



MARKET REPORT

Q2 2025

JERSEY CITY HEIGHTS



SUMMARY OF DATA

SOLD PRICE	AVERAGE	MEDIAN
1 Bed Condo	+24.6%	+0.3%
2 Bed 1 Bath Condo	+9.1%	+1.4%
2 Bed 2 Bath Condo	-7.6%	+3.1%
3+ Bed Condo	+5.9%	+7.4%
Single-Family Homes	-12.4%	-22.7%
Multi-Family Homes	+14.8%	+6.0%

MARKET SHARE

CASH VS. MORTGAGE

21% • CASH

79% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

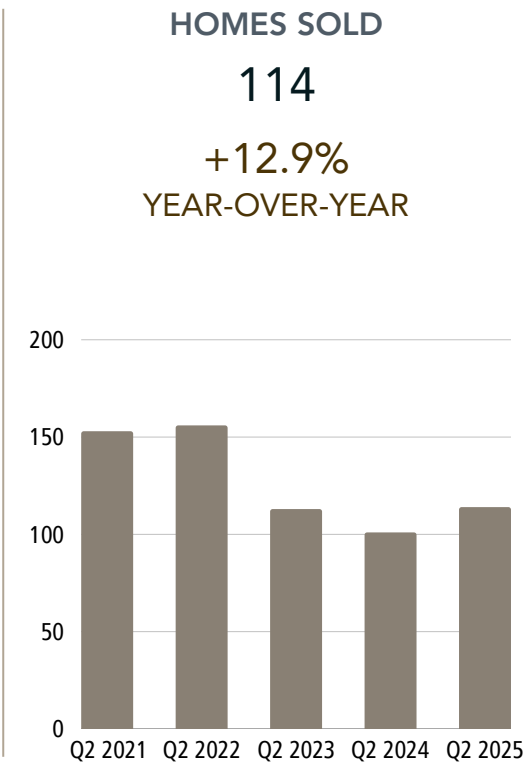
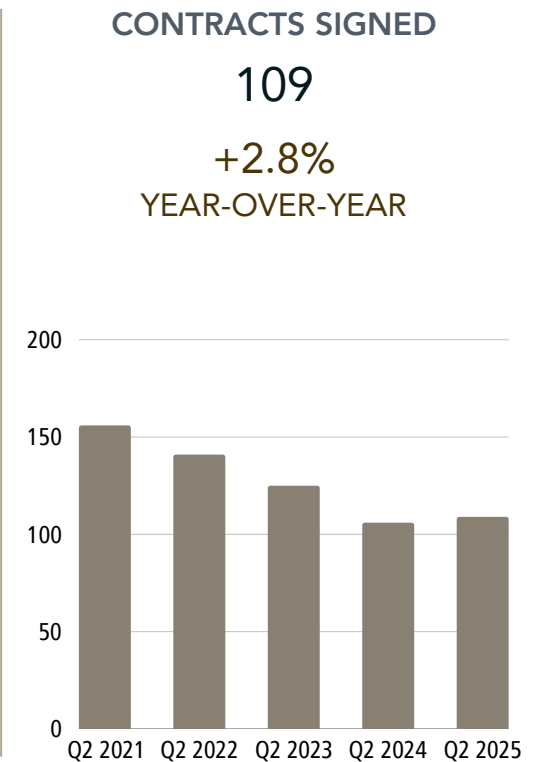
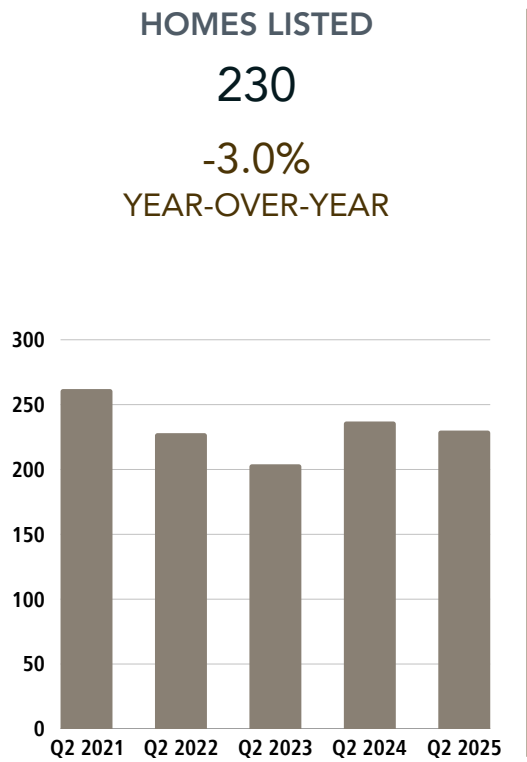
13% • < \$500,000

36% • \$500k - \$799k

32% • \$800k - \$999k

15% • \$1M - \$1.5M

4% • > \$1,500,000



1 BED | 1 BATH CONDOS

	Q2 2024	Q2 2025	CHANGE
AVERAGE PRICE	\$329,666	\$410,714	+24.6%
MEDIAN PRICE	\$329,000	\$330,000	+0.3%
TOTAL LISTED	11	15	+36.4%
TOTAL CONTRACTS	8	9	+12.5%
TOTAL SOLD	6	7	+16.7%

MARKET SHARE

CASH VS. MORTGAGE

43% • CASH

57% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

86% • < \$500,000

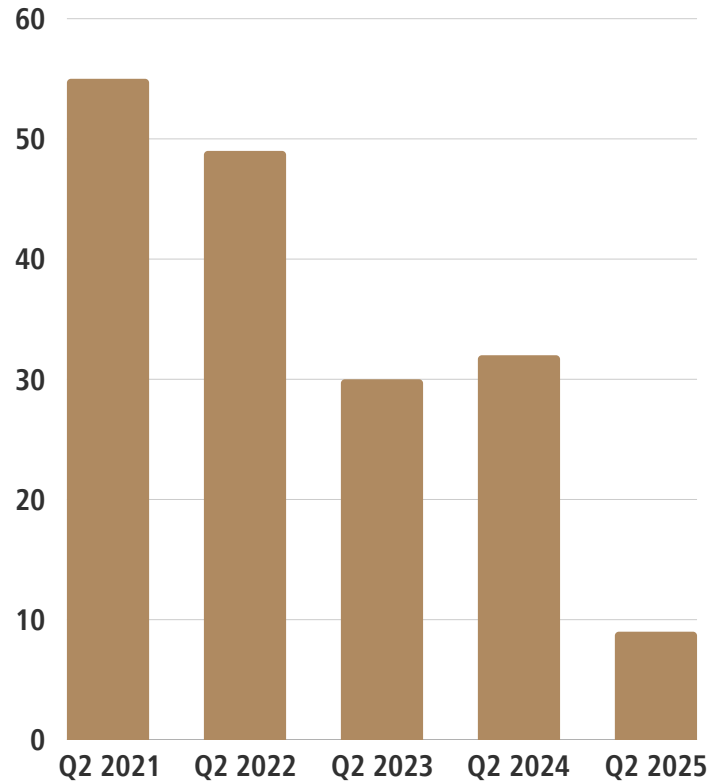
0% • \$500k - \$799k

14% • \$800k - \$999k

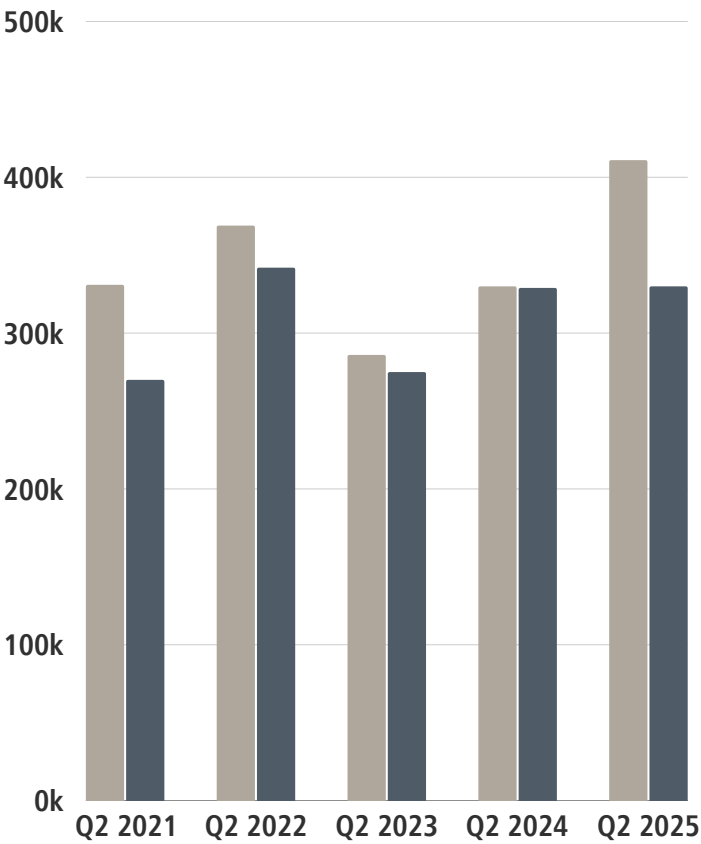
0% • \$1M - \$1.5M

0% • > \$1,500,000

AVERAGE
DAYS ON MARKET
9



AVERAGE & MEDIAN
SOLD PRICE



2 BED | 1 BATH CONDOS

	Q2 2024	Q2 2025	CHANGE
AVERAGE PRICE	\$421,458	\$460,020	+9.1%
MEDIAN PRICE	\$420,000	\$426,000	+1.4%
TOTAL LISTED	18	22	+22.2%
TOTAL CONTRACTS	12	10	-16.7%
TOTAL SOLD	12	5	-58.3%

MARKET SHARE

CASH VS. MORTGAGE

40% • CASH

60% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

60% • < \$500,000

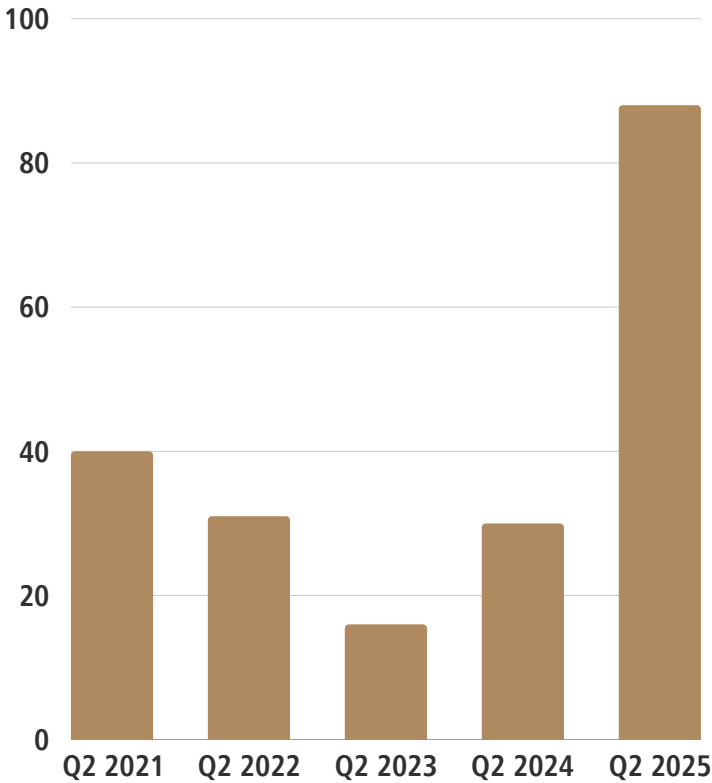
40% • \$500k - \$799k

0% • \$800k - \$999k

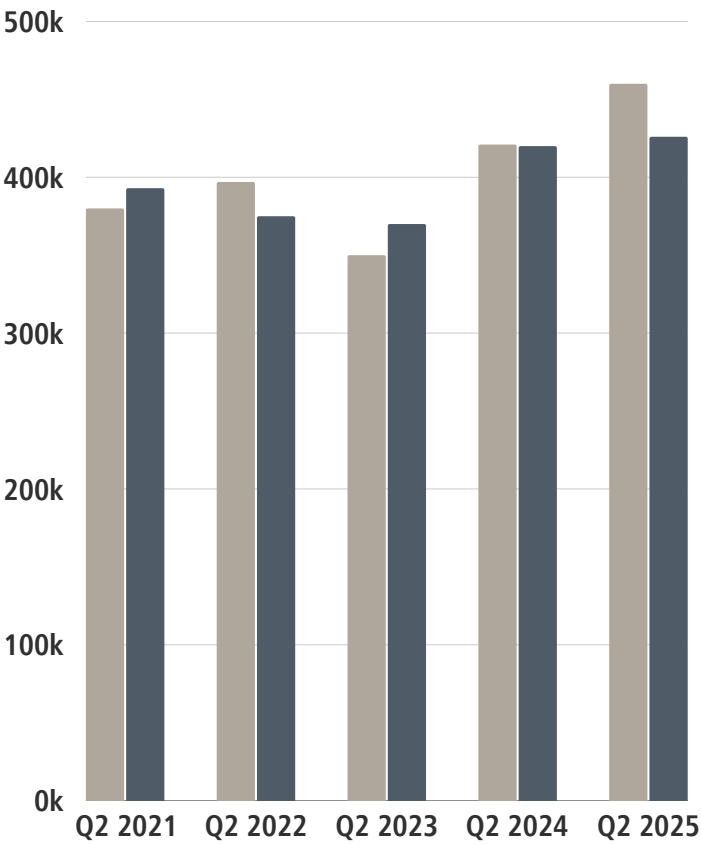
0% • \$1M - \$1.5M

0% • > \$1,500,000

AVERAGE
DAYS ON MARKET
88



AVERAGE & MEDIAN
SOLD PRICE



2 BED | 2 BATH CONDOS

	Q2 2024	Q2 2025	CHANGE
AVERAGE PRICE	\$616,707	\$570,111	-7.6%
MEDIAN PRICE	\$564,450	\$582,000	+3.1%
TOTAL LISTED	30	27	-10.0%
TOTAL CONTRACTS	15	11	-26.7%
TOTAL SOLD	14	18	+28.6%

MARKET SHARE

CASH VS. MORTGAGE

12% • CASH

88% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

22% • < \$500,000

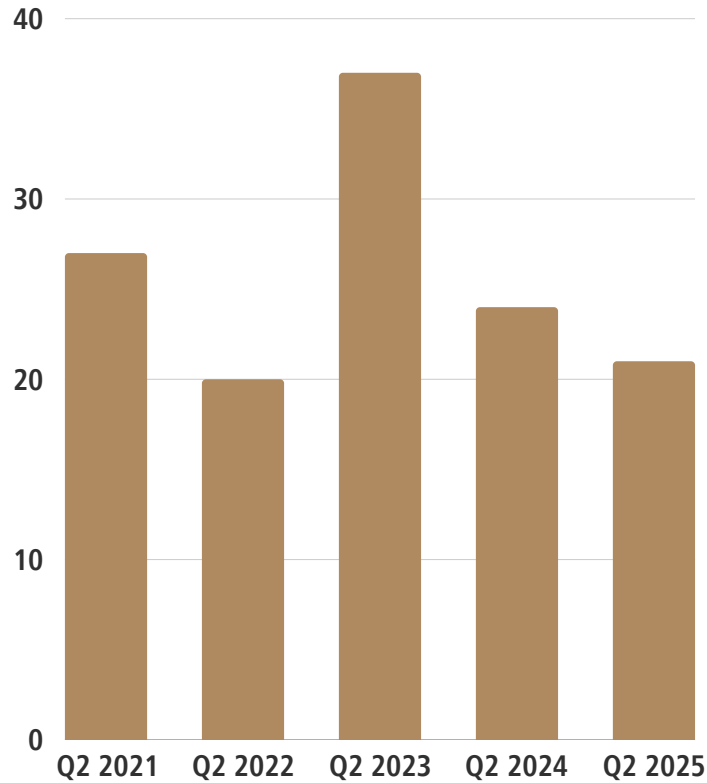
72% • \$500k - \$799k

6% • \$800k - \$999k

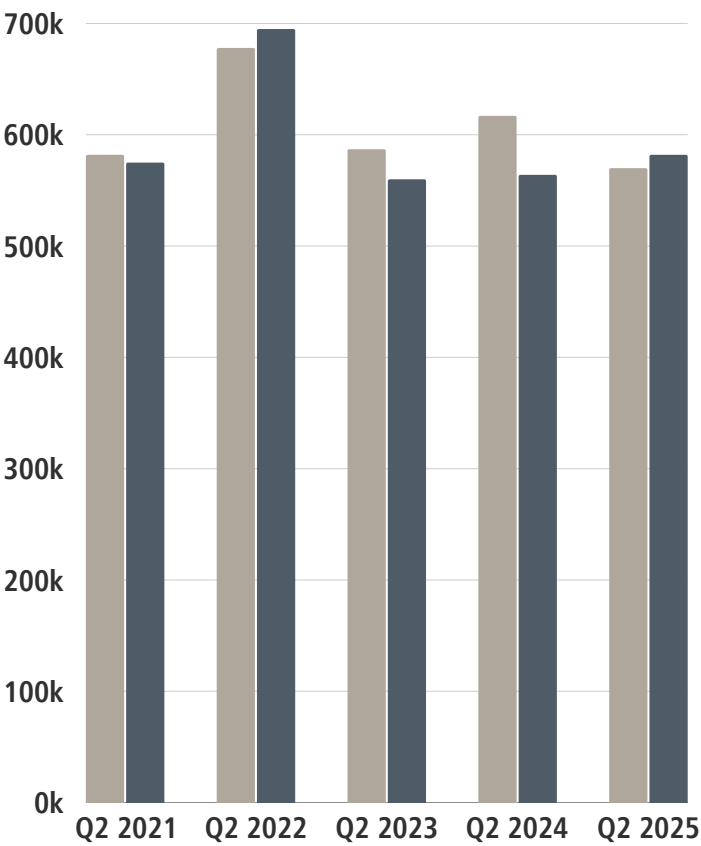
0% • \$1M - \$1.5M

0% • > \$1,500,000

AVERAGE
DAYS ON MARKET
21



AVERAGE & MEDIAN
SOLD PRICE



3+ BED | 2+ BATH CONDOS

	Q2 2024	Q2 2025	CHANGE
AVERAGE PRICE	\$884,168	\$936,024	+5.9%
MEDIAN PRICE	\$875,000	\$939,500	+7.4%
TOTAL LISTED	92	78	-15.2%
TOTAL CONTRACTS	30	36	+20.0%
TOTAL SOLD	37	40	+8.1%

MARKET SHARE

CASH VS. MORTGAGE

8% • CASH

92% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% • < \$500,000

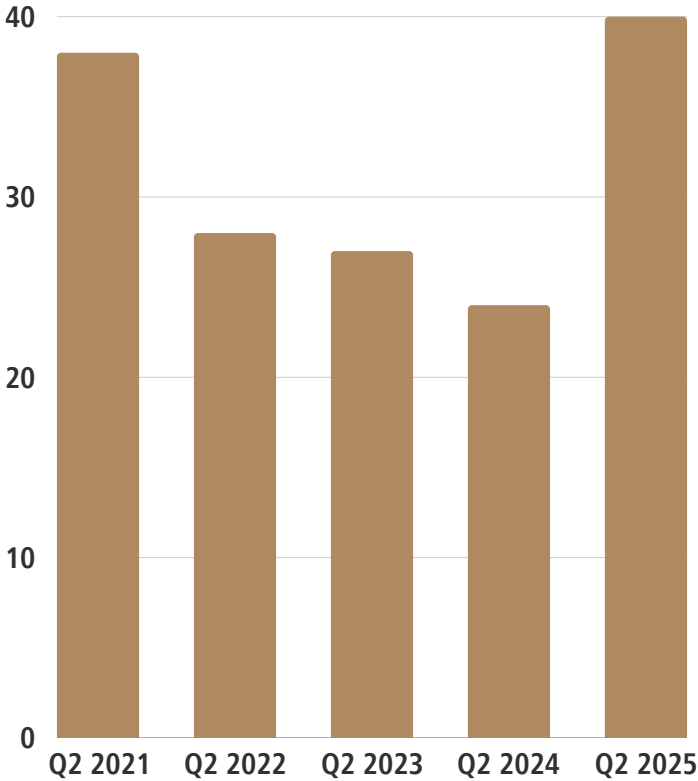
25% • \$500k - \$799k

47% • \$800k - \$999k

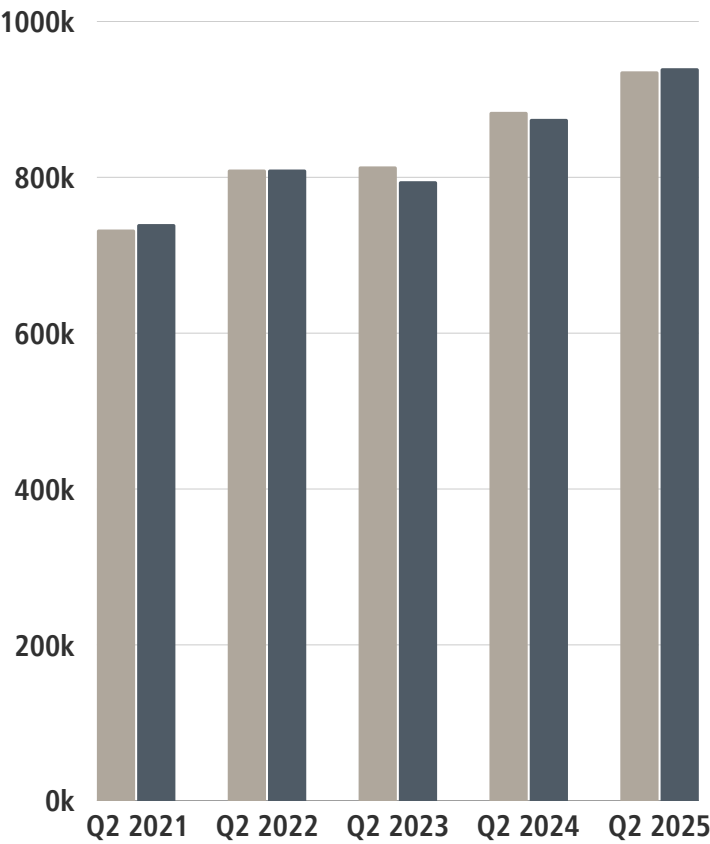
25% • \$1M - \$1.5M

3% • > \$1,500,000

AVERAGE
DAYS ON MARKET
40



AVERAGE & MEDIAN
SOLD PRICE



SINGLE FAMILY HOMES

	Q2 2024	Q2 2025	CHANGE
AVERAGE PRICE	\$873,390	\$765,500	-12.4%
MEDIAN PRICE	\$905,170	\$700,000	-22.7%
TOTAL LISTED	22	26	+18.2%
TOTAL CONTRACTS	11	15	+36.4%
TOTAL SOLD	6	17	+183.3%

MARKET SHARE

CASH VS. MORTGAGE

47% • CASH

53% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

6% • < \$500,000

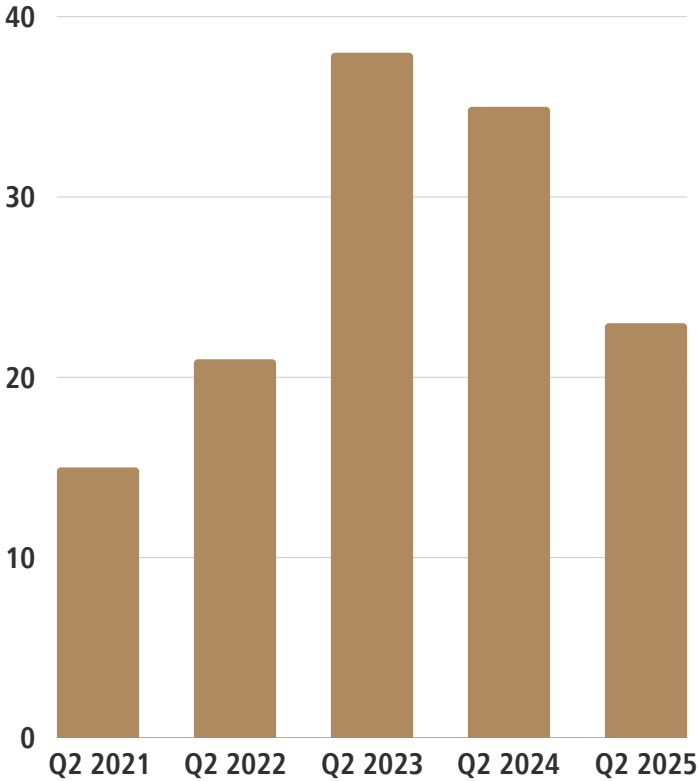
59% • \$500k - \$799k

29% • \$800k - \$999k

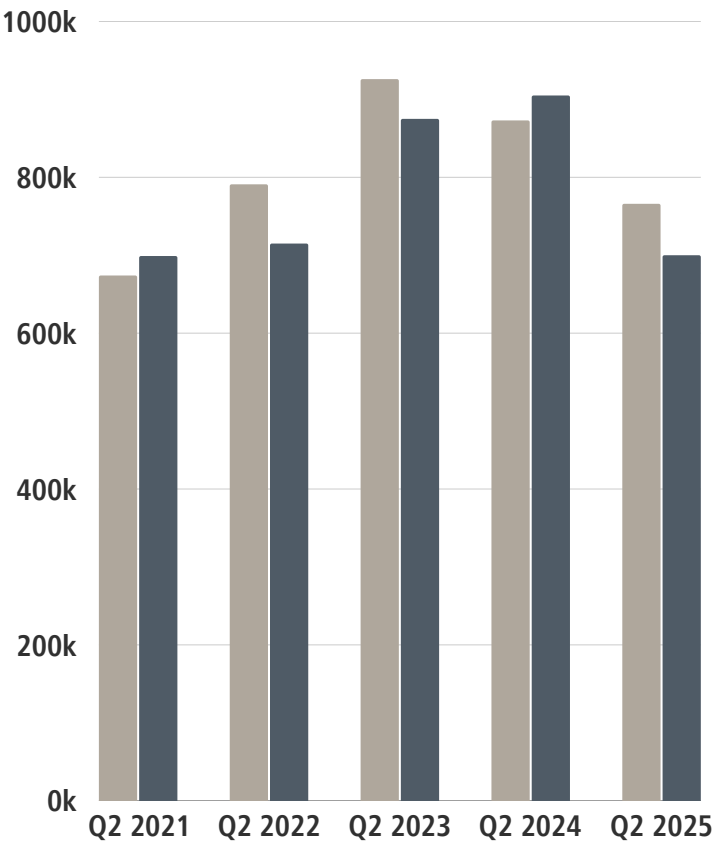
0% • \$1M - \$1.5M

6% • > \$1,500,000

AVERAGE
DAYS ON MARKET
23



AVERAGE & MEDIAN
SOLD PRICE



MULTI FAMILY HOMES

	Q2 2024	Q2 2025	CHANGE
AVERAGE PRICE	\$897,500	\$1,030,648	+14.8%
MEDIAN PRICE	\$860,500	\$912,000	+6.0%
TOTAL LISTED	64	62	-3.1%
TOTAL CONTRACTS	30	28	-6.7%
TOTAL SOLD	26	27	+3.8%

MARKET SHARE

CASH VS. MORTGAGE

19% • CASH

81% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% • < \$500,000

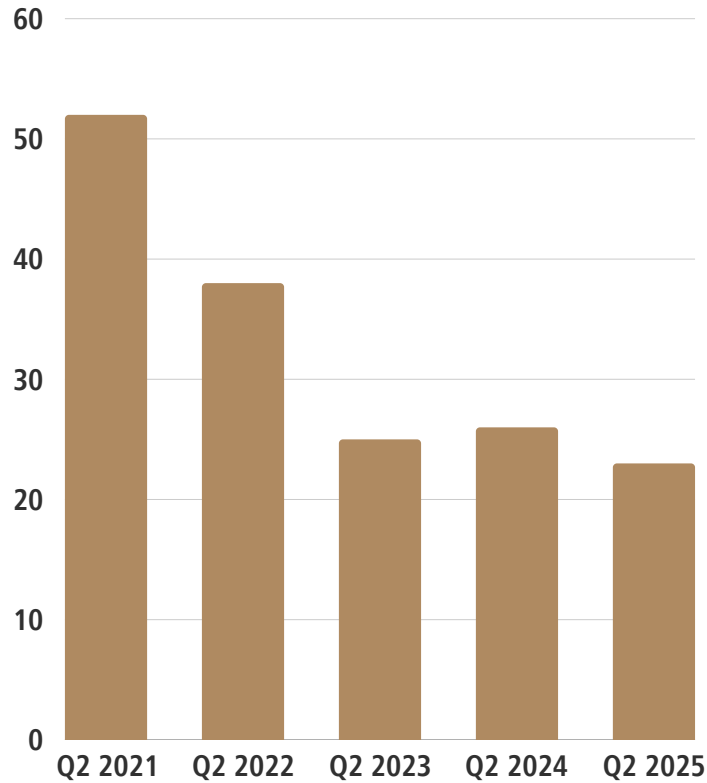
22% • \$500k - \$799k

41% • \$800k - \$999k

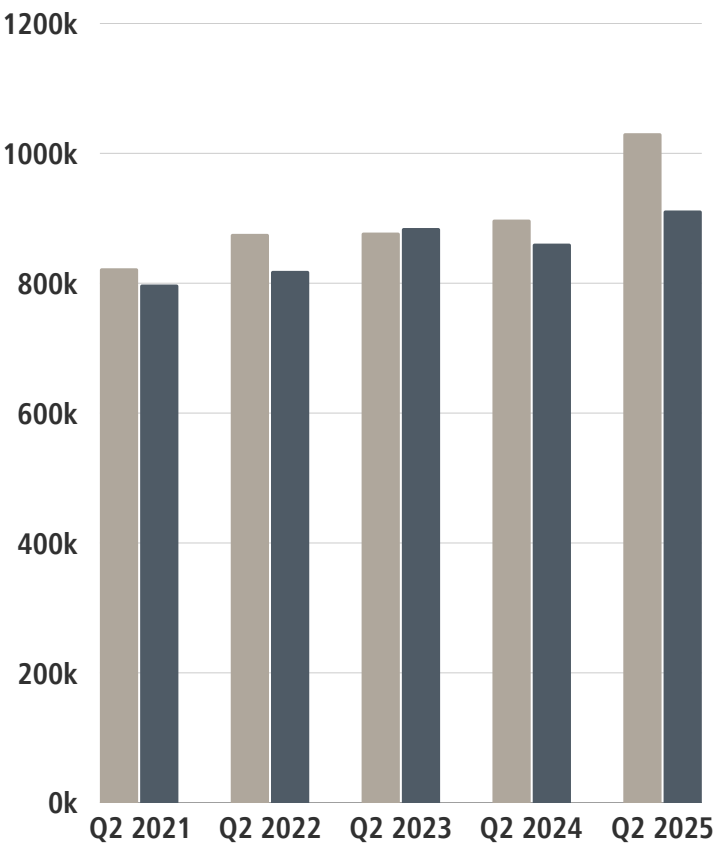
26% • \$1M - \$1.5M

11% • > \$1,500,000

AVERAGE
DAYS ON MARKET
23



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.