



MARKET REPORT

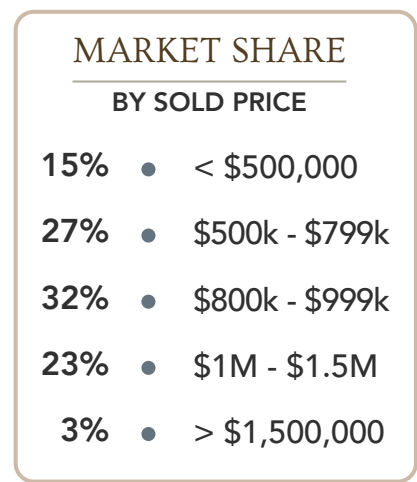
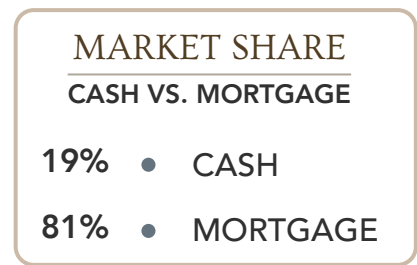
Q1 2026

JERSEY CITY HEIGHTS

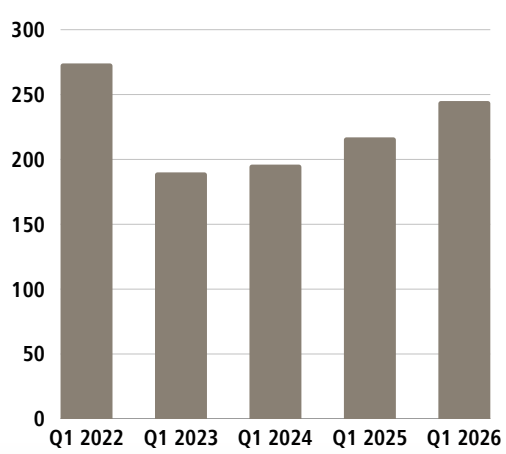


SUMMARY OF DATA

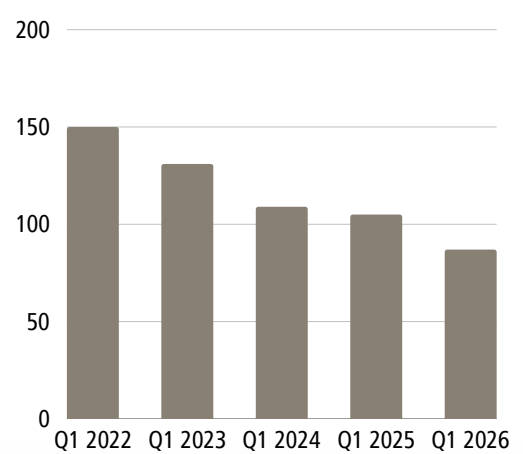
SOLD PRICE	AVERAGE	MEDIAN	MARKET SHARE
1 Bed Condo	-31.7%	-12.9%	8%
2 Bed 1 Bath Condo	+14.7%	+7.9%	7%
2 Bed 2 Bath Condo	+20.9%	+9.1%	14%
3+ Bed Condo	+6.2%	+1.9%	19%
Single-Family Homes	-7.2%	-0.8%	18%
Multi-Family Homes	+2.6%	-2.6%	33%



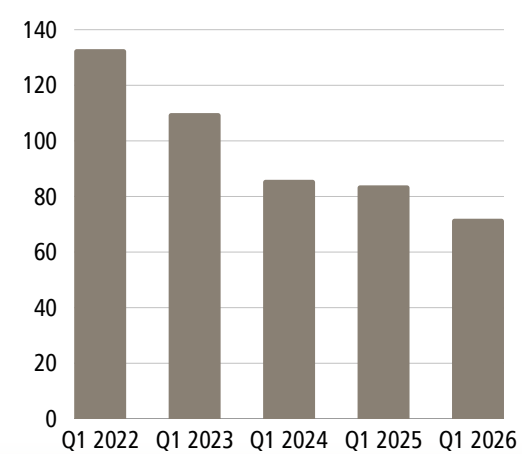
HOMES LISTED
245
+12.9%
YEAR-OVER-YEAR



CONTRACTS SIGNED
87
-17.1%
YEAR-OVER-YEAR



HOMES SOLD
72
-14.3%
YEAR-OVER-YEAR



1 BED, 1 BATH CONDO

	Q1 2025	Q1 2026	CHANGE
AVERAGE PRICE	\$425,980	\$290,833	-31.7%
MEDIAN PRICE	\$350,000	\$305,000	-12.9%
TOTAL LISTED	15	21	+40.0%
TOTAL CONTRACTS	10	4	-60.0%
TOTAL SOLD	5	6	+20.0%

MARKET SHARE
CASH VS. MORTGAGE

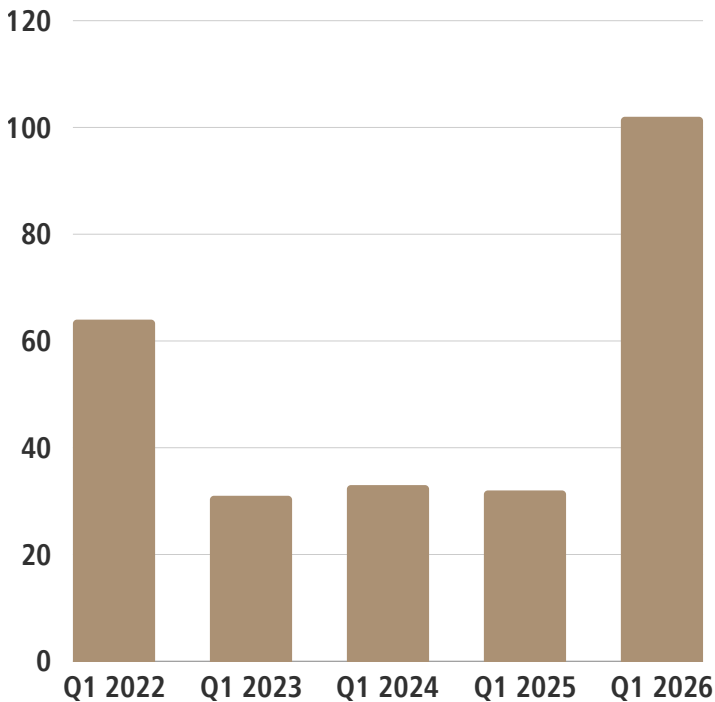
67% ● CASH
33% ● MORTGAGE

MARKET SHARE
BY SOLD PRICE

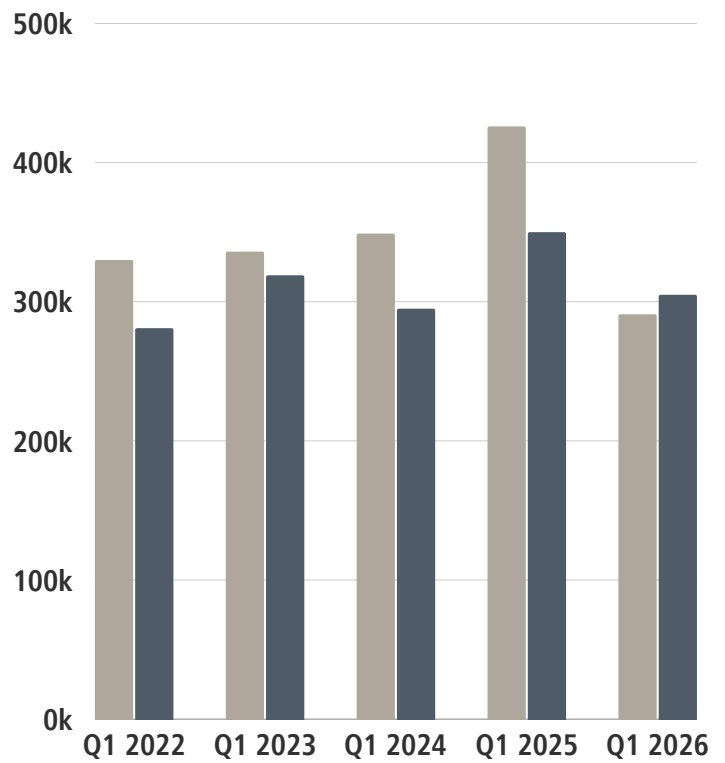
100% ● < \$500,000
0% ● \$500k - \$799k
0% ● \$800k - \$999k
0% ● \$1M - \$1.5M
0% ● > \$1,500,000

AVERAGE DAYS ON MARKET

102



AVERAGE & MEDIAN SOLD PRICE



2 BED, 1 BATH CONDO

	Q1 2025	Q1 2026	CHANGE
AVERAGE PRICE	\$426,000	\$488,800	+14.7%
MEDIAN PRICE	\$407,000	\$439,000	+7.9%
TOTAL LISTED	11	23	+109.1%
TOTAL CONTRACTS	3	9	+200.0%
TOTAL SOLD	4	5	+25.0%

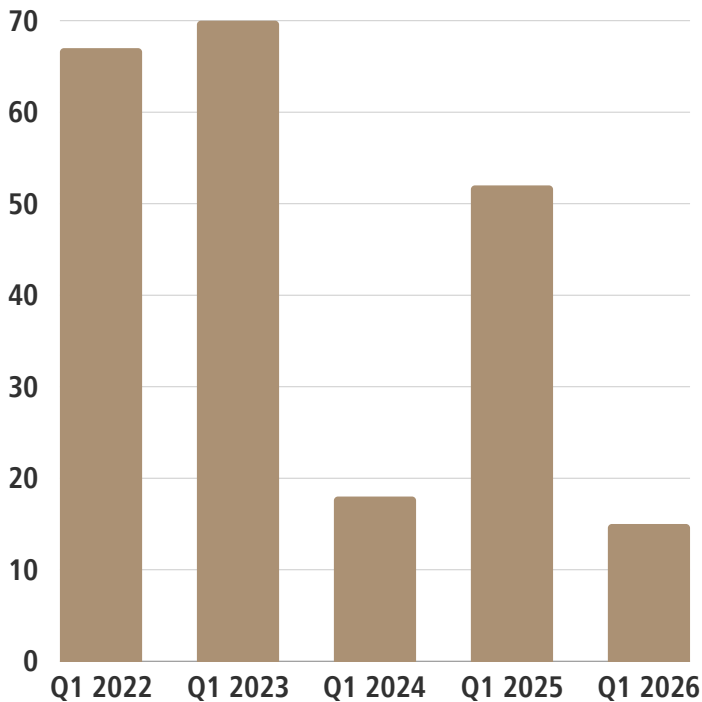
MARKET SHARE
CASH VS. MORTGAGE

40% ● CASH
60% ● MORTGAGE

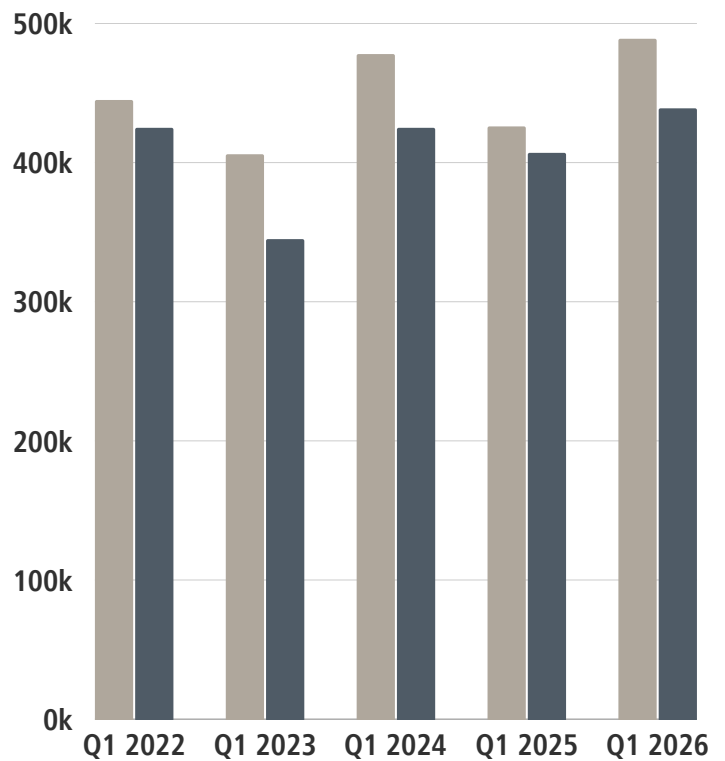
MARKET SHARE
BY SOLD PRICE

80% ● < \$500,000
0% ● \$500k - \$799k
20% ● \$800k - \$999k
0% ● \$1M - \$1.5M
0% ● > \$1,500,000

AVERAGE DAYS ON MARKET 15



AVERAGE & MEDIAN SOLD PRICE



2 BED, 2 BATH CONDO

	Q1 2025	Q1 2026	CHANGE
AVERAGE PRICE	\$549,125	\$664,100	+20.9%
MEDIAN PRICE	\$557,500	\$608,500	+9.1%
TOTAL LISTED	27	20	-25.9%
TOTAL CONTRACTS	18	11	-38.9%
TOTAL SOLD	8	10	+25.0%

MARKET SHARE
CASH VS. MORTGAGE

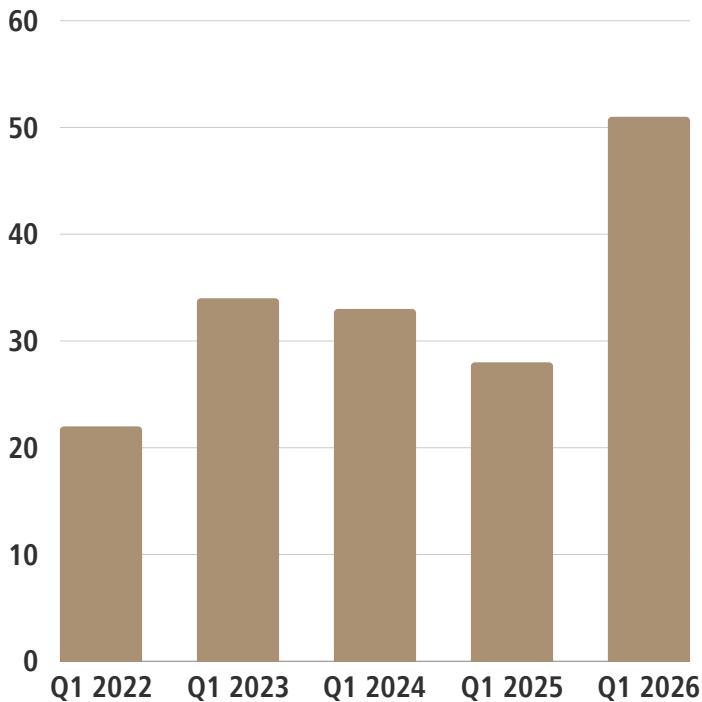
0% ● CASH
100% ● MORTGAGE

MARKET SHARE
BY SOLD PRICE

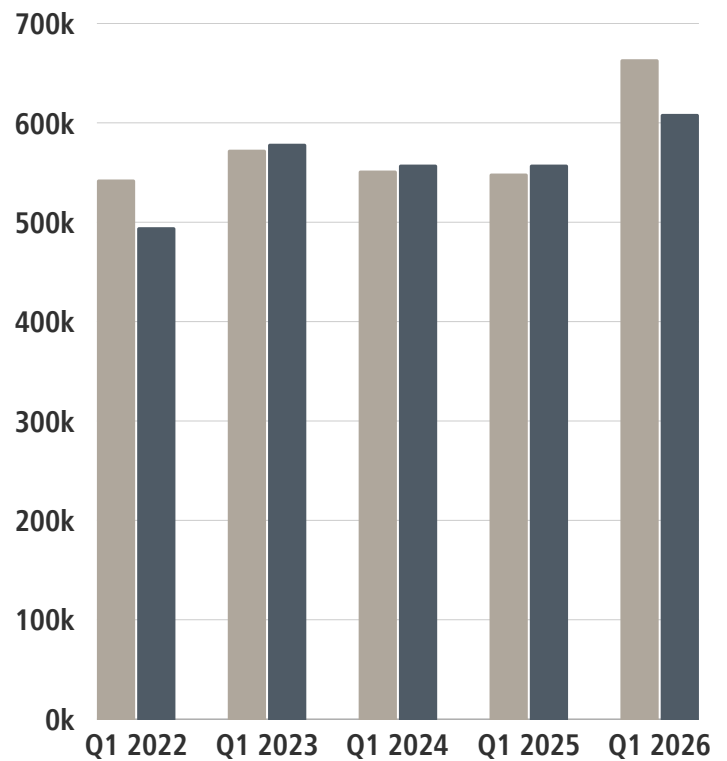
0% ● < \$500,000
90% ● \$500k - \$799k
10% ● \$800k - \$999k
0% ● \$1M - \$1.5M
0% ● > \$1,500,000

AVERAGE DAYS ON MARKET

51



AVERAGE & MEDIAN SOLD PRICE



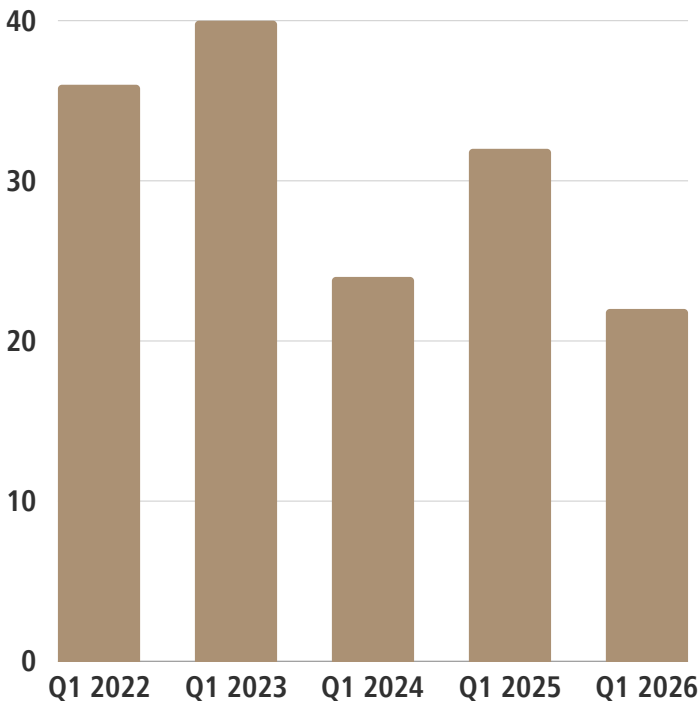
3 BED, 2 BATH CONDO

	Q1 2025	Q1 2026	CHANGE
AVERAGE PRICE	\$881,266	\$935,628	+6.2%
MEDIAN PRICE	\$860,000	\$876,500	+1.9%
TOTAL LISTED	80	109	+36.3%
TOTAL CONTRACTS	37	28	-24.3%
TOTAL SOLD	30	14	-53.3%

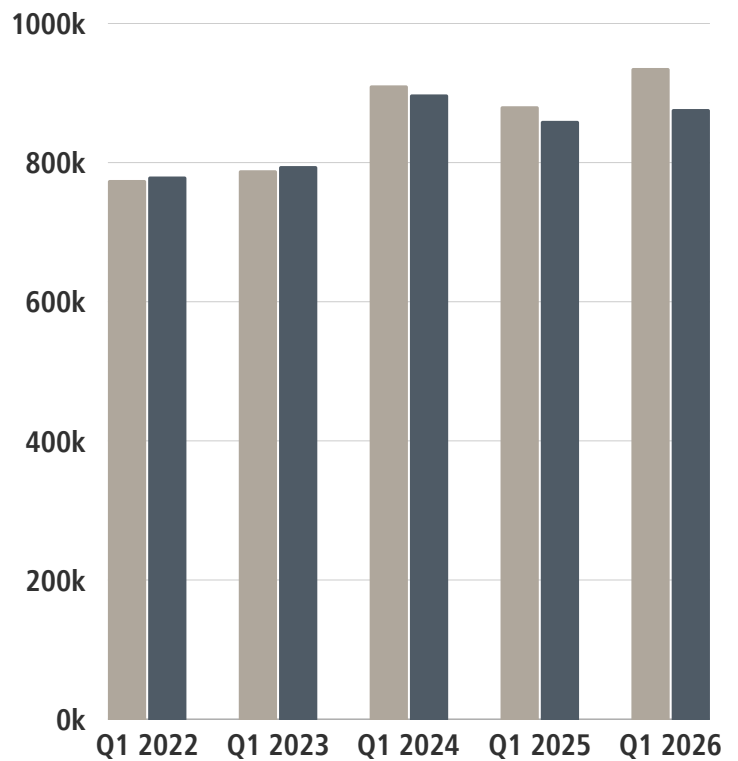
MARKET SHARE CASH VS. MORTGAGE	
7%	● CASH
93%	● MORTGAGE

MARKET SHARE BY SOLD PRICE	
0%	● < \$500,000
21%	● \$500k - \$799k
43%	● \$800k - \$999k
36%	● \$1M - \$1.5M
0%	● > \$1,500,000

AVERAGE
DAYS ON MARKET
22



AVERAGE & MEDIAN
SOLD PRICE



SINGLE FAMILY HOME

	Q1 2025	Q1 2026	CHANGE
AVERAGE PRICE	\$963,681	\$894,692	-7.2%
MEDIAN PRICE	\$832,000	\$825,000	-0.8%
TOTAL LISTED	22	23	+4.5%
TOTAL CONTRACTS	9	12	+33.3%
TOTAL SOLD	11	13	+18.2%

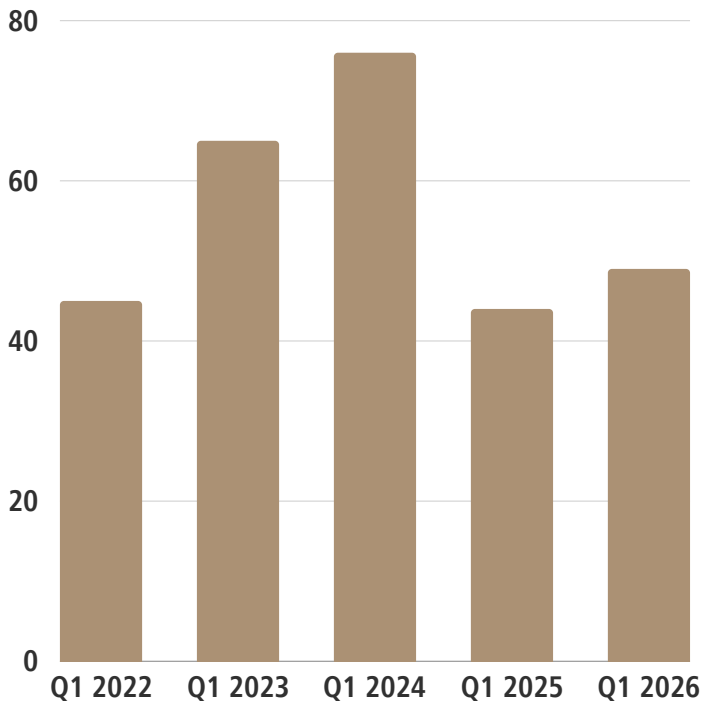
MARKET SHARE
CASH VS. MORTGAGE

38% ● CASH
62% ● MORTGAGE

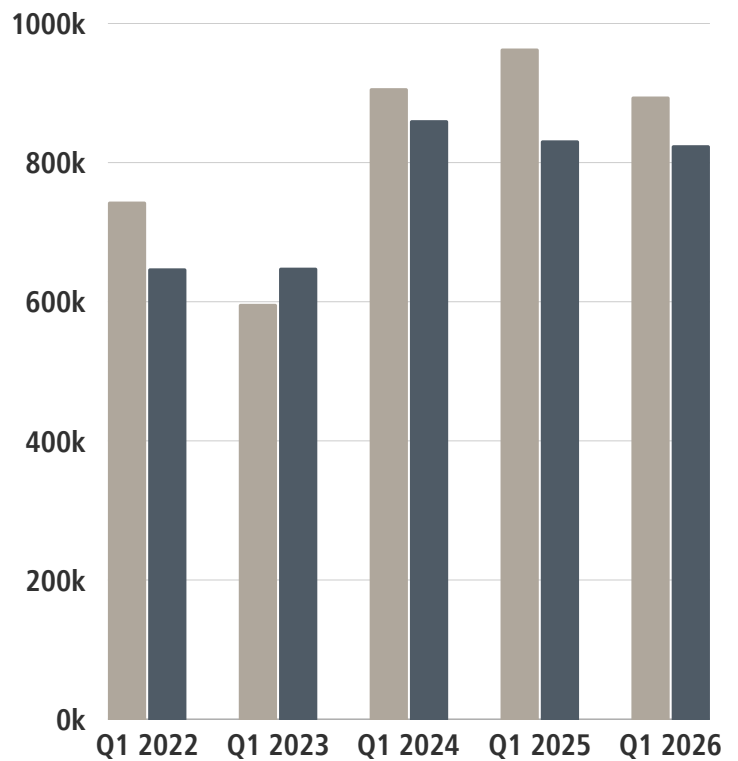
MARKET SHARE
BY SOLD PRICE

8% ● < \$500,000
30% ● \$500k - \$799k
46% ● \$800k - \$999k
8% ● \$1M - \$1.5M
8% ● > \$1,500,000

AVERAGE
DAYS ON MARKET
49



AVERAGE & MEDIAN
SOLD PRICE



MULTI FAMILY HOME

	Q1 2025	Q1 2026	CHANGE
AVERAGE PRICE	\$1,061,423	\$1,088,499	+2.6%
MEDIAN PRICE	\$1,025,999	\$999,499	-2.6%
TOTAL LISTED	62	49	-21.0%
TOTAL CONTRACTS	28	23	-17.9%
TOTAL SOLD	26	24	-7.7%

MARKET SHARE
CASH VS. MORTGAGE

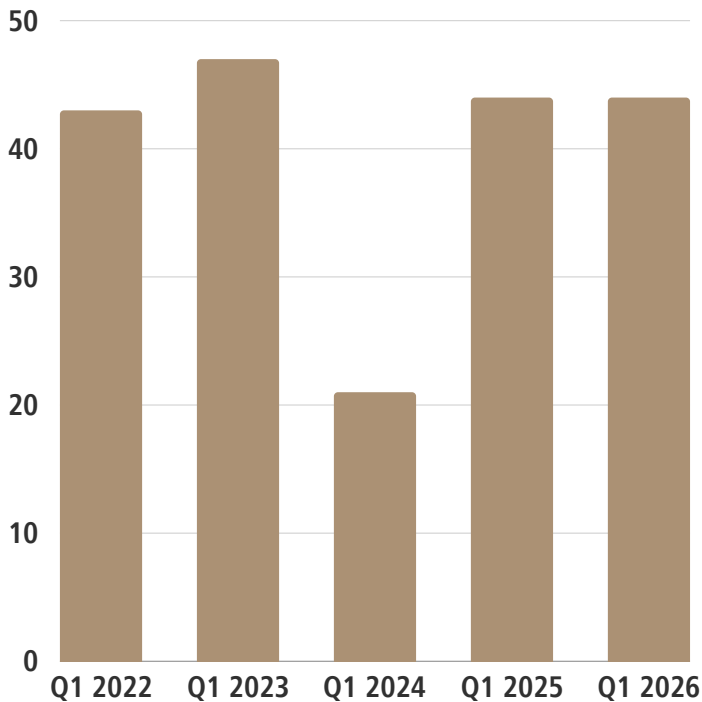
8% ● CASH
92% ● MORTGAGE

MARKET SHARE
BY SOLD PRICE

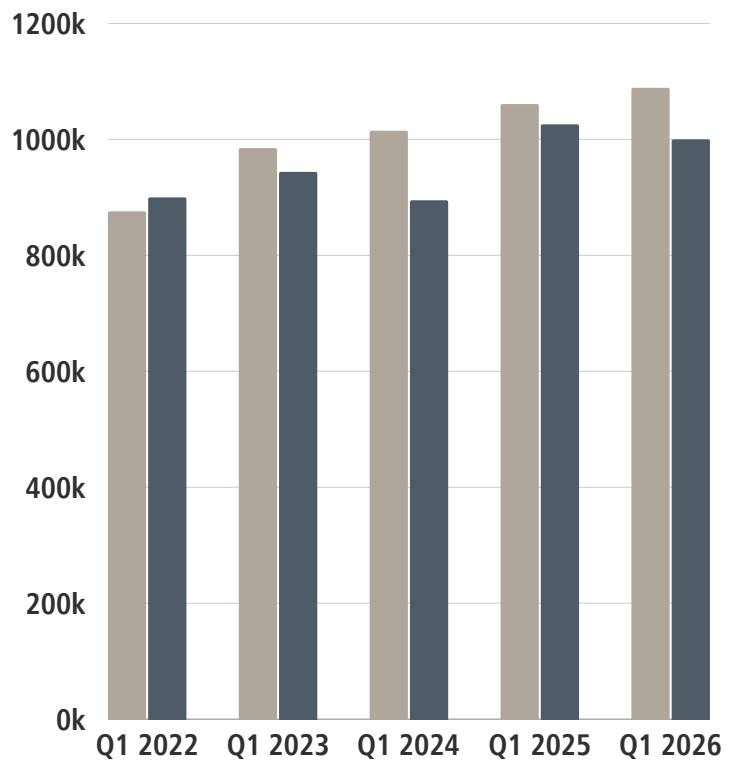
0% ● < \$500,000
17% ● \$500k - \$799k
37% ● \$800k - \$999k
42% ● \$1M - \$1.5M
4% ● > \$1,500,000

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.