

MARKET REPORT Q3 2026

JOURNAL SQUARE



SUMMARY OF DATA

SOLD PRICE	AVERAGE	MEDIAN	MARKET SHARE
1 Bed Condo	-4.9%	-0.8%	27%
2 Bed 1 Bath Condo	+16.2%	+25.8%	15%
2 Bed 2 Bath Condo	-0.6%	-2.7%	8%
3+ Bed Condo	+1.5%	-12.1%	12%
Single-Family Homes	-16.7%	-15.2%	8%
Multi-Family Homes	+10.7%	+6.7%	29%

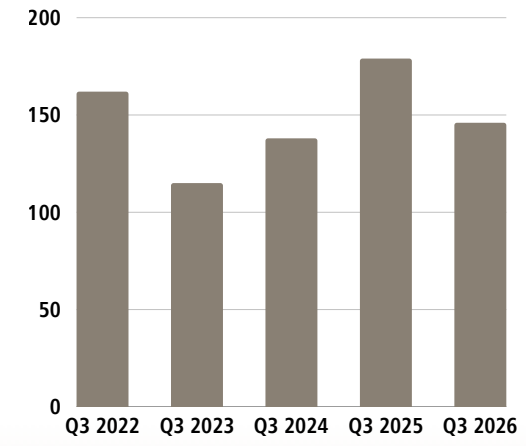
MARKET SHARE
CASH VS. MORTGAGE

- 25% • CASH
- 75% • MORTGAGE

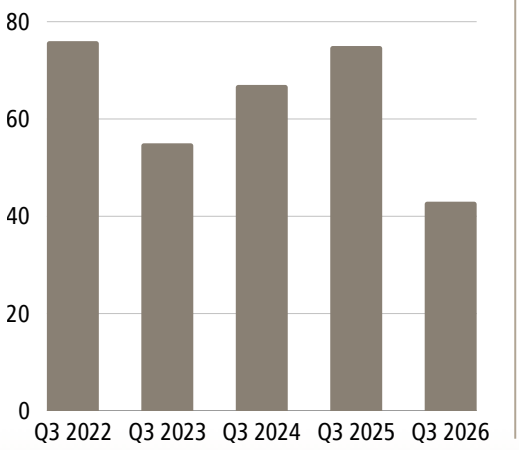
MARKET SHARE
BY SOLD PRICE

- 48% • < $500,000
- 30% • $500k - $799k
- 11% • $800k - $999k
- 9% • $1M - $1.5M
- 2% • > $1,500,000

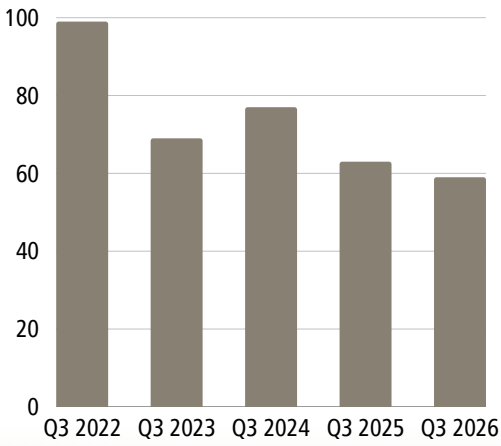
HOMES LISTED
146
-18.4%
YEAR-OVER-YEAR



CONTRACTS SIGNED
43
-42.7%
YEAR-OVER-YEAR



HOMES SOLD
59
-6.3%
YEAR-OVER-YEAR



1 BED, 1 BATH CONDO

	Q3 2025	Q3 2026	CHANGE
AVERAGE PRICE	$357,552	$340,181	-4.9%
MEDIAN PRICE	$336,250	$333,500	-0.8%
TOTAL LISTED	43	31	-27.9%
TOTAL CONTRACTS	18	10	-44.4%
TOTAL SOLD	20	16	-20.0%

MARKET SHARE
CASH VS. MORTGAGE

38% • CASH

62% • MORTGAGE

MARKET SHARE
BY SOLD PRICE

100% • < $500,000

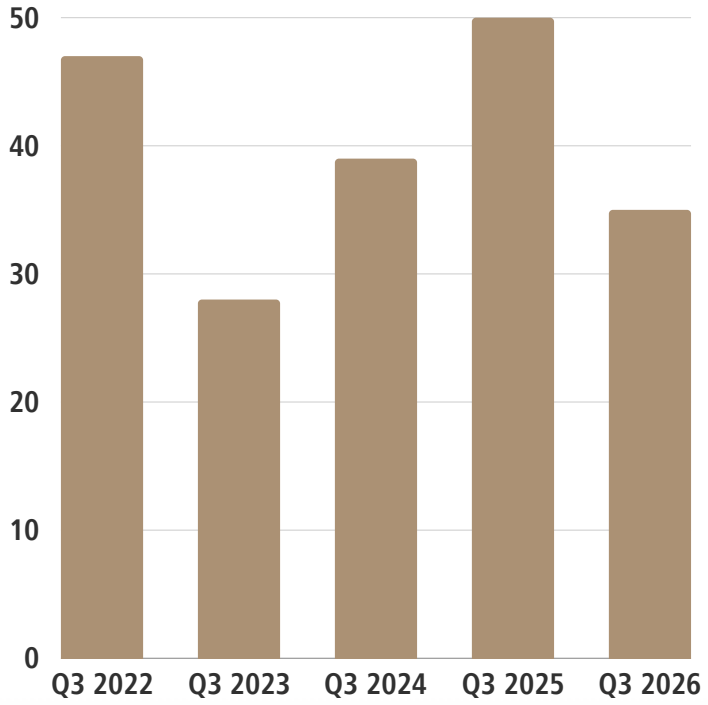
0% • $500k - $799k

0% • $800k - $999k

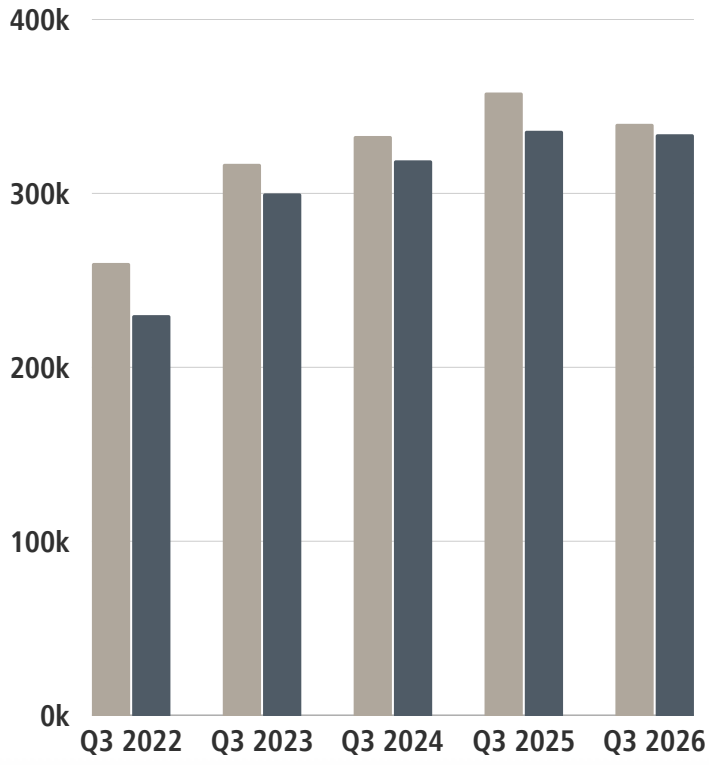
0% • $1M - $1.5M

0% • > $1,500,000

AVERAGE DAYS ON MARKET
35



AVERAGE & MEDIAN SOLD PRICE



2 BED, 1 BATH CONDO

	Q3 2025	Q3 2026	CHANGE
AVERAGE PRICE	$323,600	$376,125	+16.2%
MEDIAN PRICE	$314,000	$395,000	+25.8%
TOTAL LISTED	21	14	-33.3%
TOTAL CONTRACTS	6	6	0.0%
TOTAL SOLD	5	9	+80.0%

MARKET SHARE
CASH VS. MORTGAGE

22% • CASH

78% • MORTGAGE

MARKET SHARE
BY SOLD PRICE

89% • < $500,000

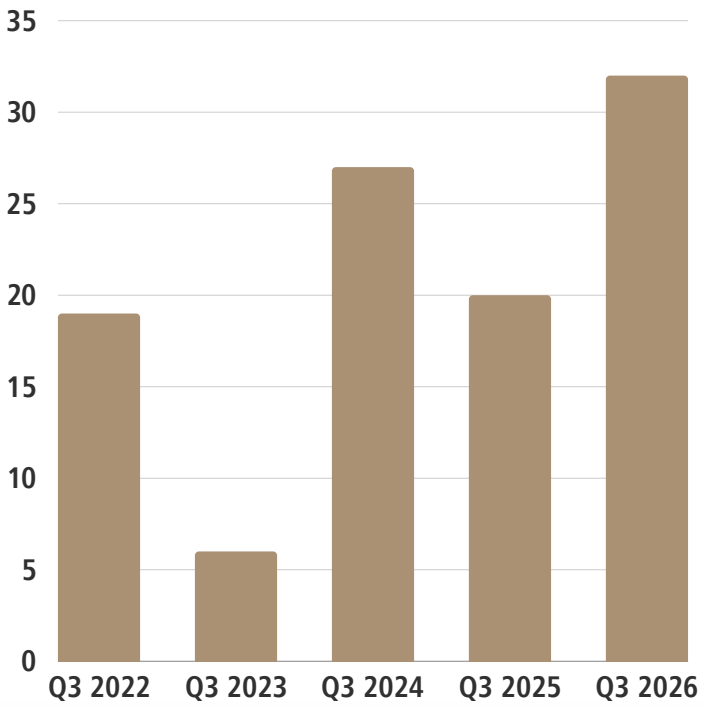
11% • $500k - $799k

0% • $800k - $999k

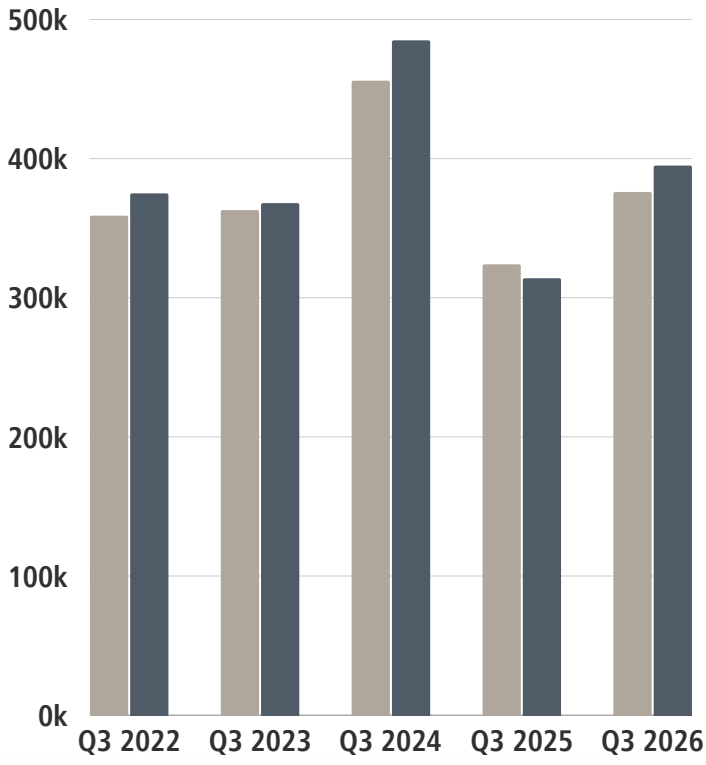
0% • $1M - $1.5M

0% • > $1,500,000

AVERAGE DAYS ON MARKET
32



AVERAGE & MEDIAN SOLD PRICE



SAIKIN TEAM

2 BED, 2 BATH CONDO

	Q3 2025	Q3 2026	CHANGE
AVERAGE PRICE	$582,000	$578,600	-0.6%
MEDIAN PRICE	$515,000	$501,000	-2.7%
TOTAL LISTED	28	20	-28.6%
TOTAL CONTRACTS	5	6	+20.0%
TOTAL SOLD	5	5	0.0%

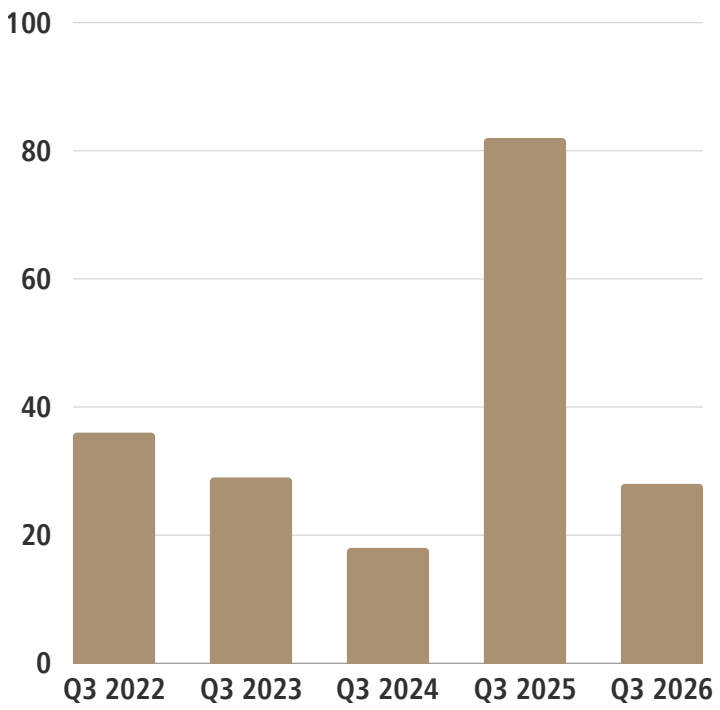
MARKET SHARE
CASH VS. MORTGAGE

- 40% • CASH
- 60% • MORTGAGE

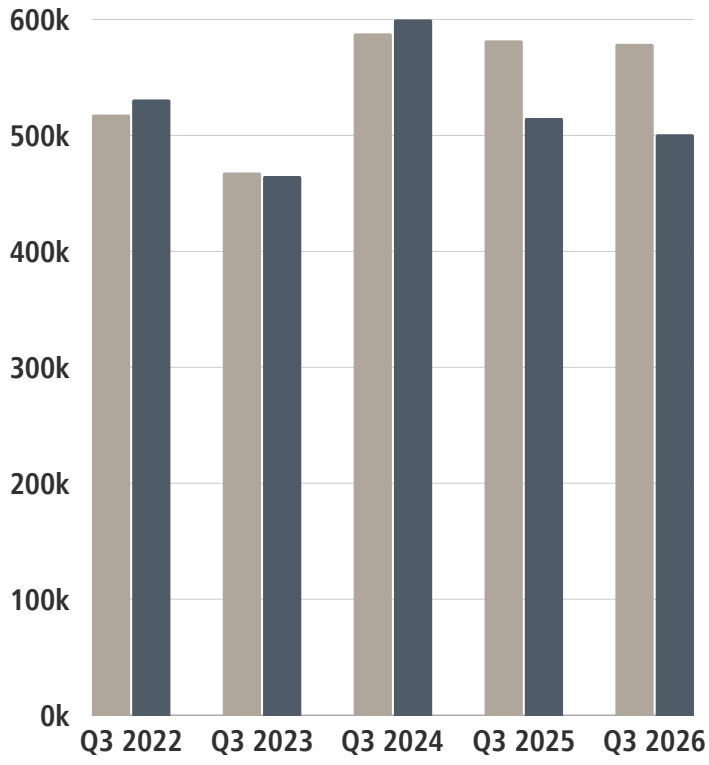
MARKET SHARE
BY SOLD PRICE

- 40% • < $500,000
- 60% • $500k - $799k
- 0% • $800k - $999k
- 0% • $1M - $1.5M
- 0% • > $1,500,000

AVERAGE DAYS ON MARKET
28



AVERAGE & MEDIAN SOLD PRICE



3 BED, 2 BATH CONDO

	Q3 2025	Q3 2026	CHANGE
AVERAGE PRICE	$664,000	$674,142	+1.5%
MEDIAN PRICE	$745,000	$655,000	-12.1%
TOTAL LISTED	30	31	+3.3%
TOTAL CONTRACTS	9	2	-77.8%
TOTAL SOLD	7	7	0.0%

MARKET SHARE
CASH VS. MORTGAGE

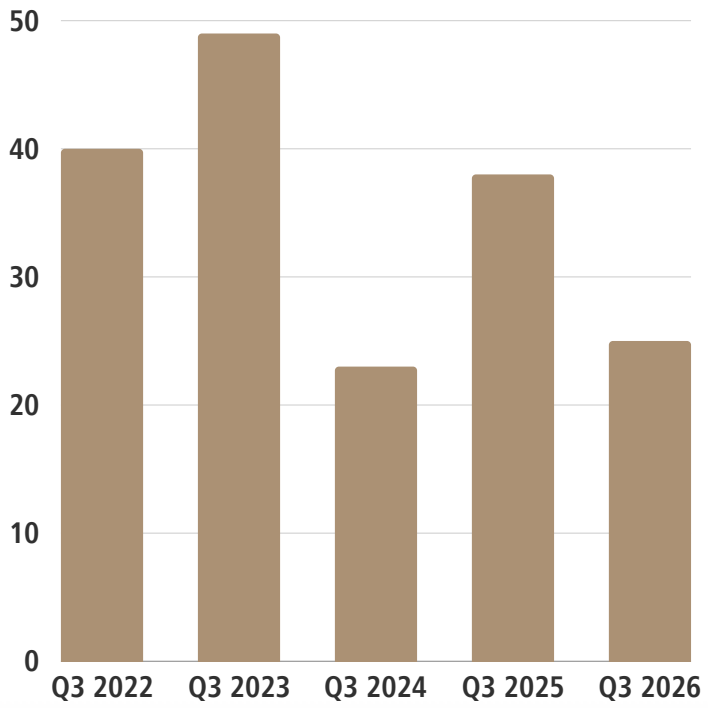
- 0% • CASH
- 100% • MORTGAGE

MARKET SHARE
BY SOLD PRICE

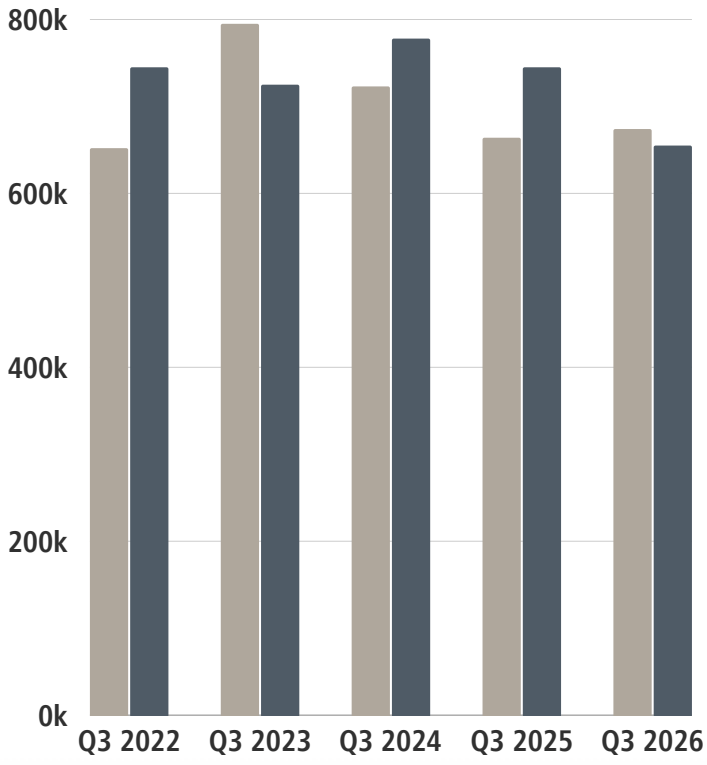
- 0% • < $500,000
- 86% • $500k - $799k
- 14% • $800k - $999k
- 0% • $1M - $1.5M
- 0% • > $1,500,000

AVERAGE DAYS ON MARKET

25



AVERAGE & MEDIAN SOLD PRICE



SINGLE FAMILY HOME

	Q3 2025	Q3 2026	CHANGE
AVERAGE PRICE	$776,700	$647,000	-16.7%
MEDIAN PRICE	$744,500	$631,000	-15.2%
TOTAL LISTED	16	15	-6.3%
TOTAL CONTRACTS	14	2	-85.7%
TOTAL SOLD	10	5	-50.0%

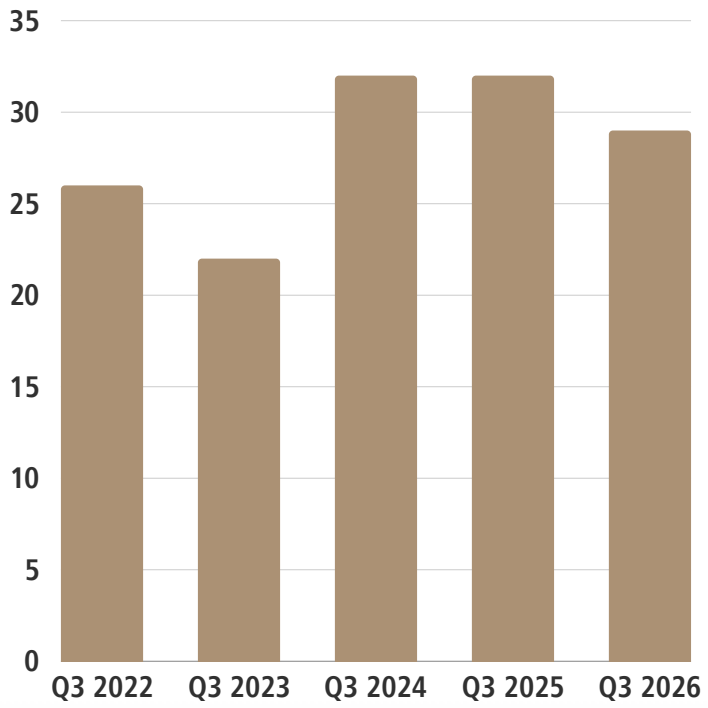
MARKET SHARE
CASH VS. MORTGAGE

- 40% • CASH
- 60% • MORTGAGE

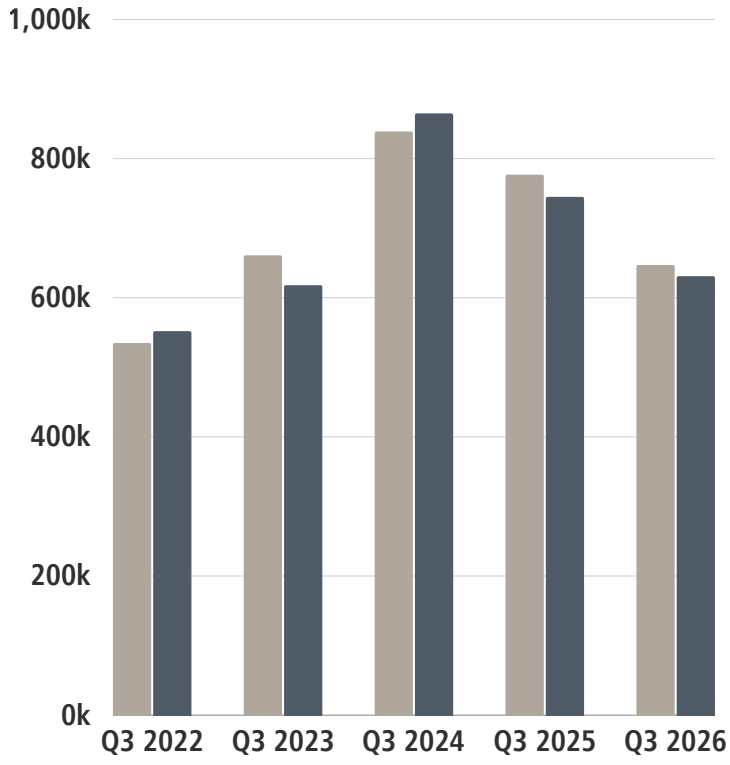
MARKET SHARE
BY SOLD PRICE

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

AVERAGE DAYS ON MARKET
29



AVERAGE & MEDIAN SOLD PRICE



MULTI FAMILY HOME

	Q3 2025	Q3 2026	CHANGE
AVERAGE PRICE	$934,437	$1,034,205	+10.7%
MEDIAN PRICE	$934,999	$998,000	+6.7%
TOTAL LISTED	41	35	-14.6%
TOTAL CONTRACTS	23	17	-26.1%
TOTAL SOLD	16	17	+6.3%

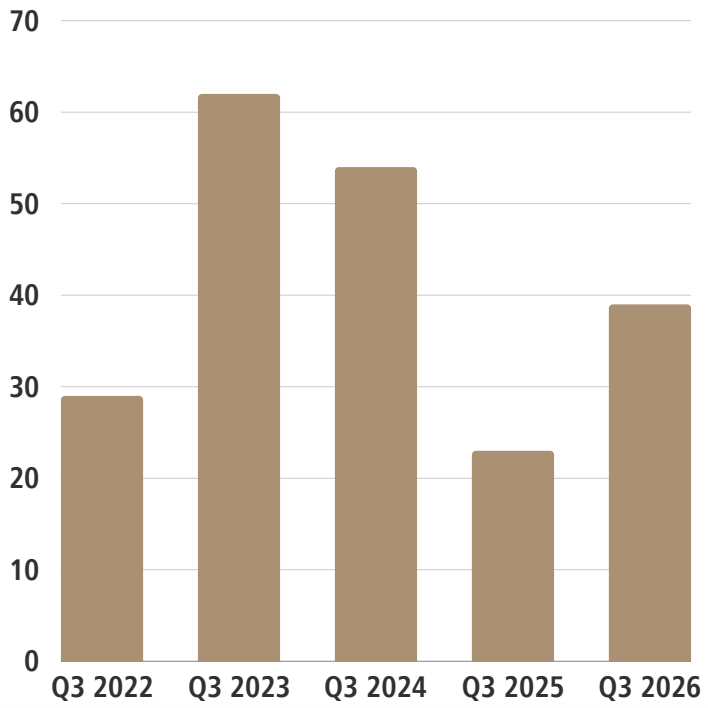
MARKET SHARE
CASH VS. MORTGAGE

- 18% • CASH
- 82% • MORTGAGE

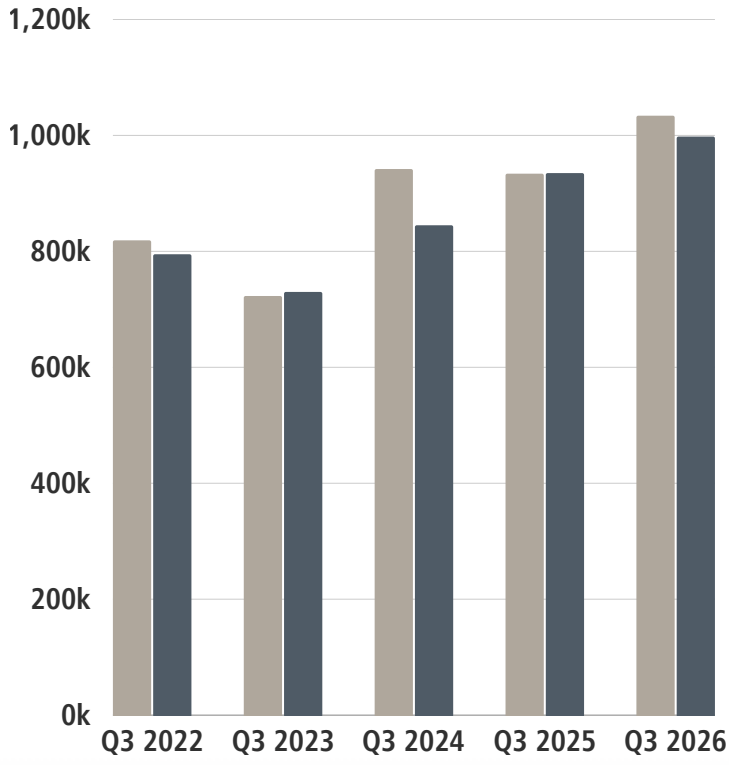
MARKET SHARE
BY SOLD PRICE

- 0% • < $500,000
- 24% • $500k - $799k
- 35% • $800k - $999k
- 35% • $1M - $1.5M
- 6% • > $1,500,000

AVERAGE DAYS ON MARKET
39



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.