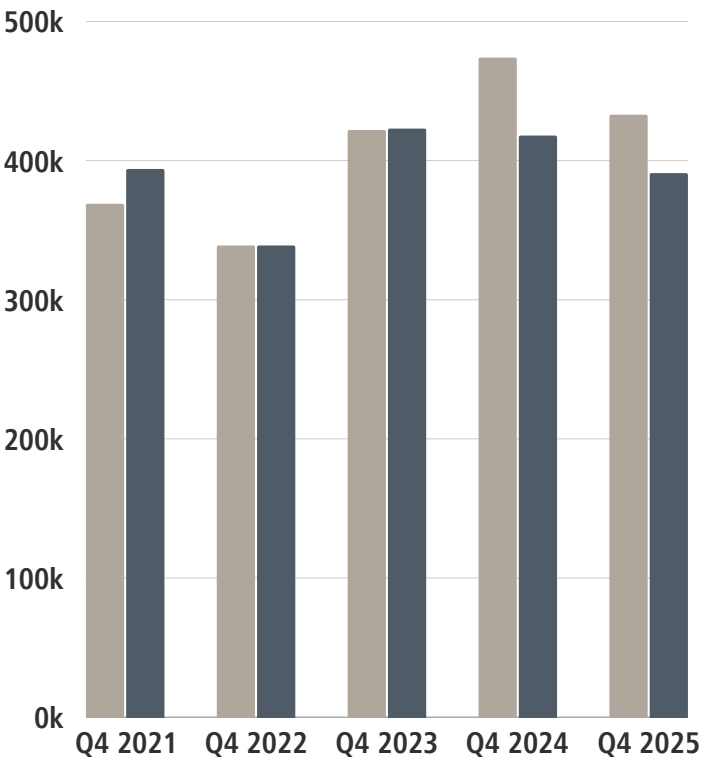
MARKET SHARE	
CASH VS. MORTGAGE	
0%	● CASH
100%	● MORTGAGE

MARKET SHARE	
BY SOLD PRICE	
86%	● < \$500,000
14%	● \$500k - \$799k
0%	● \$800k - \$999k
0%	● \$1M - \$1.5M
0%	● > \$1,500,000

AVERAGE DAYS ON MARKET 34



AVERAGE & MEDIAN SOLD PRICE



2 BED, 2 BATH CONDO

	Q4 2024	Q4 2025	CHANGE
AVERAGE PRICE	\$686,562	\$600,466	-12.5%
MEDIAN PRICE	\$722,000	\$574,000	-20.5%
TOTAL LISTED	16	17	+6.3%
TOTAL CONTRACTS	10	7	-30.0%
TOTAL SOLD	16	6	-62.5%

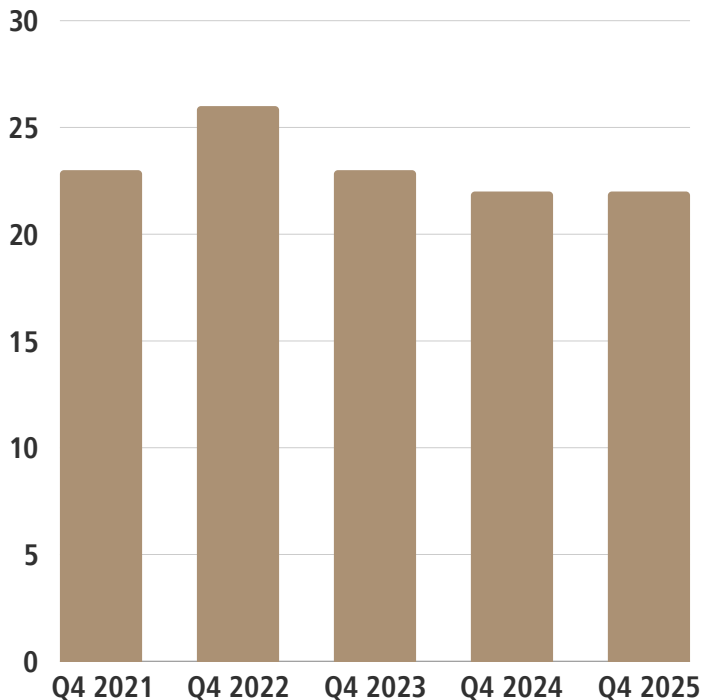
MARKET SHARE CASH VS. MORTGAGE

0% • CASH
100% • MORTGAGE

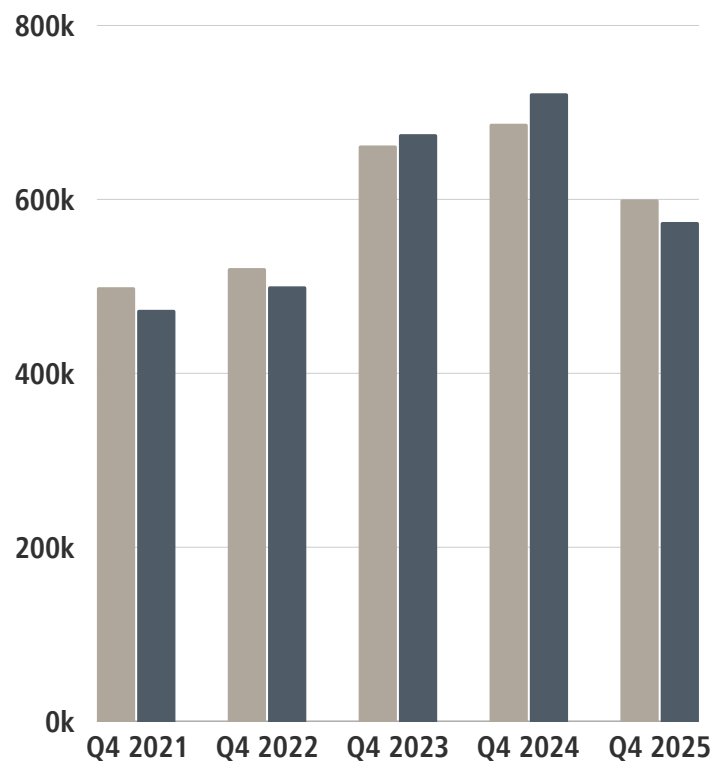
MARKET SHARE BY SOLD PRICE

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

AVERAGE DAYS ON MARKET 22



AVERAGE & MEDIAN SOLD PRICE



3 BED, 2 BATH CONDO

	Q4 2024	Q4 2025	CHANGE
AVERAGE PRICE	\$865,744	\$948,740	+9.6%
MEDIAN PRICE	\$875,000	\$910,000	+4.0%
TOTAL LISTED	67	75	+11.9%
TOTAL CONTRACTS	42	24	-42.9%
TOTAL SOLD	45	27	-40.0%

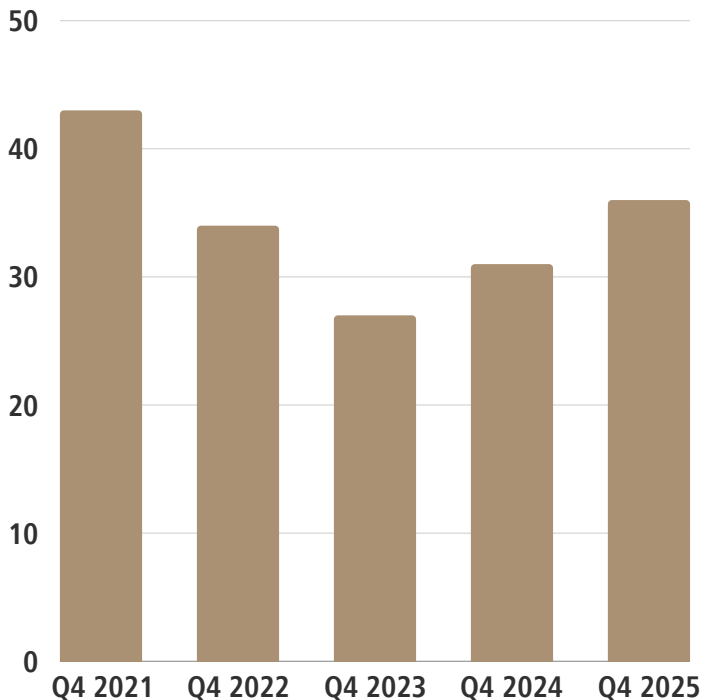
MARKET SHARE CASH VS. MORTGAGE

7% • CASH
93% • MORTGAGE

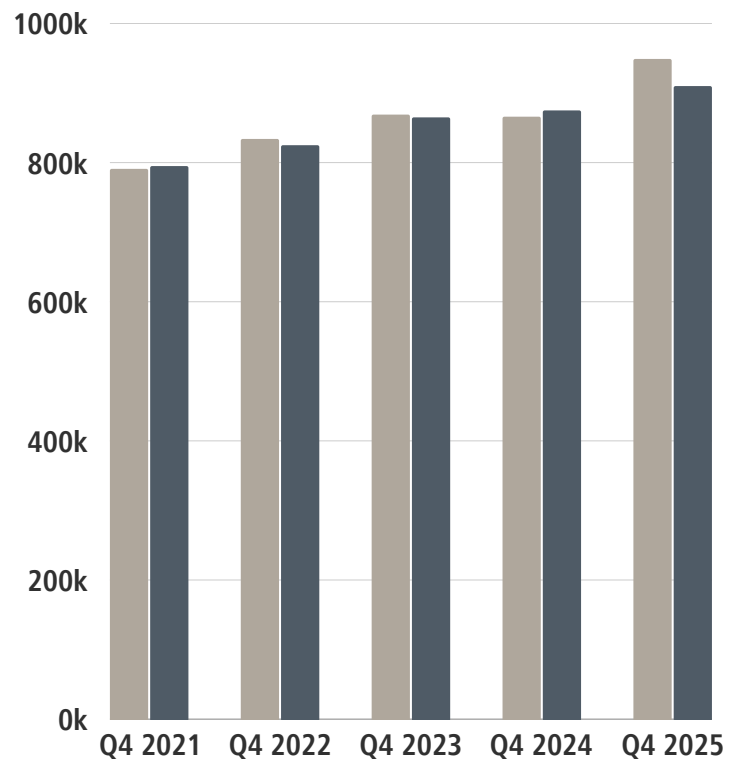
MARKET SHARE BY SOLD PRICE

0% • < \$500,000
33% • \$500k - \$799k
30% • \$800k - \$999k
37% • \$1M - \$1.5M
0% • > \$1,500,000

AVERAGE DAYS ON MARKET 36



AVERAGE & MEDIAN SOLD PRICE



SINGLE FAMILY HOME

	Q4 2024	Q4 2025	CHANGE
AVERAGE PRICE	\$856,642	\$977,125	+14.1%
MEDIAN PRICE	\$870,000	\$937,000	+7.7%
TOTAL LISTED	15	21	+40.0%
TOTAL CONTRACTS	16	12	-25.0%
TOTAL SOLD	7	8	+14.3%

MARKET SHARE

CASH VS. MORTGAGE

25% ● CASH

75% ● MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% ● < \$500,000

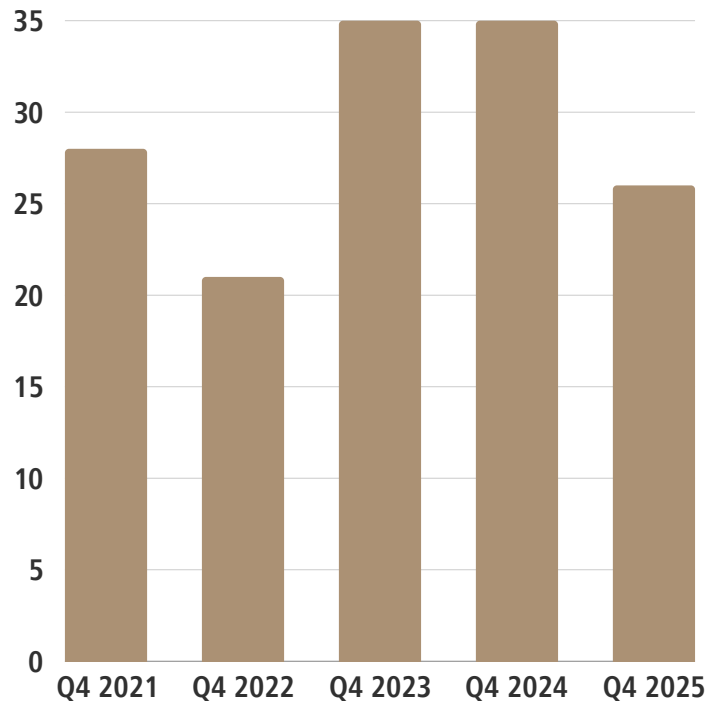
25% ● \$500k - \$799k

37.5% ● \$800k - \$999k

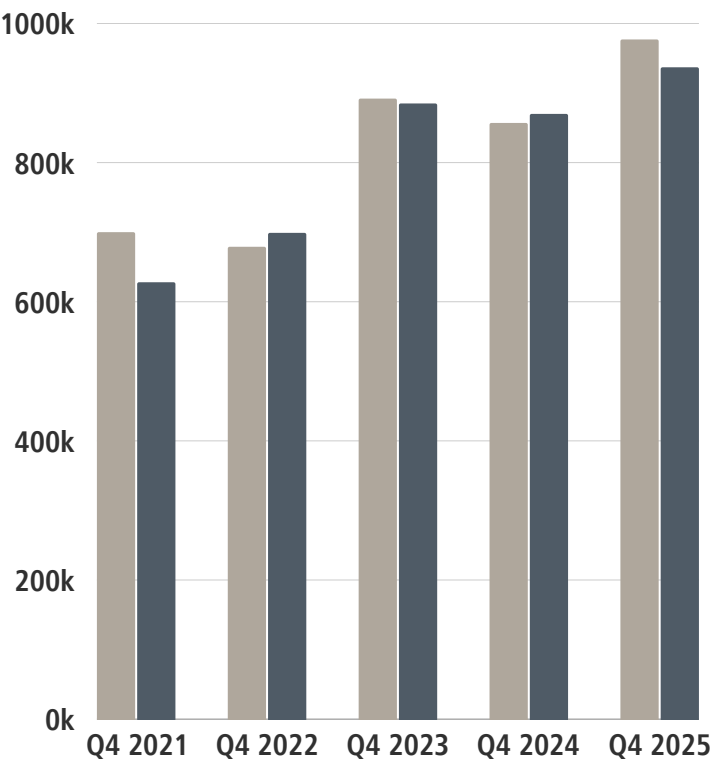
37.5% ● \$1M - \$1.5M

0% ● > \$1,500,000

AVERAGE
DAYS ON MARKET
26



AVERAGE & MEDIAN
SOLD PRICE



MULTI FAMILY HOME

	Q4 2024	Q4 2025	CHANGE
AVERAGE PRICE	\$1,019,766	\$1,145,093	+12.3%
MEDIAN PRICE	\$952,500	\$999,500	+4.9%
TOTAL LISTED	32	39	+21.9%
TOTAL CONTRACTS	29	29	0.0%
TOTAL SOLD	30	32	+6.7%

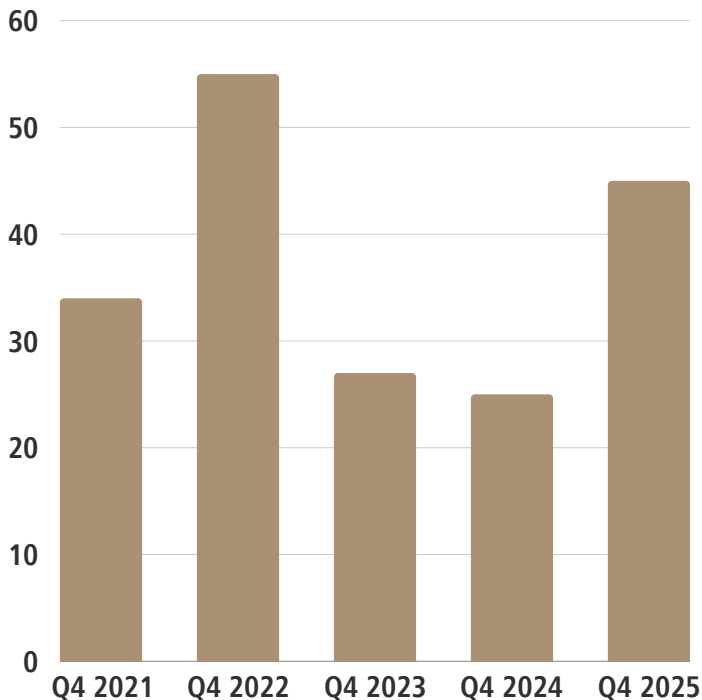
MARKET SHARE CASH VS. MORTGAGE

25% • CASH
75% • MORTGAGE

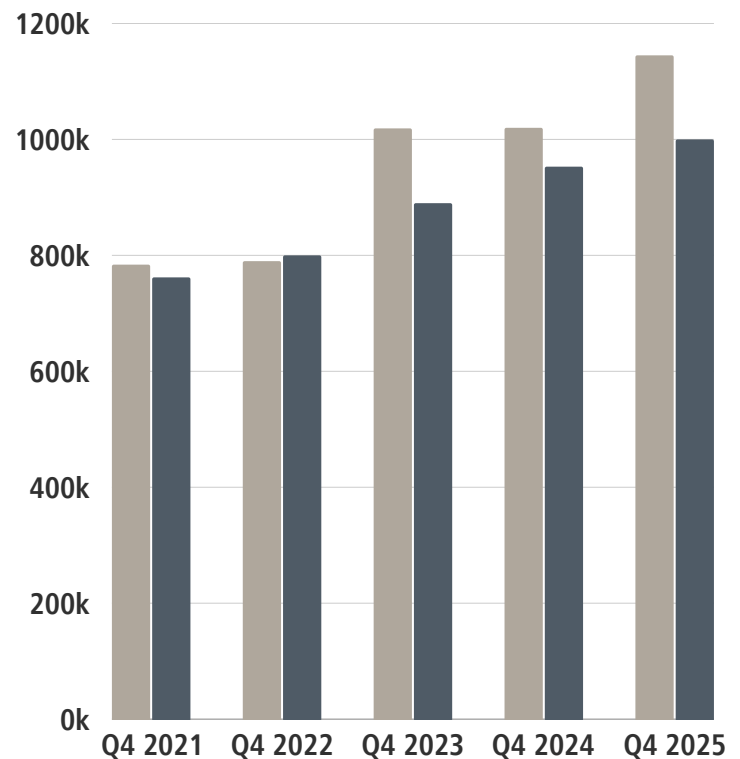
MARKET SHARE BY SOLD PRICE

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

AVERAGE DAYS ON MARKET 45



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.