



MARKET REPORT

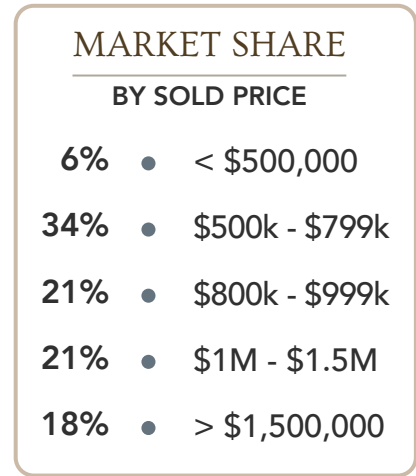
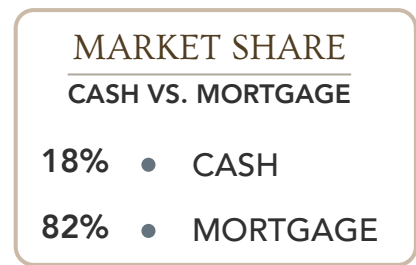
Q1 2026

JERSEY CITY DOWNTOWN



SUMMARY OF DATA

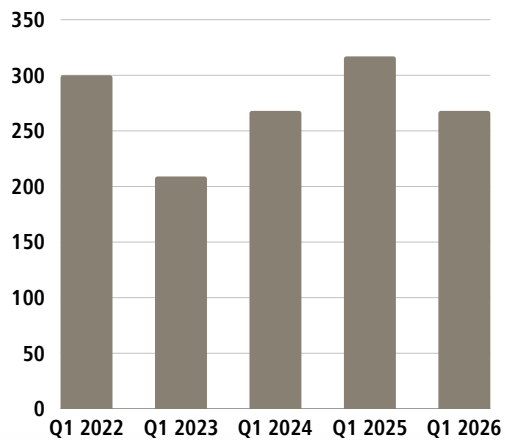
SOLD PRICE	AVERAGE	MEDIAN	MARKET SHARE
1 Bed Condo	+0.4%	+2.1%	30%
2 Bed 1 Bath Condo	+19.3%	+21.1%	3%
2 Bed 2 Bath Condo	+5.5%	+1.5%	44%
3+ Bed Condo	-1.1%	-8.1%	15%
Single-Family Homes	+2.0%	-2.7%	1%
Multi-Family Homes	-8.3%	-14.4%	6%



HOMES LISTED

268

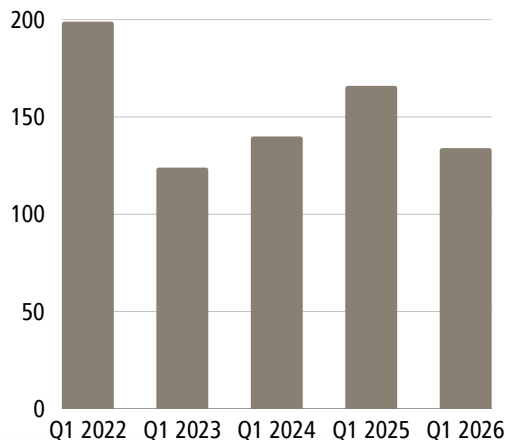
-15.5%
YEAR-OVER-YEAR



CONTRACTS SIGNED

134

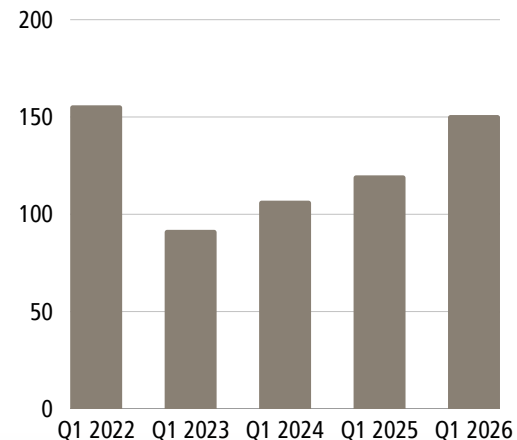
-19.3%
YEAR-OVER-YEAR



HOMES SOLD

151

+25.8%
YEAR-OVER-YEAR



1 BED, 1 BATH CONDO

	Q1 2025	Q1 2026	CHANGE
AVERAGE PRICE	\$656,635	\$659,423	+0.4%
MEDIAN PRICE	\$660,000	\$673,750	+2.1%
TOTAL LISTED	92	102	+10.9%
TOTAL CONTRACTS	44	41	-6.8%
TOTAL SOLD	45	46	+2.2%

MARKET SHARE
CASH VS. MORTGAGE

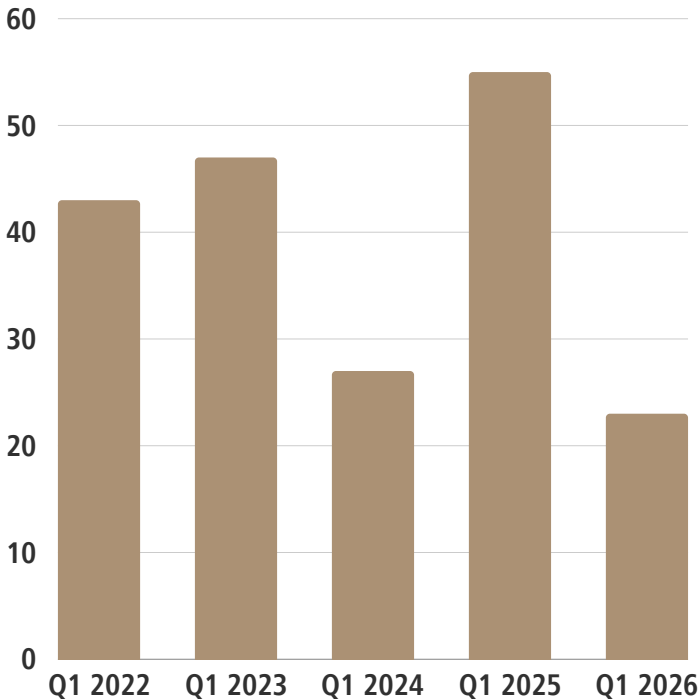
20% ● CASH
80% ● MORTGAGE

MARKET SHARE
BY SOLD PRICE

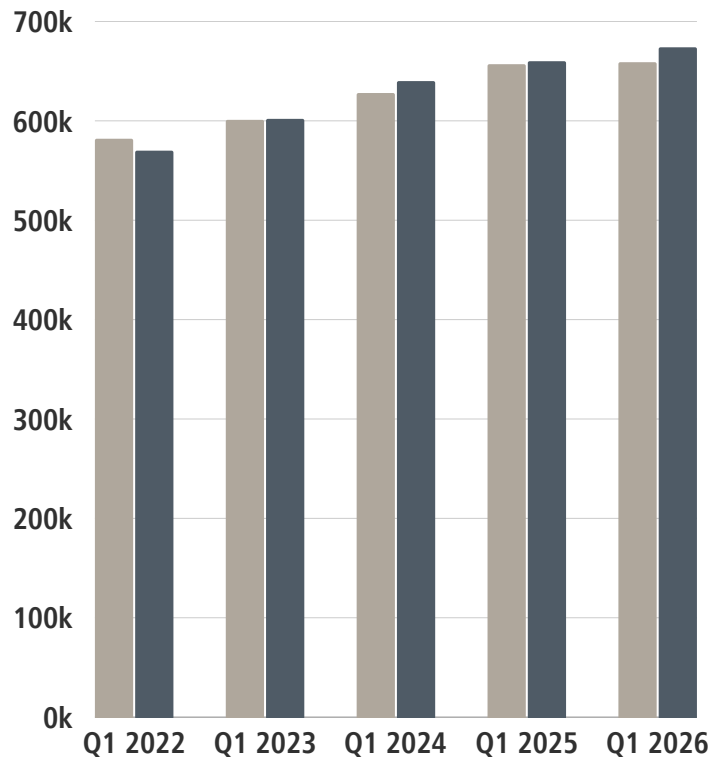
17% ● < \$500,000
72% ● \$500k - \$799k
7% ● \$800k - \$999k
4% ● \$1M - \$1.5M
0% ● > \$1,500,000

AVERAGE DAYS ON MARKET

23



AVERAGE & MEDIAN SOLD PRICE



2 BED, 1 BATH CONDO

	Q1 2025	Q1 2026	CHANGE
AVERAGE PRICE	\$591,875	\$705,875	+19.3%
MEDIAN PRICE	\$555,000	\$672,250	+21.1%
TOTAL LISTED	15	22	+46.7%
TOTAL CONTRACTS	10	15	+50.0%
TOTAL SOLD	8	4	-50.0%

MARKET SHARE
CASH VS. MORTGAGE

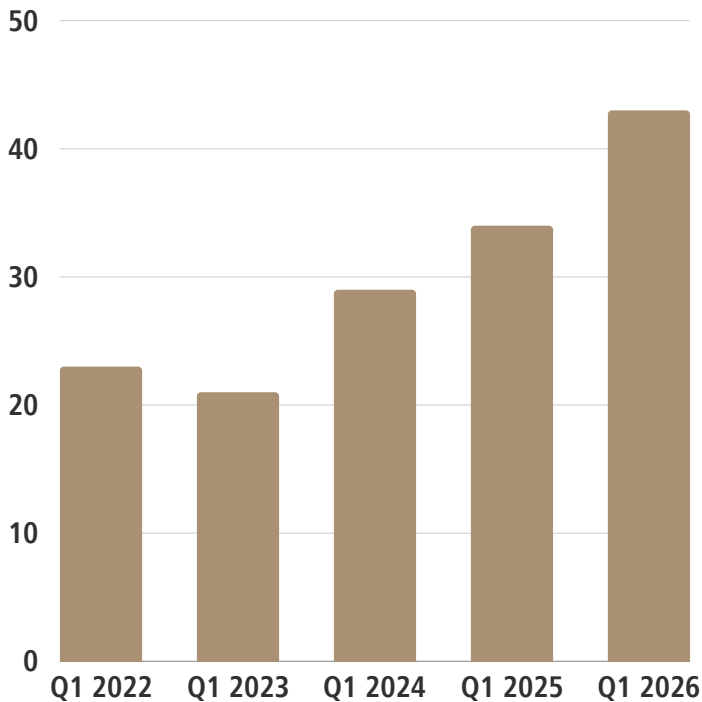
0% ● CASH
100% ● MORTGAGE

MARKET SHARE
BY SOLD PRICE

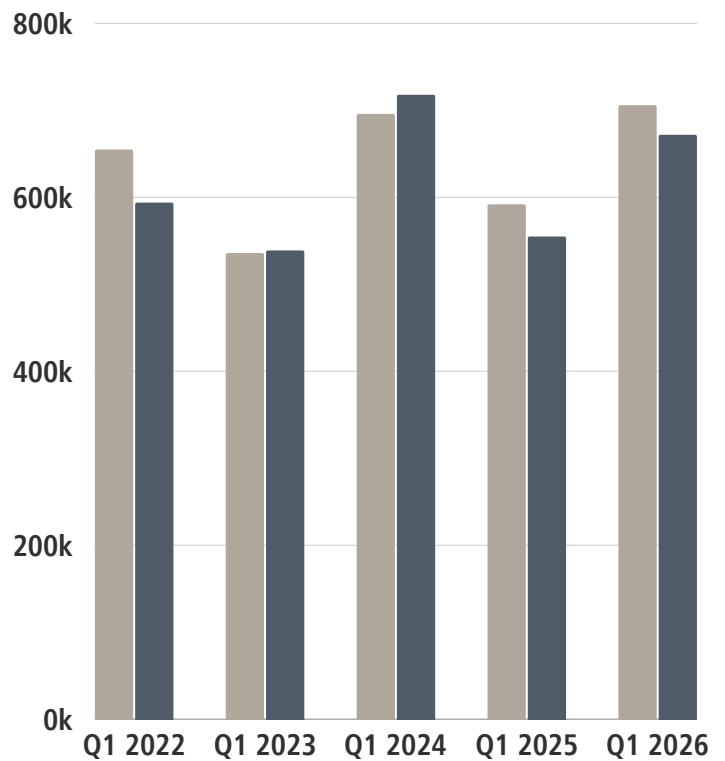
0% ● < \$500,000
75% ● \$500k - \$799k
25% ● \$800k - \$999k
0% ● \$1M - \$1.5M
0% ● > \$1,500,000

AVERAGE DAYS ON MARKET

43



AVERAGE & MEDIAN SOLD PRICE



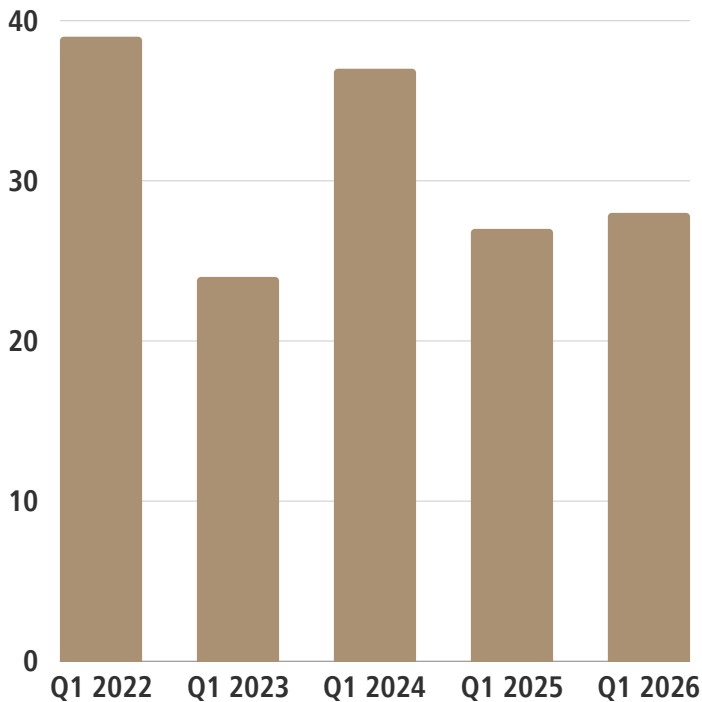
2 BED, 2 BATH CONDO

	Q1 2025	Q1 2026	CHANGE
AVERAGE PRICE	\$1,045,554	\$1,102,891	+5.5%
MEDIAN PRICE	\$983,999	\$999,000	+1.5%
TOTAL LISTED	135	101	-25.2%
TOTAL CONTRACTS	64	52	-18.8%
TOTAL SOLD	42	67	+59.5%

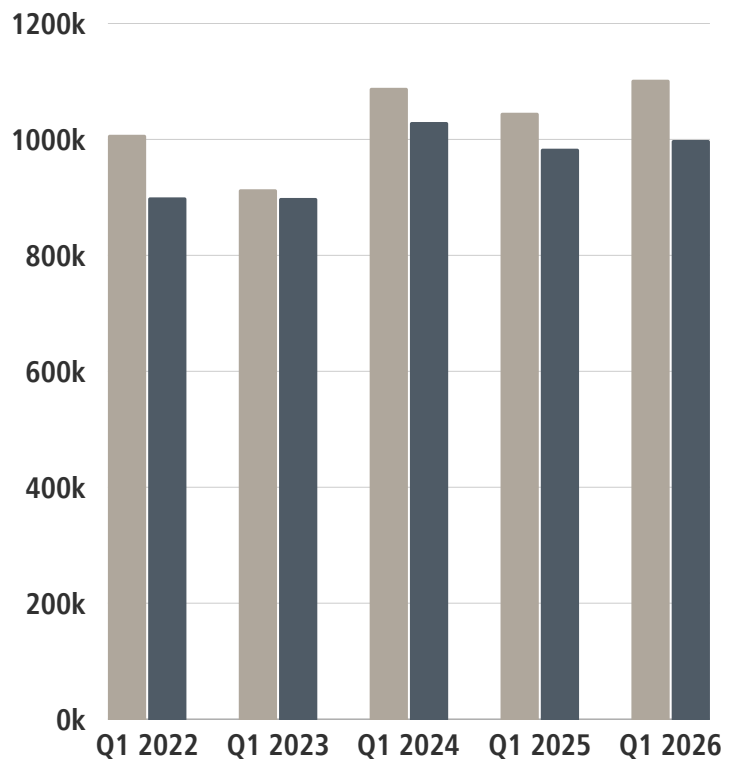
MARKET SHARE CASH VS. MORTGAGE	
19%	● CASH
81%	● MORTGAGE

MARKET SHARE BY SOLD PRICE	
0%	● < \$500,000
23%	● \$500k - \$799k
31%	● \$800k - \$999k
34%	● \$1M - \$1.5M
12%	● > \$1,500,000

AVERAGE DAYS ON MARKET 28



AVERAGE & MEDIAN SOLD PRICE



3 BED, 2 BATH CONDO

	Q1 2025	Q1 2026	CHANGE
AVERAGE PRICE	\$1,530,150	\$1,513,130	-1.1%
MEDIAN PRICE	\$1,632,500	\$1,500,000	-8.1%
TOTAL LISTED	48	28	-41.7%
TOTAL CONTRACTS	26	17	-34.6%
TOTAL SOLD	10	23	+130.0%

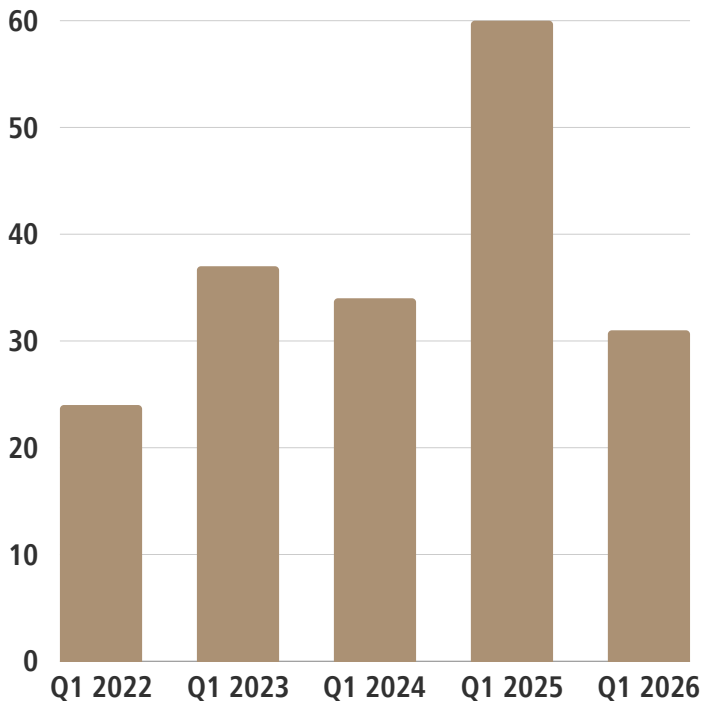
MARKET SHARE
CASH VS. MORTGAGE

13% ● CASH
87% ● MORTGAGE

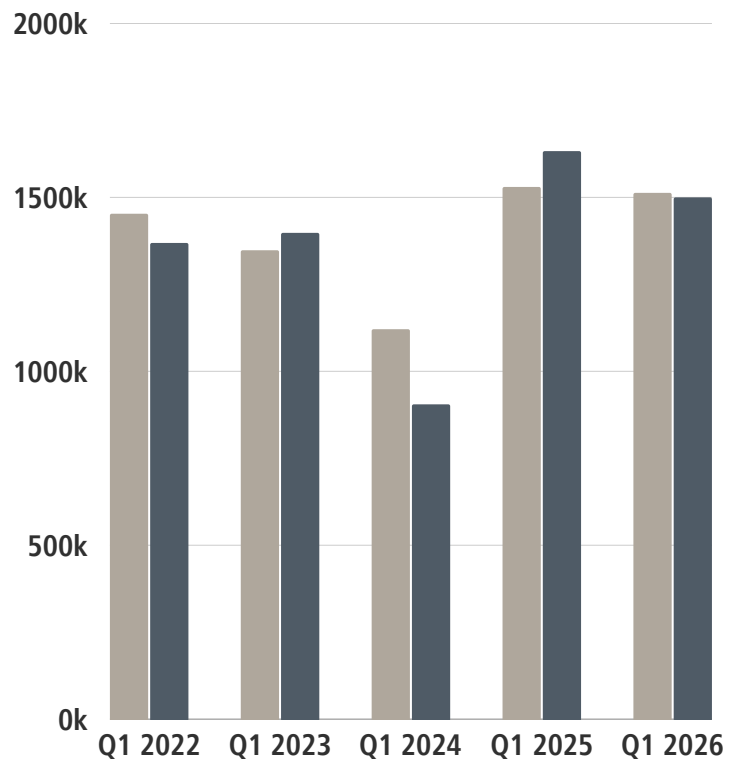
MARKET SHARE
BY SOLD PRICE

0% ● < \$500,000
0% ● \$500k - \$799k
26% ● \$800k - \$999k
17% ● \$1M - \$1.5M
57% ● > \$1,500,000

AVERAGE DAYS ON MARKET 31

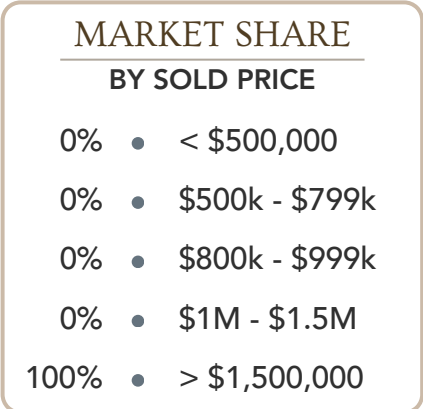
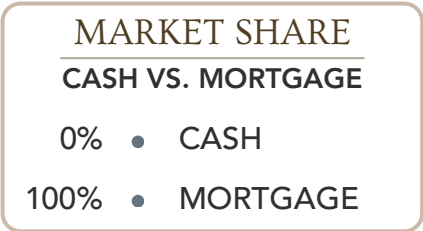


AVERAGE & MEDIAN SOLD PRICE

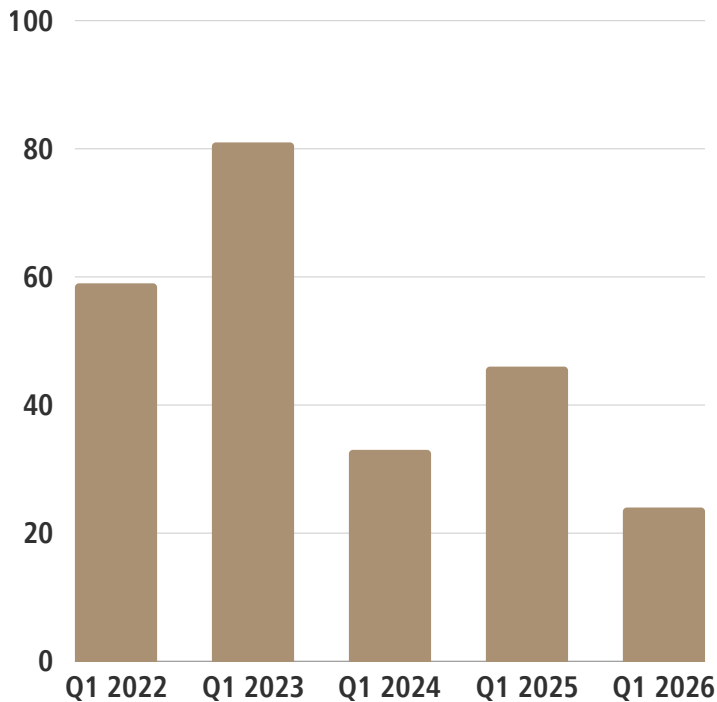


SINGLE FAMILY HOME

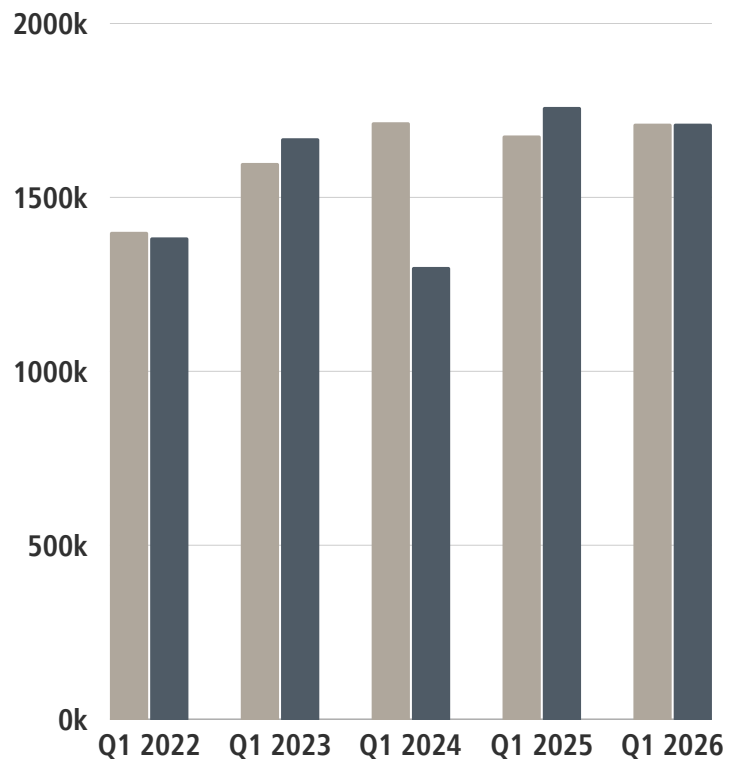
	Q1 2025	Q1 2026	CHANGE
AVERAGE PRICE	\$1,678,400	\$1,712,250	+2.0%
MEDIAN PRICE	\$1,759,500	\$1,712,250	-2.7%
TOTAL LISTED	12	6	-50.0%
TOTAL CONTRACTS	10	6	-40.0%
TOTAL SOLD	10	2	-80.0%



AVERAGE DAYS ON MARKET 24



AVERAGE & MEDIAN SOLD PRICE



MULTI FAMILY HOME

	Q1 2025	Q1 2026	CHANGE
AVERAGE PRICE	\$1,646,000	\$1,510,041	-8.3%
MEDIAN PRICE	\$1,680,000	\$1,437,875	-14.4%
TOTAL LISTED	15	9	-40.0%
TOTAL CONTRACTS	12	3	-75.0%
TOTAL SOLD	5	9	+80.0%

MARKET SHARE
CASH VS. MORTGAGE

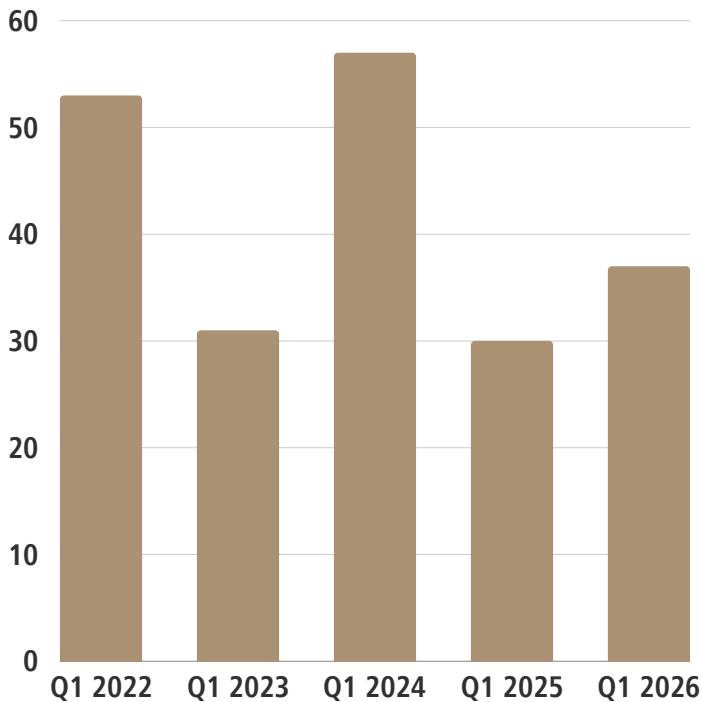
22% ● CASH
78% ● MORTGAGE

MARKET SHARE
BY SOLD PRICE

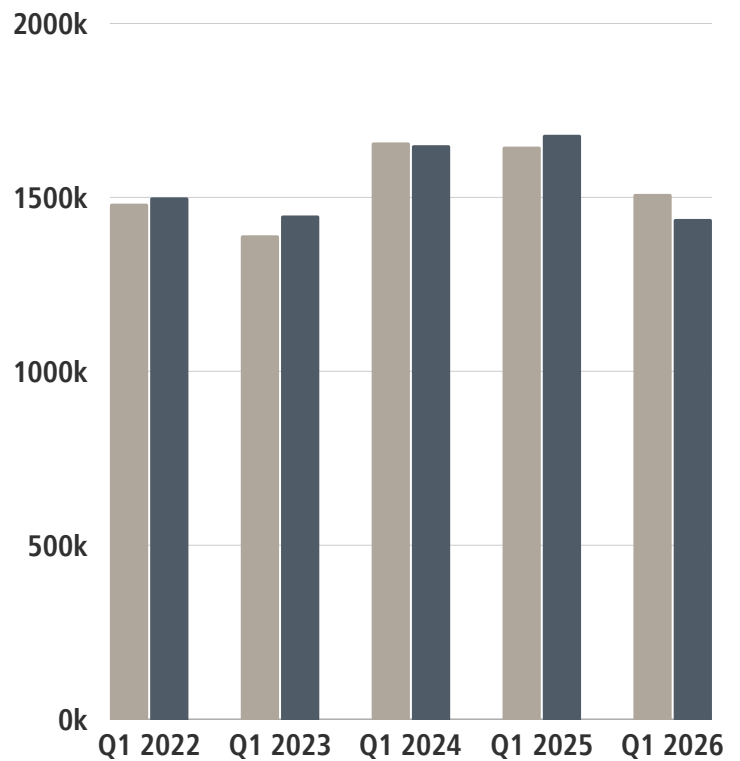
0% ● < \$500,000
0% ● \$500k - \$799k
12% ● \$800k - \$999k
44% ● \$1M - \$1.5M
44% ● > \$1,500,000

AVERAGE DAYS ON MARKET

37



AVERAGE & MEDIAN SOLD PRICE



METHODOLOGY

ZIP CODES COVERED:

07302 & 07310

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.