

# JC HEIGHTS

## ANNUAL REPORT 2025



SAIKIN  
TEAM



# 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

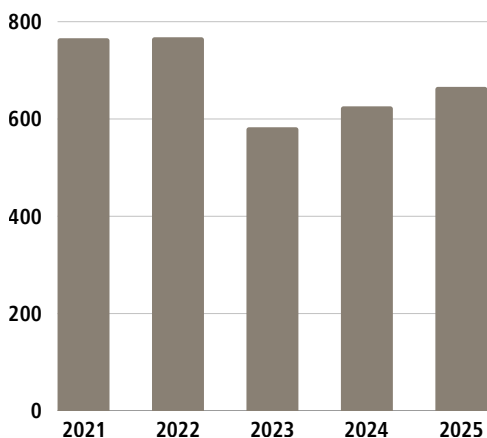
4% • > \$1,500,000

## HOMES LISTED

666

+6.4%

YEAR-OVER-YEAR

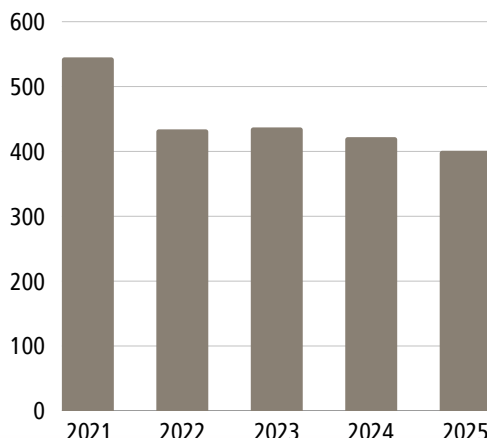


## CONTRACTS SIGNED

401

-5.0%

YEAR-OVER-YEAR

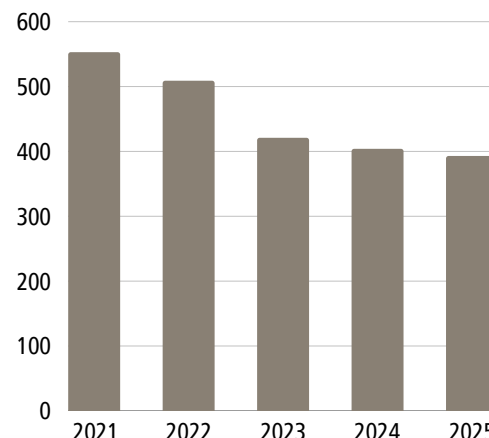


## HOMES SOLD

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%

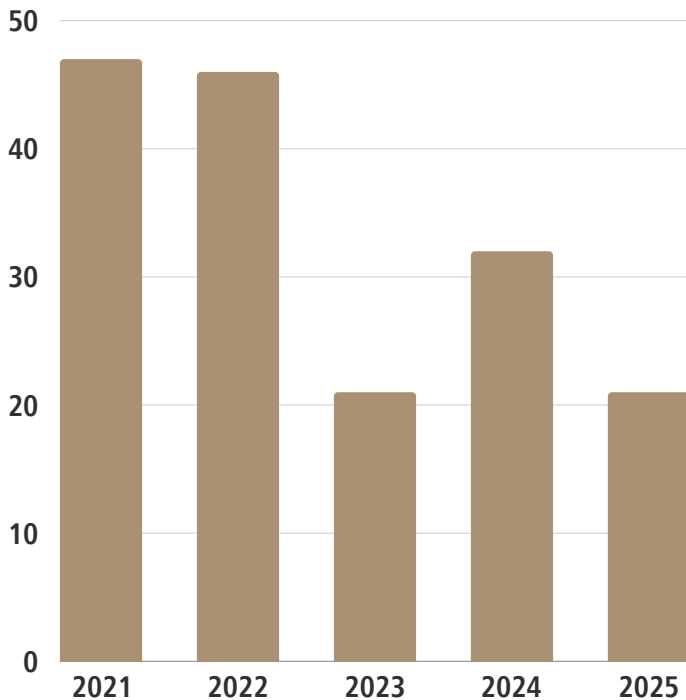
## MARKET SHARE CASH VS. MORTGAGE

26% • CASH  
74% • MORTGAGE

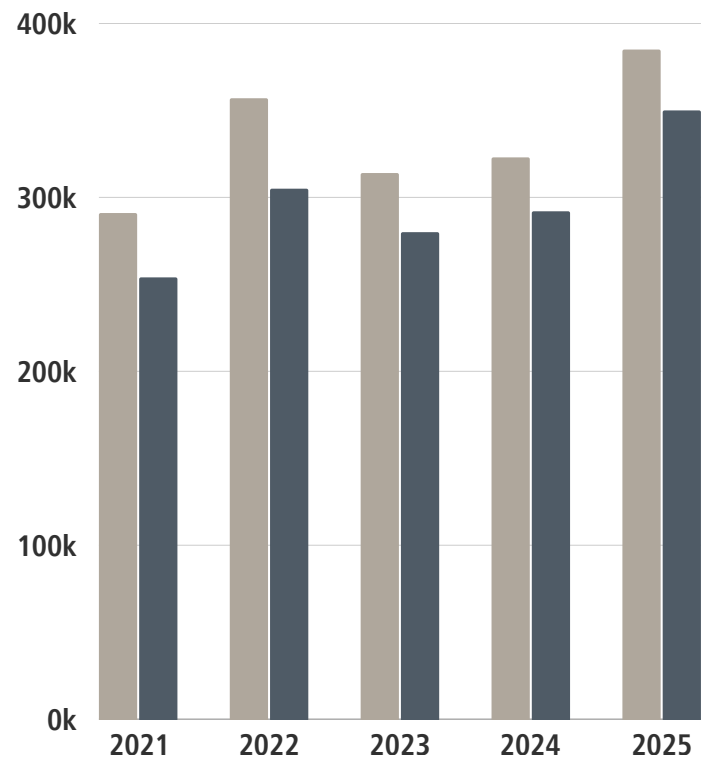
## MARKET SHARE BY SOLD PRICE

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

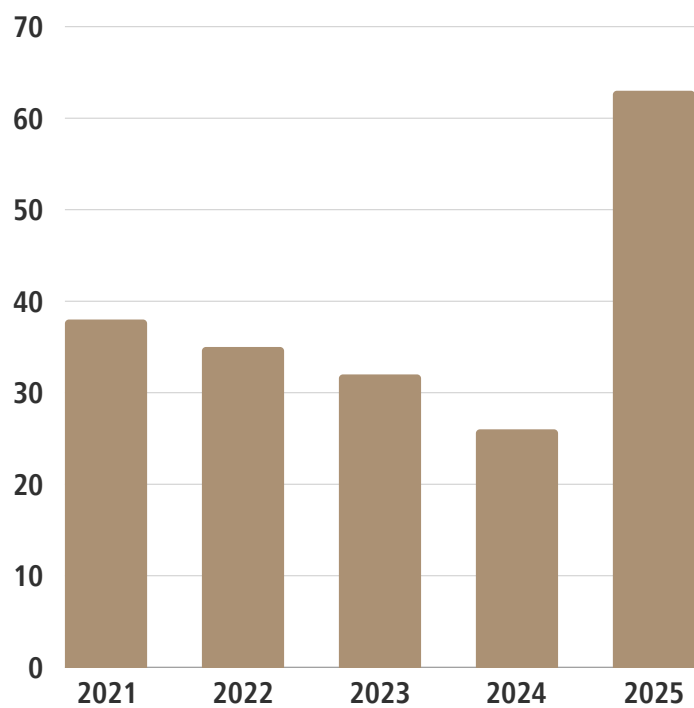
24% • \$500k - \$799k

0% • \$800k - \$999k

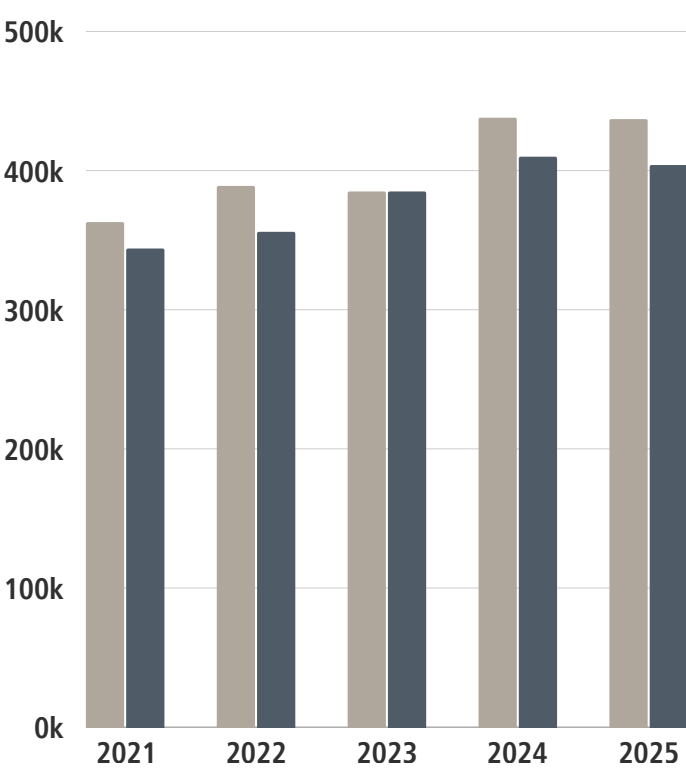
0% • \$1M - \$1.5M

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%

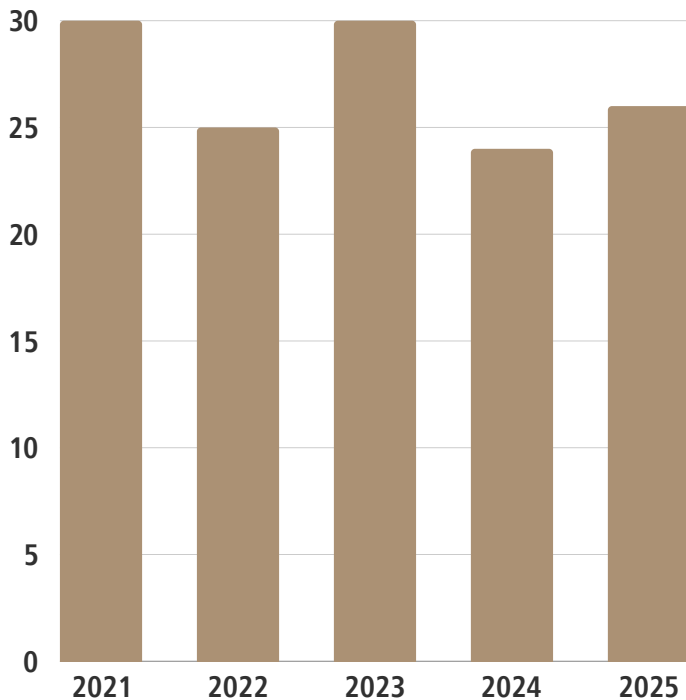
## MARKET SHARE CASH VS. MORTGAGE

12% • CASH  
88% • MORTGAGE

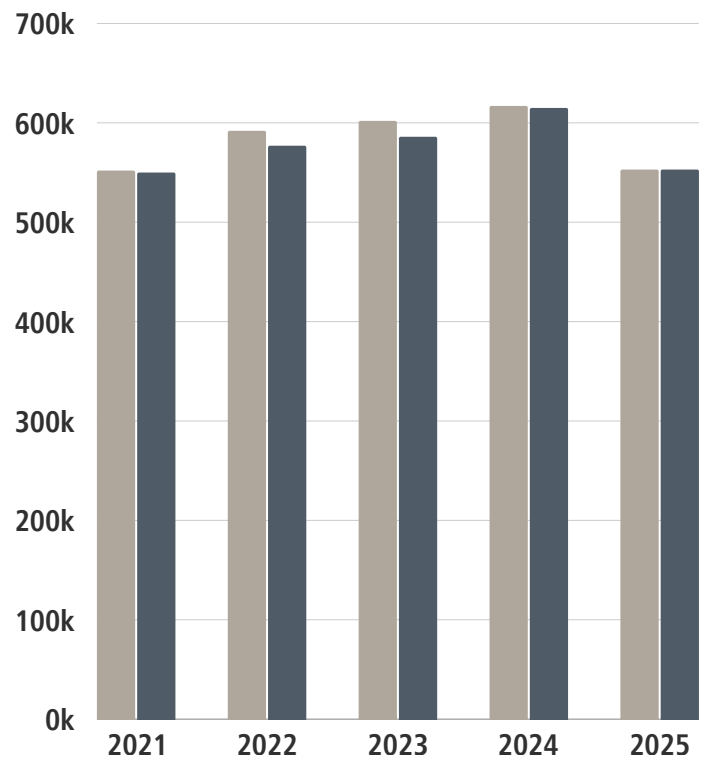
## MARKET SHARE BY SOLD PRICE

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%

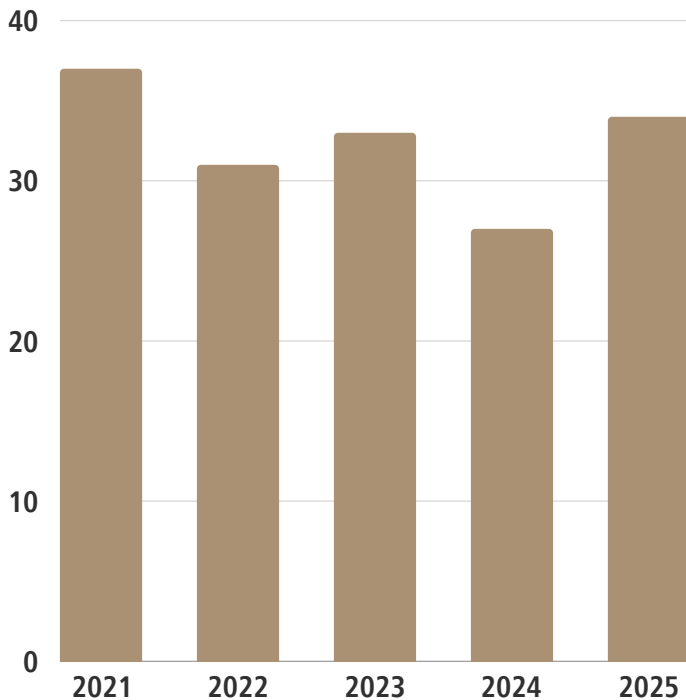
## MARKET SHARE CASH VS. MORTGAGE

7% • CASH  
93% • MORTGAGE

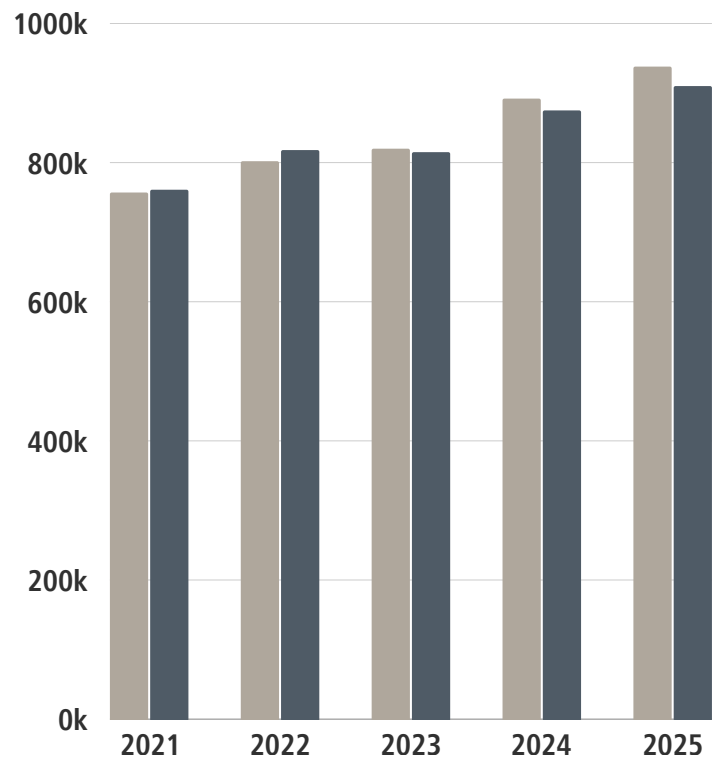
## MARKET SHARE BY SOLD PRICE

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

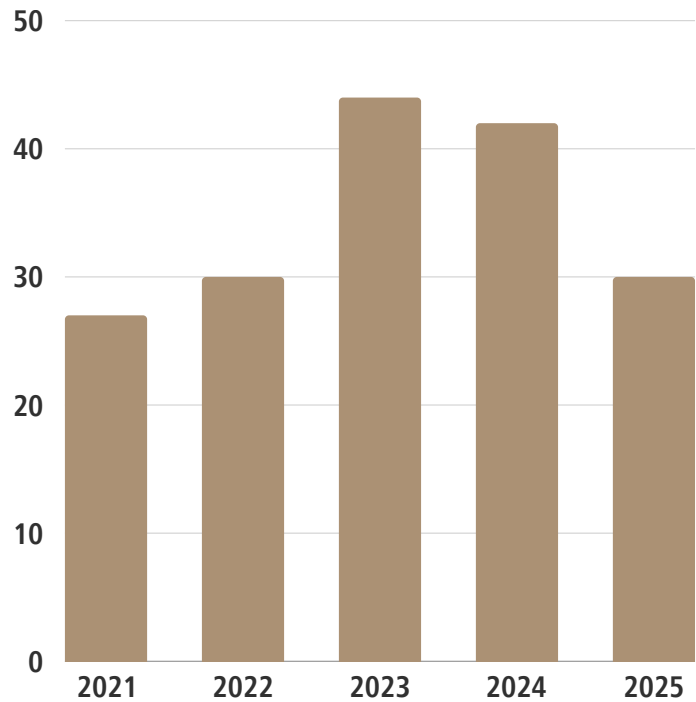
43% • \$500k - \$799k

35% • \$800k - \$999k

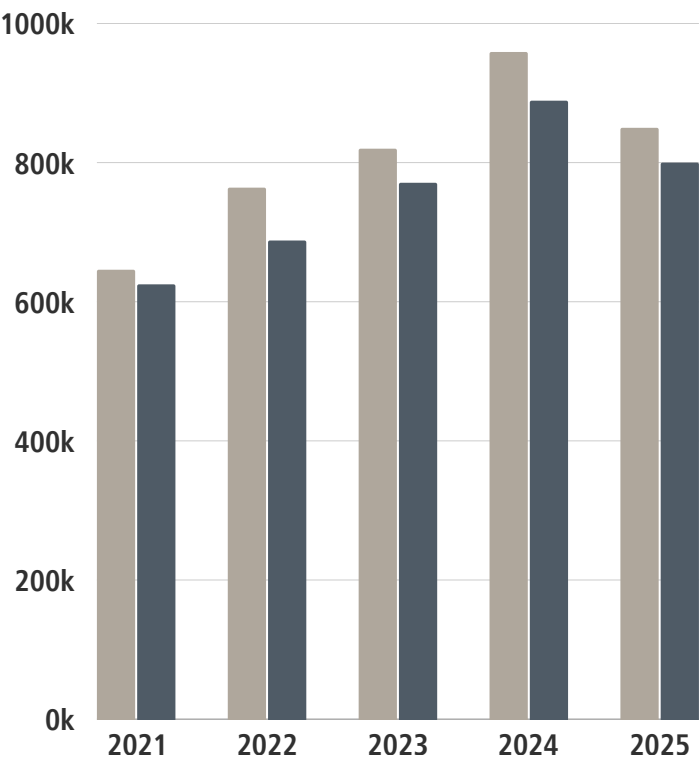
12% • \$1M - \$1.5M

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%

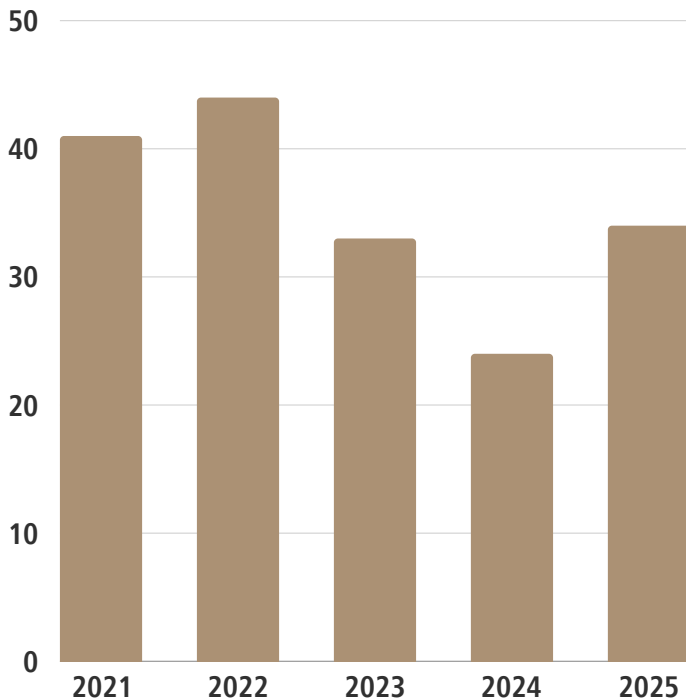
## MARKET SHARE CASH VS. MORTGAGE

19% • CASH  
81% • MORTGAGE

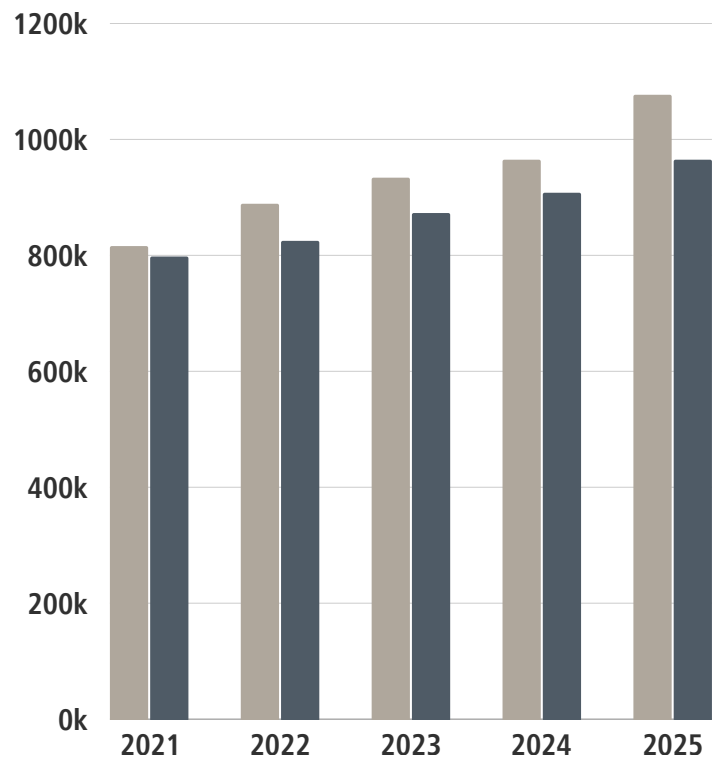
## MARKET SHARE BY SOLD PRICE

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.