



MARKET REPORT

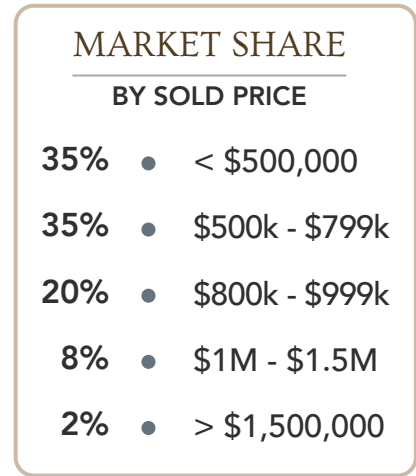
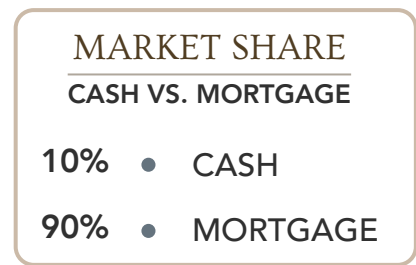
Q1 2026

JOURNAL SQUARE



SUMMARY OF DATA

SOLD PRICE	AVERAGE	MEDIAN	MARKET SHARE
1 Bed Condo	+9.3%	+3.3%	24%
2 Bed 1 Bath Condo	-7.9%	-5.2%	4%
2 Bed 2 Bath Condo	-26.2%	-18.0%	18%
3+ Bed Condo	-12.0%	-16.7%	14%
Single-Family Homes	+59.6%	+49.9%	8%
Multi-Family Homes	+38.1%	+20.7%	31%

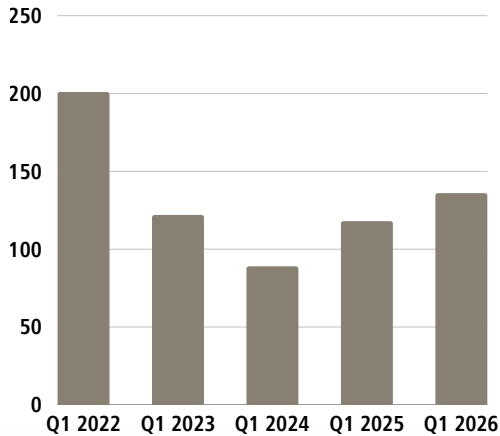


HOMES LISTED

136

+15.3%

YEAR-OVER-YEAR

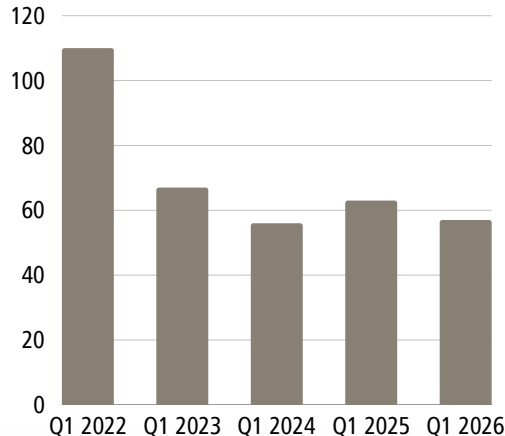


CONTRACTS SIGNED

57

-9.5%

YEAR-OVER-YEAR

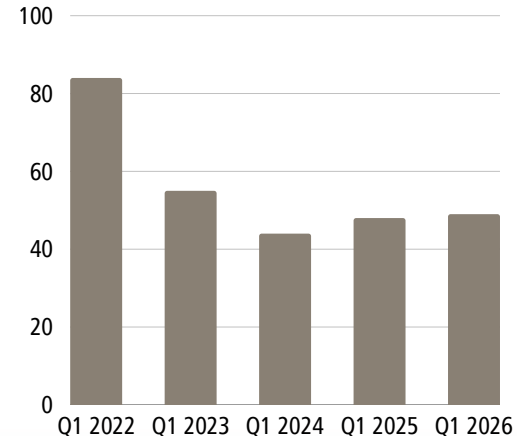


HOMES SOLD

49

+2.1%

YEAR-OVER-YEAR



1 BED, 1 BATH CONDO

	Q1 2025	Q1 2026	CHANGE
AVERAGE PRICE	\$336,000	\$367,166	+9.3%
MEDIAN PRICE	\$350,000	\$361,500	+3.3%
TOTAL LISTED	20	27	+35.0%
TOTAL CONTRACTS	7	9	+28.6%
TOTAL SOLD	9	12	+33.3%

MARKET SHARE
CASH VS. MORTGAGE

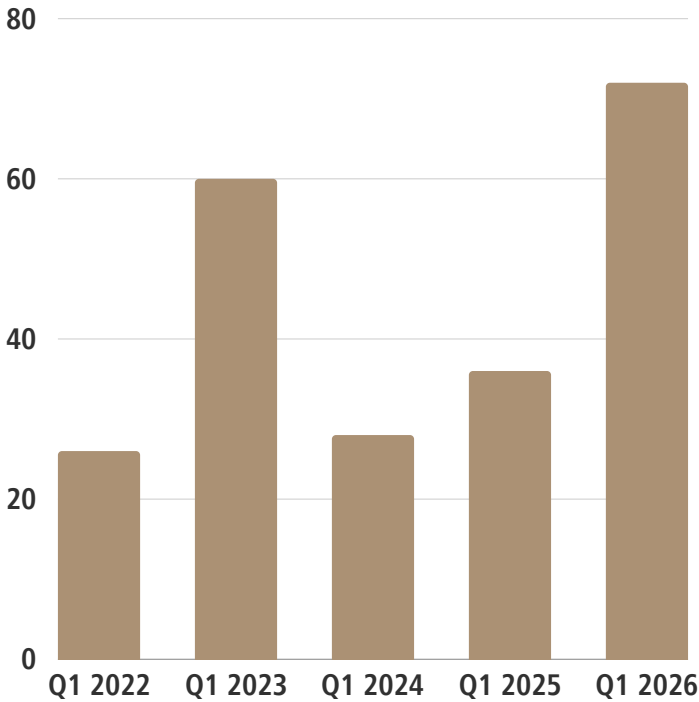
17% ● CASH
83% ● MORTGAGE

MARKET SHARE
BY SOLD PRICE

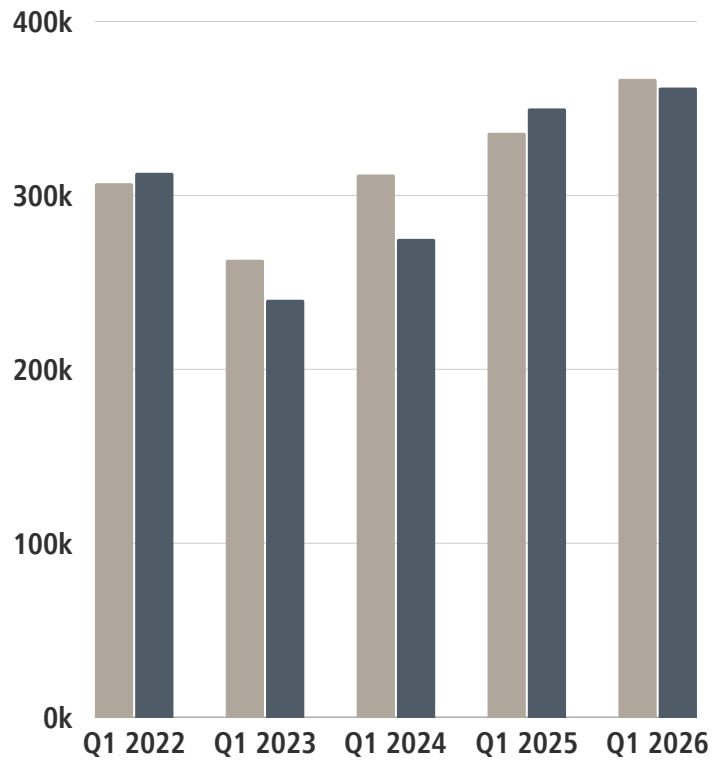
100% ● < \$500,000
0% ● \$500k - \$799k
0% ● \$800k - \$999k
0% ● \$1M - \$1.5M
0% ● > \$1,500,000

AVERAGE DAYS ON MARKET

72



AVERAGE & MEDIAN SOLD PRICE



2 BED, 1 BATH CONDO

	Q1 2025	Q1 2026	CHANGE
AVERAGE PRICE	\$403,750	\$371,950	-7.9%
MEDIAN PRICE	\$392,500	\$371,950	-5.2%
TOTAL LISTED	12	20	+66.7%
TOTAL CONTRACTS	11	7	-36.4%
TOTAL SOLD	8	2	-75.0%

MARKET SHARE
CASH VS. MORTGAGE

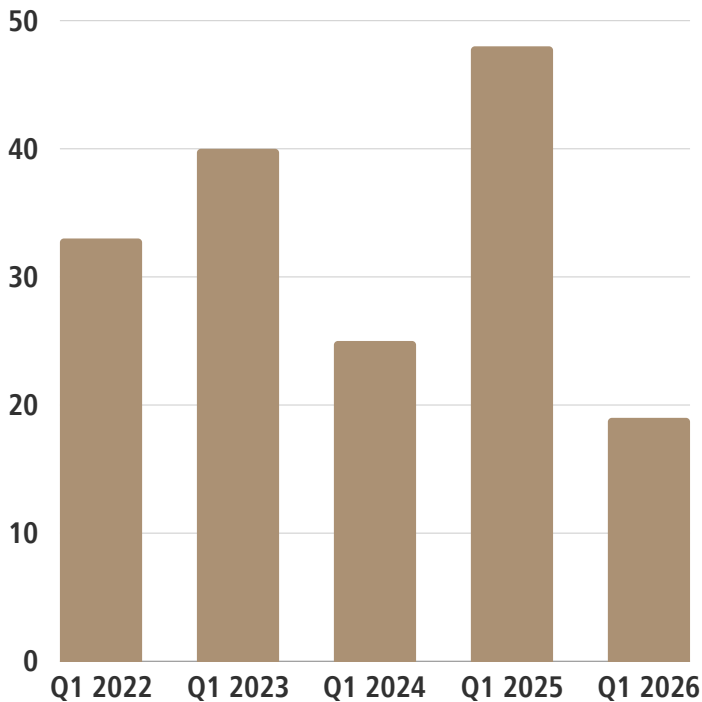
0% ● CASH
100% ● MORTGAGE

MARKET SHARE
BY SOLD PRICE

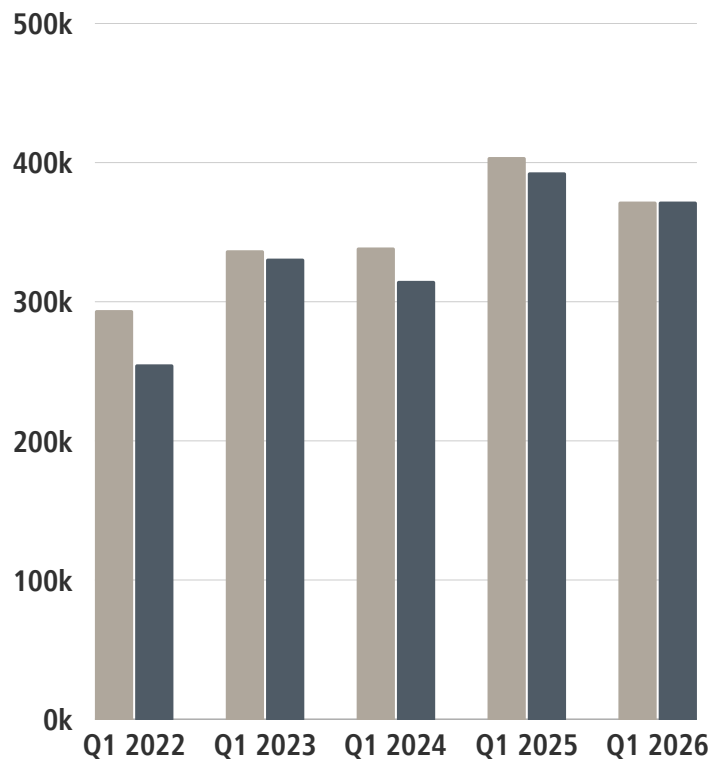
100% ● < \$500,000
0% ● \$500k - \$799k
0% ● \$800k - \$999k
0% ● \$1M - \$1.5M
0% ● > \$1,500,000

AVERAGE DAYS ON MARKET

19



AVERAGE & MEDIAN SOLD PRICE



2 BED, 2 BATH CONDO

	Q1 2025	Q1 2026	CHANGE
AVERAGE PRICE	\$722,714	\$533,444	-26.2%
MEDIAN PRICE	\$695,000	\$570,000	-18.0%
TOTAL LISTED	15	28	+86.7%
TOTAL CONTRACTS	6	12	+100.0%
TOTAL SOLD	7	9	+28.6%

MARKET SHARE
CASH VS. MORTGAGE

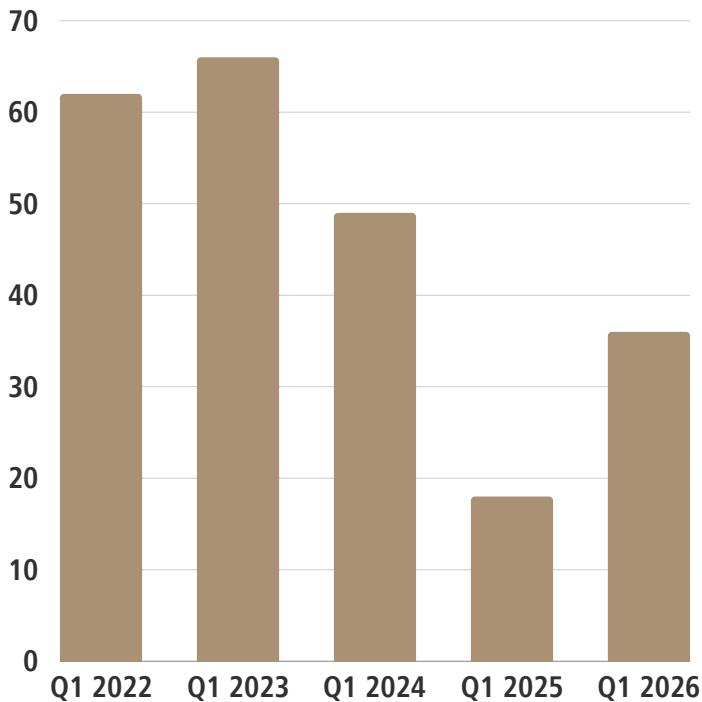
11% ● CASH
89% ● MORTGAGE

MARKET SHARE
BY SOLD PRICE

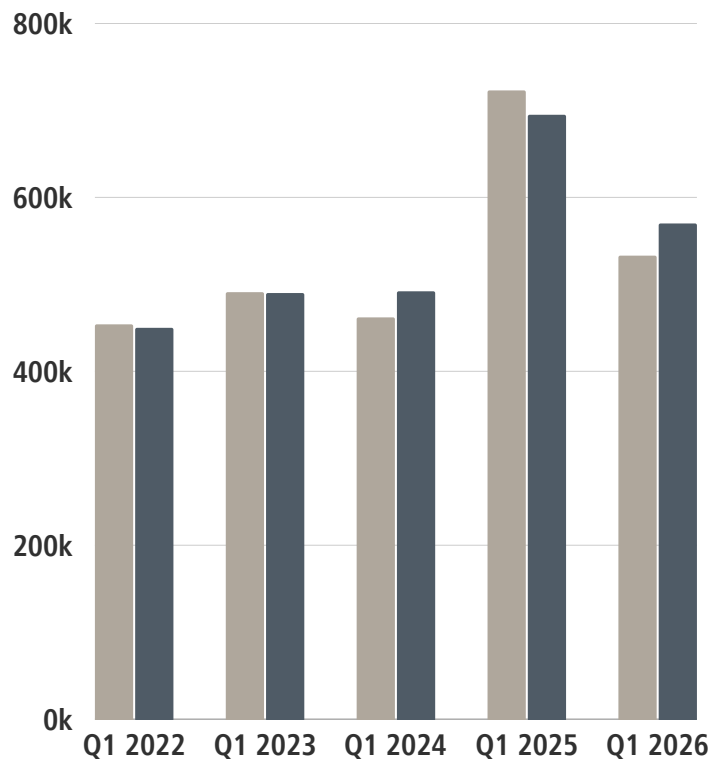
22% ● < \$500,000
78% ● \$500k - \$799k
0% ● \$800k - \$999k
0% ● \$1M - \$1.5M
0% ● > \$1,500,000

AVERAGE DAYS ON MARKET

36

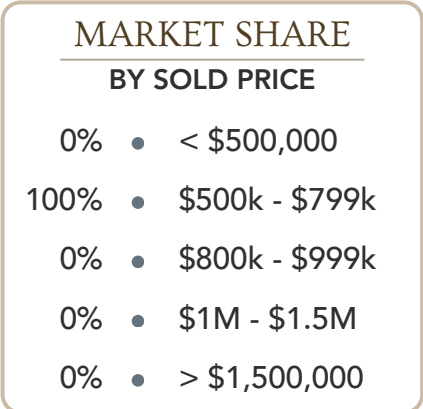
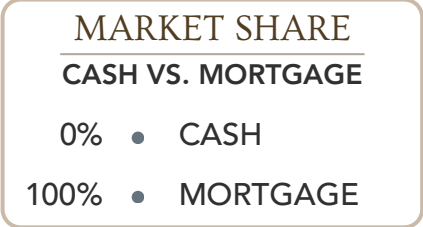


AVERAGE & MEDIAN SOLD PRICE

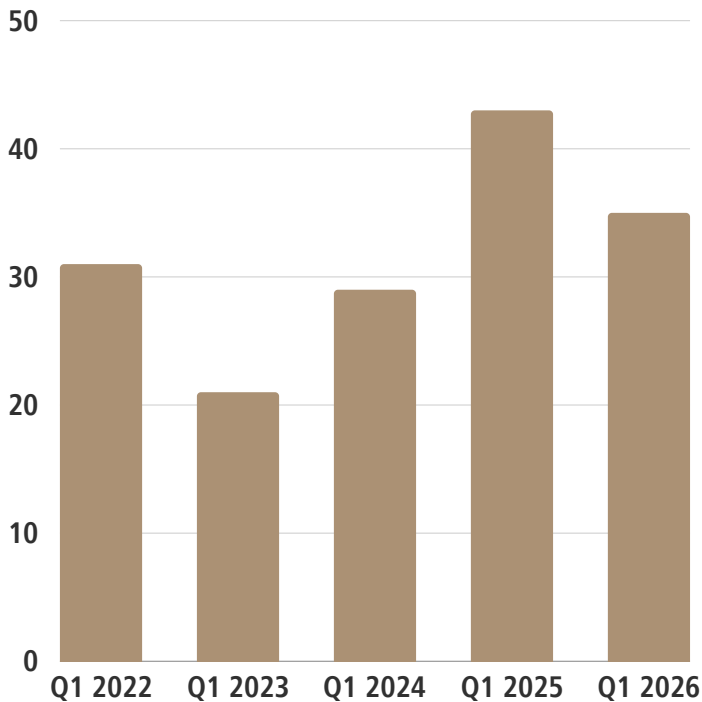


3 BED, 2 BATH CONDO

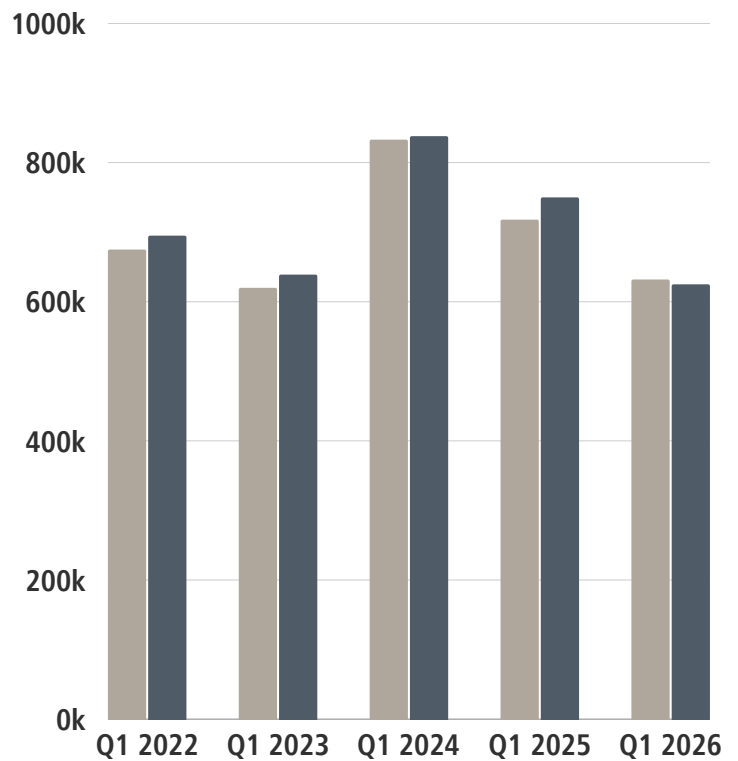
	Q1 2025	Q1 2026	CHANGE
AVERAGE PRICE	\$717,925	\$632,000	-12.0%
MEDIAN PRICE	\$750,000	\$625,000	-16.7%
TOTAL LISTED	31	24	-22.6%
TOTAL CONTRACTS	13	15	+15.4%
TOTAL SOLD	10	7	-30.0%



AVERAGE DAYS ON MARKET 35



AVERAGE & MEDIAN SOLD PRICE



SINGLE FAMILY HOME

	Q1 2025	Q1 2026	CHANGE
AVERAGE PRICE	\$567,000	\$904,750	+59.6%
MEDIAN PRICE	\$610,000	\$914,500	+49.9%
TOTAL LISTED	13	14	+7.7%
TOTAL CONTRACTS	12	6	-50.0%
TOTAL SOLD	5	4	-20.0%

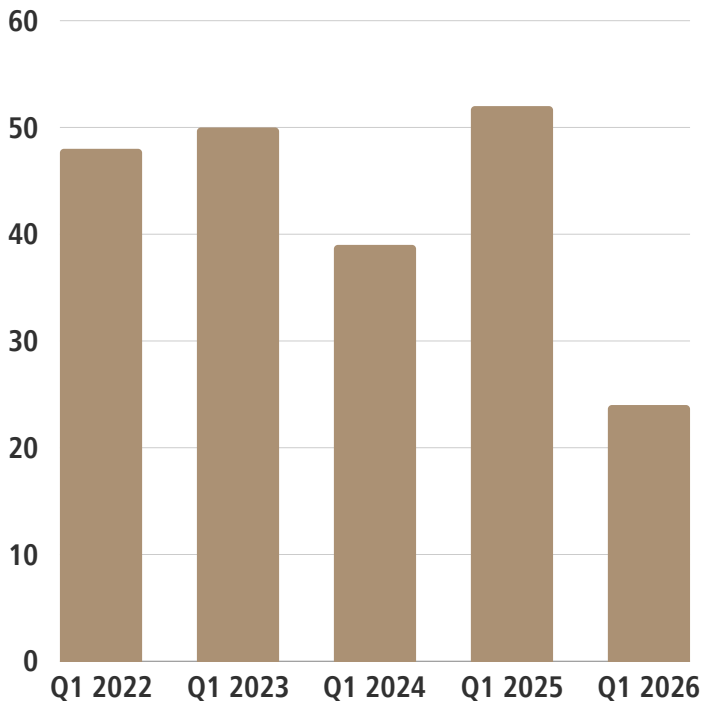
**MARKET SHARE
CASH VS. MORTGAGE**

25% ● CASH
75% ● MORTGAGE

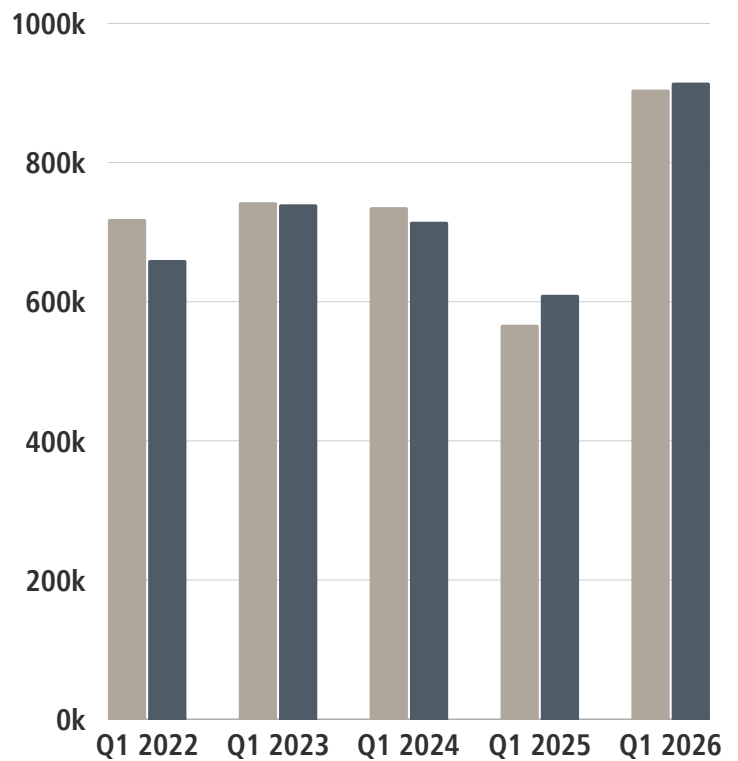
**MARKET SHARE
BY SOLD PRICE**

0% ● < \$500,000
25% ● \$500k - \$799k
25% ● \$800k - \$999k
50% ● \$1M - \$1.5M
0% ● > \$1,500,000

AVERAGE DAYS ON MARKET 24



AVERAGE & MEDIAN SOLD PRICE



MULTI FAMILY HOME

	Q1 2025	Q1 2026	CHANGE
AVERAGE PRICE	\$673,888	\$930,533	+38.1%
MEDIAN PRICE	\$725,000	\$875,000	+20.7%
TOTAL LISTED	27	23	-14.8%
TOTAL CONTRACTS	14	8	-42.9%
TOTAL SOLD	9	15	+66.7%

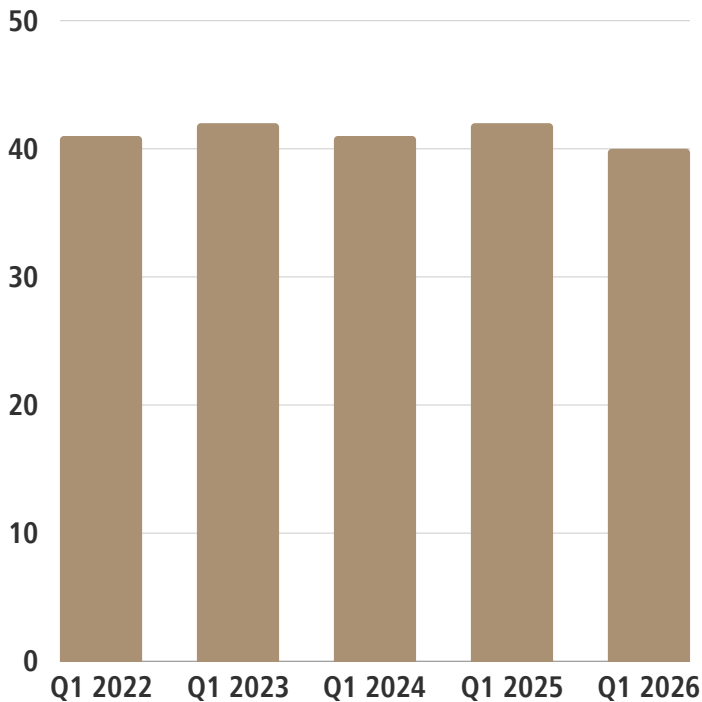
MARKET SHARE
CASH VS. MORTGAGE

7% ● CASH
93% ● MORTGAGE

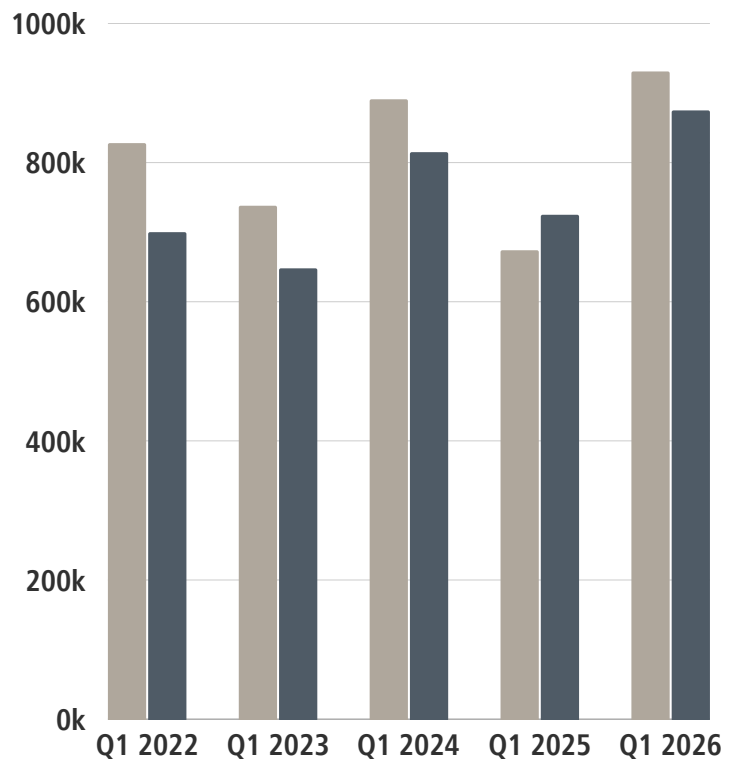
MARKET SHARE
BY SOLD PRICE

0% ● < \$500,000
20% ● \$500k - \$799k
60% ● \$800k - \$999k
13% ● \$1M - \$1.5M
7% ● > \$1,500,000

AVERAGE DAYS ON MARKET 40



AVERAGE & MEDIAN SOLD PRICE



METHODOLOGY

ZIP CODES COVERED:

07306

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.