

JC HEIGHTS

ANNUAL REPORT 2025



SUMMARY OF DATA

SOLD PRICE	AVERAGE	MEDIAN	MARKET SHARE
1 Bed Condo	+19.5%	+19.9%	6%
2 Bed 1 Bath Condo	0.0%	-1.5%	6%
2 Bed 2 Bath Condo	-10.3%	-10.2%	11%
3+ Bed Condo	+5.1%	+4.0%	35%
Single-Family Homes	-11.4%	-10.0%	13%
Multi-Family Homes	+11.7%	+6.3%	29%

MARKET SHARE

CASH VS. MORTGAGE

16% • CASH

84% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

15% • < \$500,000

30% • \$500k - \$799k

30% • \$800k - \$999k

21% • \$1M - \$1.5M

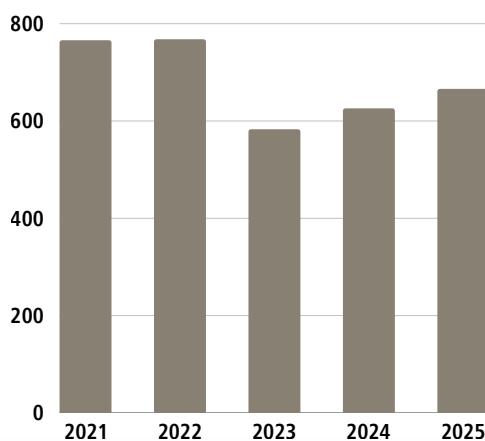
4% • > \$1,500,000

HOMES LISTED

666

+6.4%

YEAR-OVER-YEAR

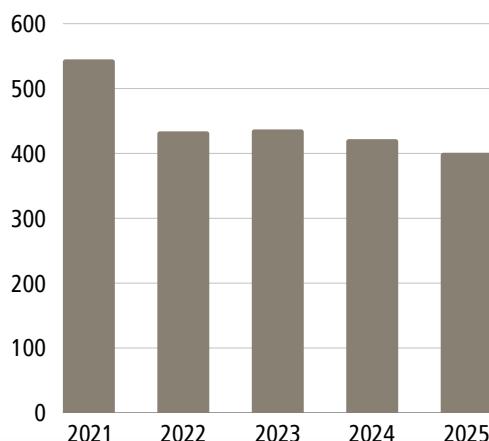


CONTRACTS SIGNED

401

-5.0%

YEAR-OVER-YEAR

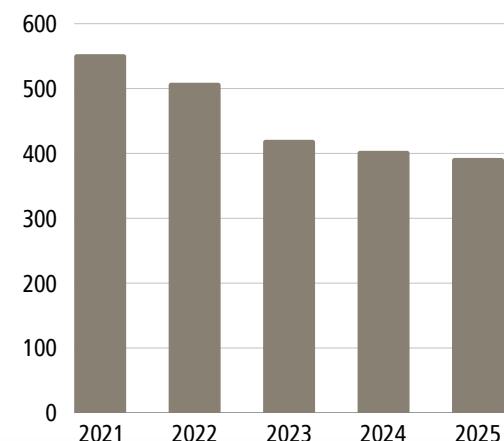


HOMES SOLD

393

-2.7%

YEAR-OVER-YEAR



1 BED, 1 BATH CONDO

	2024	2025	CHANGE
AVERAGE PRICE	\$322,562	\$385,343	+19.5%
MEDIAN PRICE	\$292,000	\$350,000	+19.9%
TOTAL LISTED	33	53	+60.6%
TOTAL CONTRACTS	25	31	+24.0%
TOTAL SOLD	24	23	-4.2%

MARKET SHARE

CASH VS. MORTGAGE

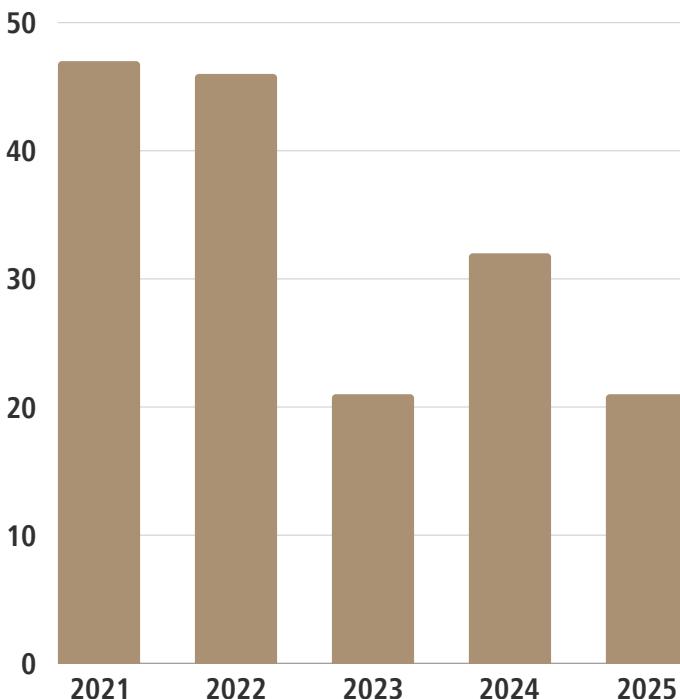
- 26% • CASH
- 74% • MORTGAGE

MARKET SHARE

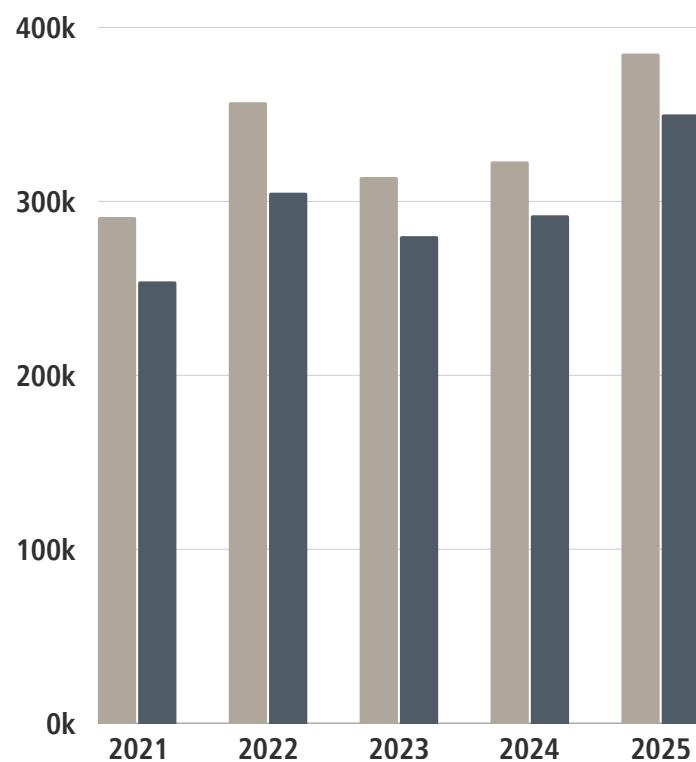
BY SOLD PRICE

- 92% • < \$500,000
- 4% • \$500k - \$799k
- 4% • \$800k - \$999k
- 0% • \$1M - \$1.5M
- 0% • > \$1,500,000

AVERAGE
DAYS ON MARKET
21



AVERAGE & MEDIAN
SOLD PRICE



2 BED, 1 BATH CONDO

	2024	2025	CHANGE
AVERAGE PRICE	\$437,528	\$437,464	-0.01%
MEDIAN PRICE	\$410,000	\$404,000	-1.5%
TOTAL LISTED	47	49	+4.3%
TOTAL CONTRACTS	34	26	-23.5%
TOTAL SOLD	35	25	-28.6%

MARKET SHARE

CASH VS. MORTGAGE

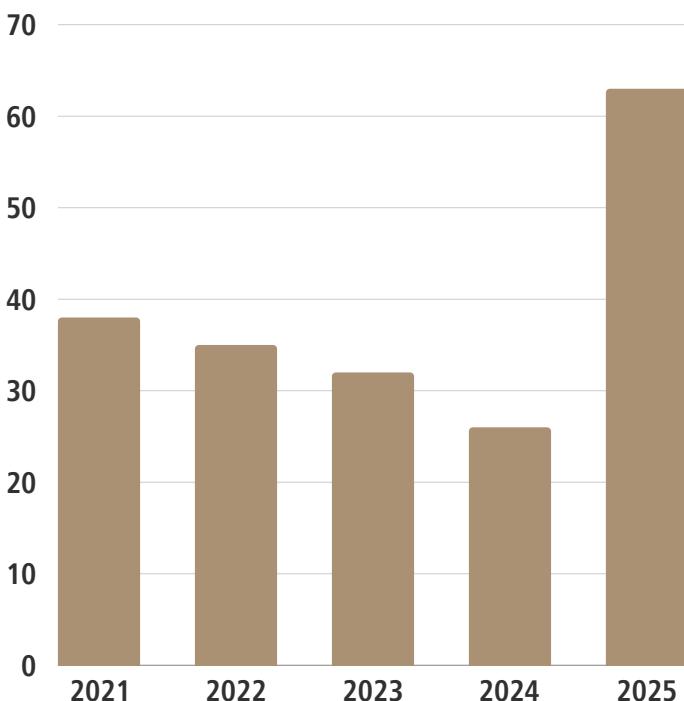
- 16% • CASH
- 84% • MORTGAGE

MARKET SHARE

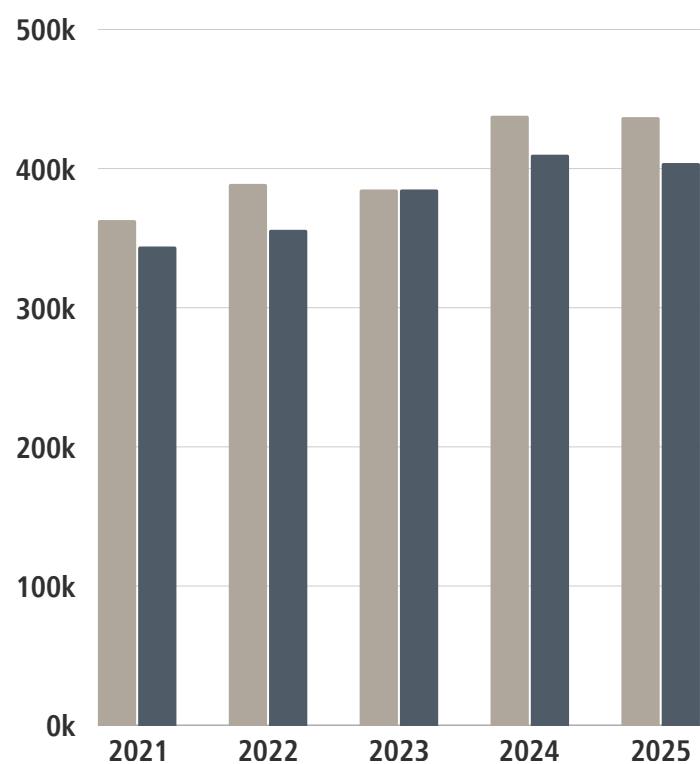
BY SOLD PRICE

- 76% • < \$500,000
- 24% • \$500k - \$799k
- 0% • \$800k - \$999k
- 0% • \$1M - \$1.5M
- 0% • > \$1,500,000

AVERAGE
DAYS ON MARKET
63



AVERAGE & MEDIAN
SOLD PRICE



2 BED, 2 BATH CONDO

	2024	2025	CHANGE
AVERAGE PRICE	\$616,717	\$553,042	-10.3%
MEDIAN PRICE	\$615,000	\$552,500	-10.2%
TOTAL LISTED	75	75	0.0%
TOTAL CONTRACTS	57	43	-24.6%
TOTAL SOLD	57	42	-26.3%

MARKET SHARE

CASH VS. MORTGAGE

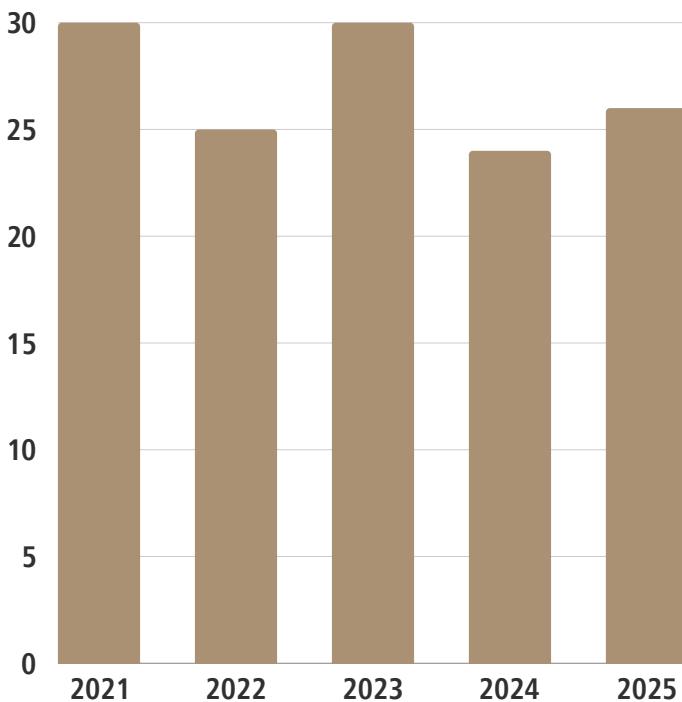
- 12% • CASH
- 88% • MORTGAGE

MARKET SHARE

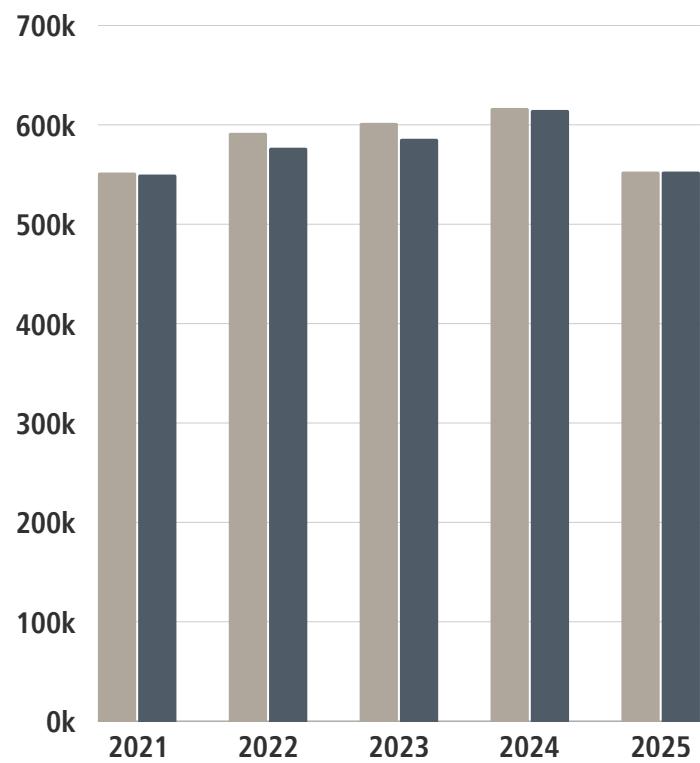
BY SOLD PRICE

- 29% • < \$500,000
- 69% • \$500k - \$799k
- 2% • \$800k - \$999k
- 0% • \$1M - \$1.5M
- 0% • > \$1,500,000

AVERAGE
DAYS ON MARKET
26



AVERAGE & MEDIAN
SOLD PRICE



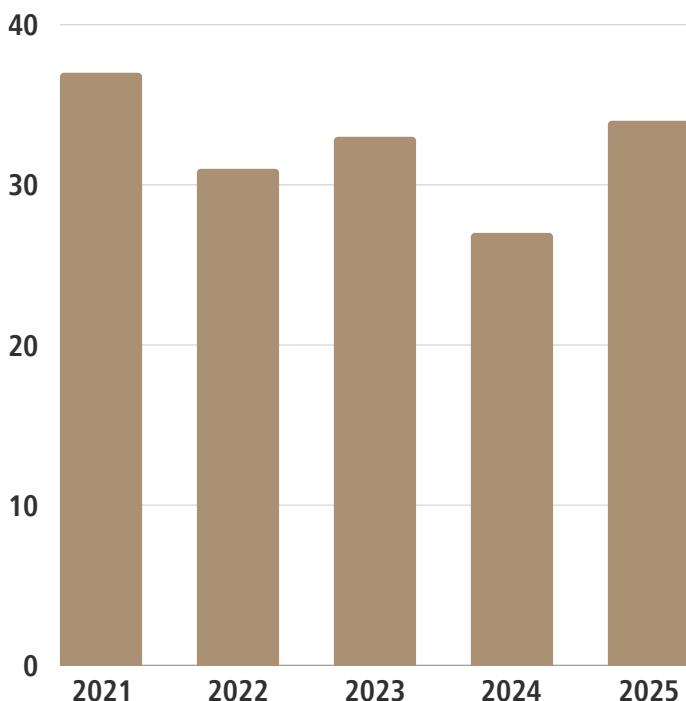
3 BED, 2 BATH CONDO

	2024	2025	CHANGE
AVERAGE PRICE	\$891,869	\$937,533	+5.1%
MEDIAN PRICE	\$875,000	\$910,000	+4.0%
TOTAL LISTED	216	226	+4.6%
TOTAL CONTRACTS	148	132	-10.8%
TOTAL SOLD	139	137	-1.4%

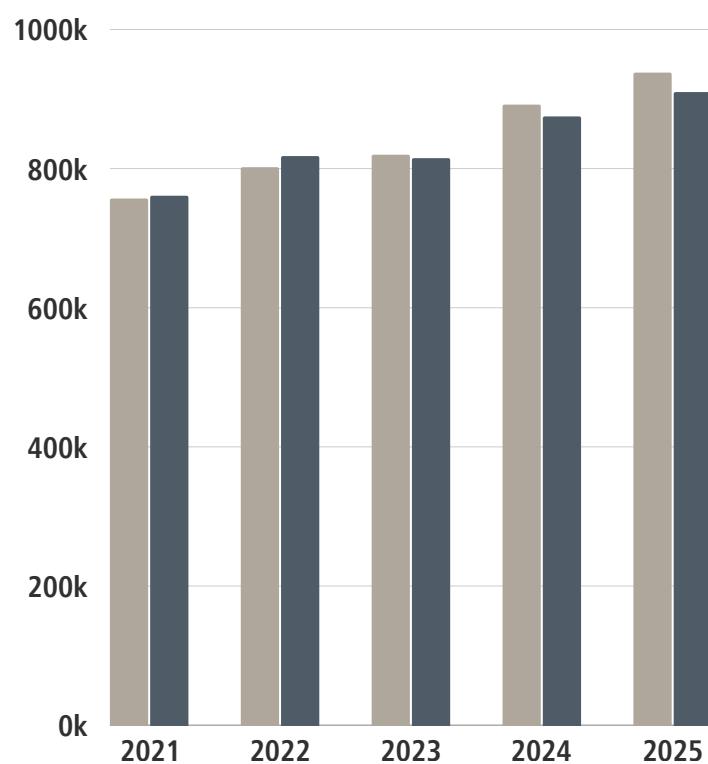
MARKET SHARE	
CASH VS. MORTGAGE	
7%	• CASH
93%	• MORTGAGE

MARKET SHARE	
BY SOLD PRICE	
1%	• < \$500,000
29%	• \$500k - \$799k
40%	• \$800k - \$999k
29%	• \$1M - \$1.5M
1%	• > \$1,500,000

AVERAGE
DAYS ON MARKET
34



AVERAGE & MEDIAN
SOLD PRICE



SINGLE FAMILY HOME

	2024	2025	CHANGE
AVERAGE PRICE	\$958,777	\$849,539	-11.4%
MEDIAN PRICE	\$889,000	\$800,000	-10.0%
TOTAL LISTED	60	73	+21.7%
TOTAL CONTRACTS	41	47	+14.6%
TOTAL SOLD	35	51	+45.7%

MARKET SHARE

CASH VS. MORTGAGE

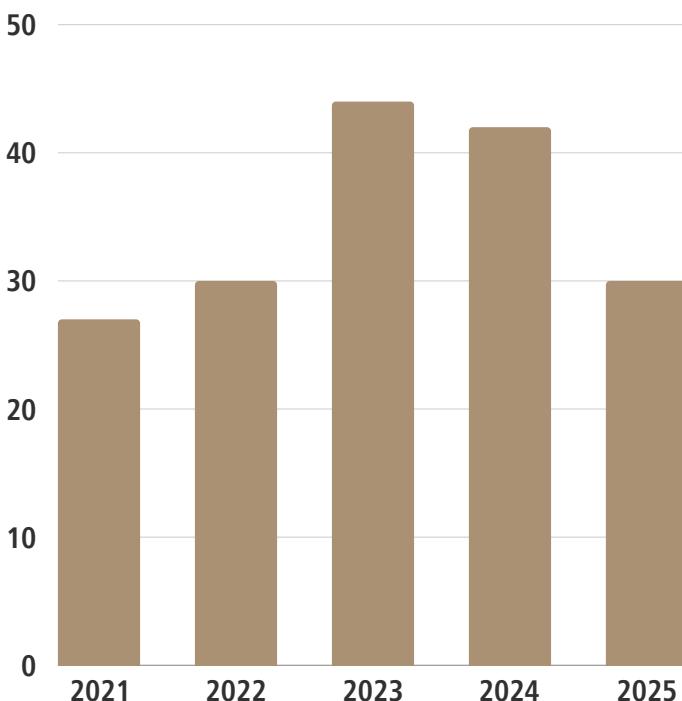
- 31% • CASH
- 69% • MORTGAGE

MARKET SHARE

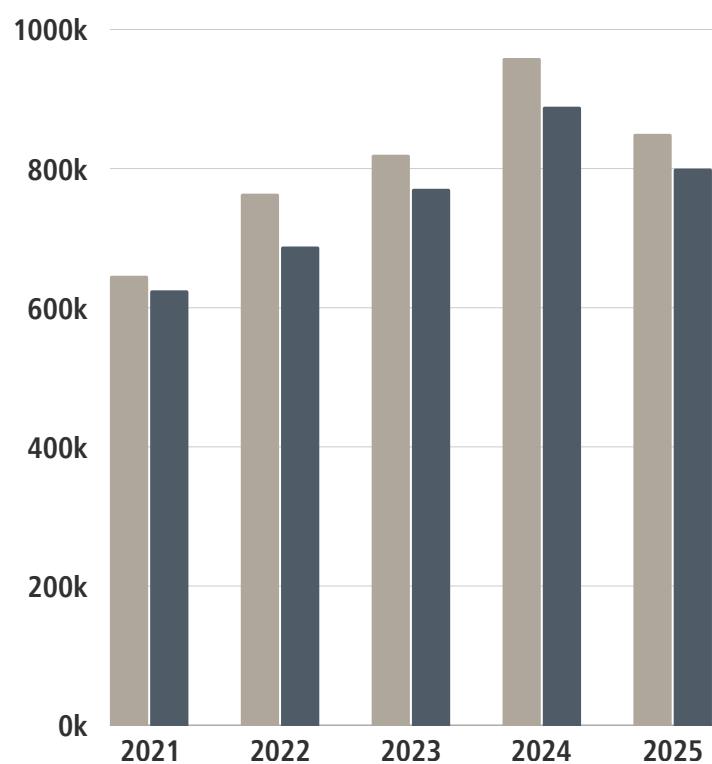
BY SOLD PRICE

- 6% • < \$500,000
- 43% • \$500k - \$799k
- 35% • \$800k - \$999k
- 12% • \$1M - \$1.5M
- 4% • > \$1,500,000

AVERAGE
DAYS ON MARKET
30



AVERAGE & MEDIAN
SOLD PRICE



MULTI FAMILY HOME

	2024	2025	CHANGE
AVERAGE PRICE	\$964,629	\$1,077,247	+11.7%
MEDIAN PRICE	\$907,500	\$965,000	+6.3%
TOTAL LISTED	195	190	-2.6%
TOTAL CONTRACTS	117	122	+4.3%
TOTAL SOLD	114	115	+0.9%

MARKET SHARE

CASH VS. MORTGAGE

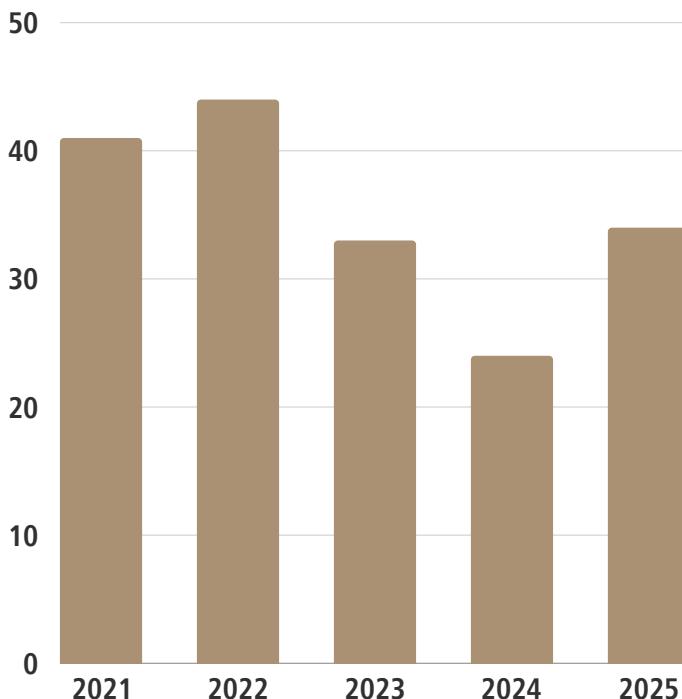
- 19% • CASH
- 81% • MORTGAGE

MARKET SHARE

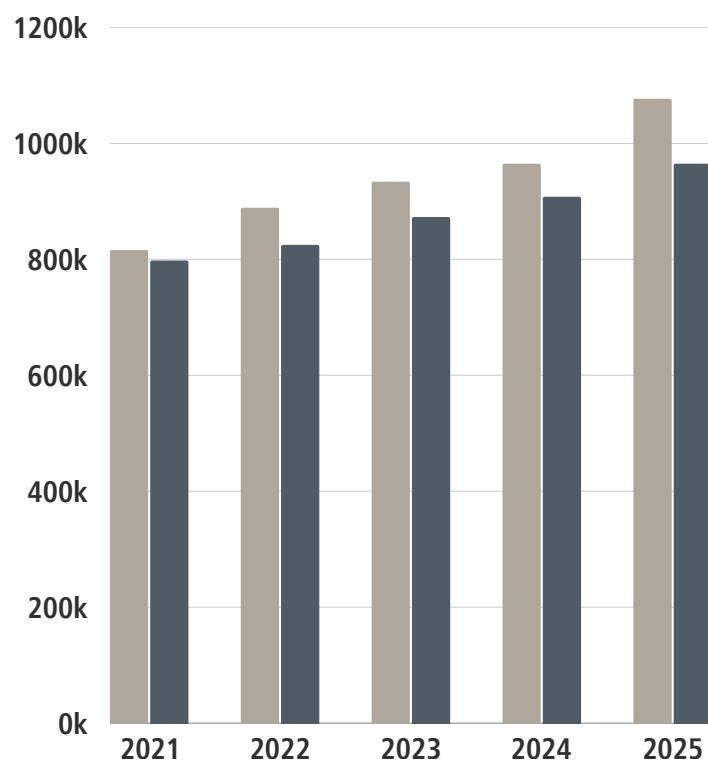
BY SOLD PRICE

- 1% • < \$500,000
- 17% • \$500k - \$799k
- 38% • \$800k - \$999k
- 34% • \$1M - \$1.5M
- 10% • > \$1,500,000

AVERAGE
DAYS ON MARKET
34



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.