

MARKET REPORT

Q4 2024

# JERSEY CITY DOWNTOWN



# SUMMARY OF DATA

| SOLD PRICE          | AVERAGE | MEDIAN |
|---------------------|---------|--------|
| 1 Bed Condo         | -1.9%   | -8.9%  |
| 2 Bed 1 Bath Condo  | -8.5%   | -10.9% |
| 2 Bed 2 Bath Condo  | +0.3%   | +0.2%  |
| 3+ Bed Condo        | +12.2%  | +7.3%  |
| Single-Family Homes | +7.5%   | +13.2% |
| Multi-Family Homes  | +7.6%   | +6.1%  |

## MARKET SHARE CASH VS. MORTGAGE

22% • CASH  
78% • MORTGAGE

## MARKET SHARE BY SOLD PRICE

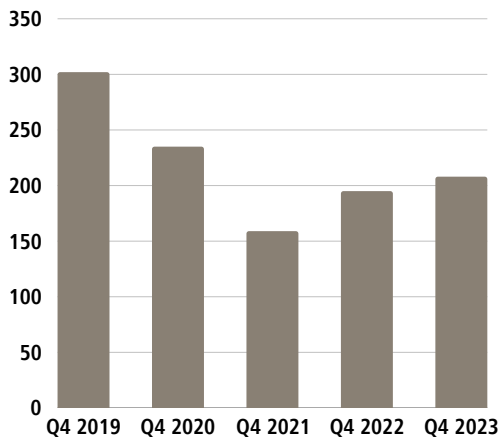
6% • < \$500,000  
33% • \$500k - \$799k  
21% • \$800k - \$999k  
25% • \$1M - \$1.5M  
15% • > \$1,500,000

### HOMES LISTED

208

+6.7%

YEAR-OVER-YEAR

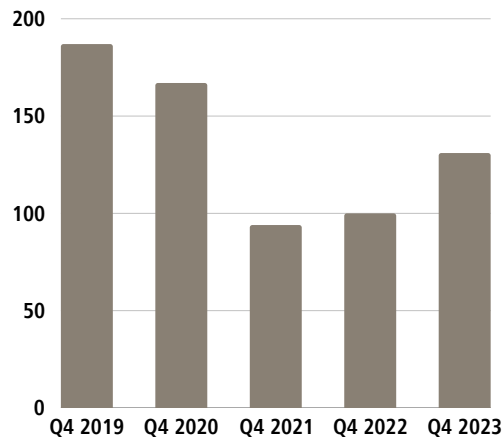


### CONTRACTS SIGNED

131

+31.0%

YEAR-OVER-YEAR

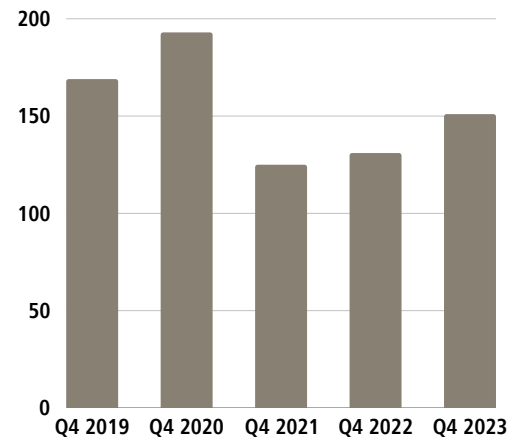


### HOMES SOLD

151

+15.3%

YEAR-OVER-YEAR



SAIKIN  
TEAM

# 1 BED | 1 BATH CONDOS

|                 | Q4 2023   | Q4 2024   | CHANGE |
|-----------------|-----------|-----------|--------|
| AVERAGE PRICE   | \$696,779 | \$683,379 | -1.9%  |
| MEDIAN PRICE    | \$718,750 | \$655,000 | -8.9%  |
| TOTAL LISTED    | 60        | 68        | +13.3% |
| TOTAL CONTRACTS | 26        | 48        | +84.6% |
| TOTAL SOLD      | 30        | 55        | +83.3% |

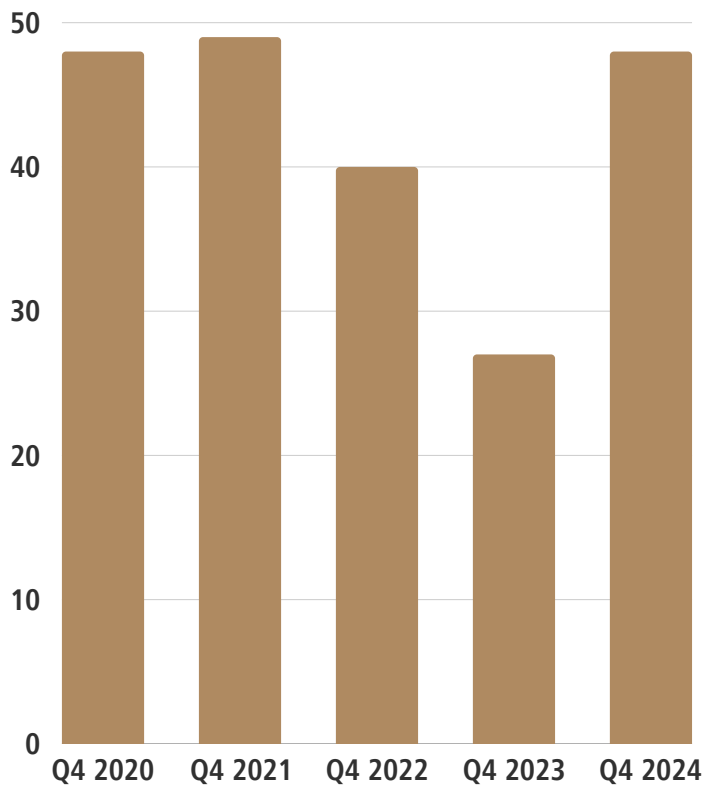
## MARKET SHARE CASH VS. MORTGAGE

29% • CASH  
71% • MORTGAGE

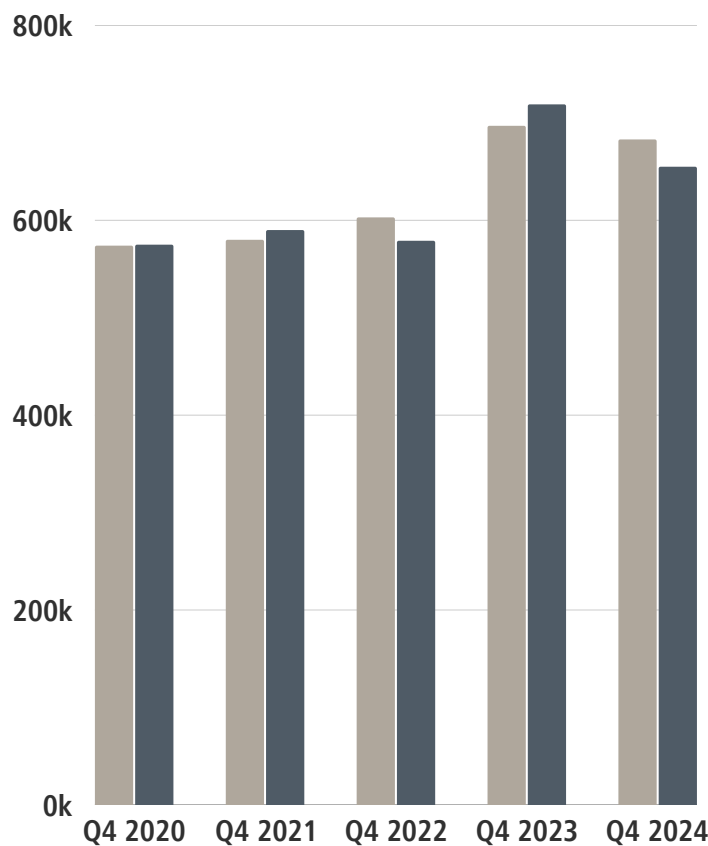
## MARKET SHARE BY SOLD PRICE

11% • < \$500,000  
65% • \$500k - \$799k  
15% • \$800k - \$999k  
9% • \$1M - \$1.5M  
0% • > \$1,500,000

## AVERAGE DAYS ON MARKET 48



## AVERAGE & MEDIAN SOLD PRICE



# 2 BED | 1 BATH CONDOS

|                 | Q4 2023   | Q4 2024   | CHANGE |
|-----------------|-----------|-----------|--------|
| AVERAGE PRICE   | \$738,250 | \$675,466 | -8.5%  |
| MEDIAN PRICE    | \$755,000 | \$672,500 | -10.9% |
| TOTAL LISTED    | 26        | 19        | -26.9% |
| TOTAL CONTRACTS | 7         | 11        | +57.1% |
| TOTAL SOLD      | 18        | 12        | -33.3% |

MARKET SHARE

CASH VS. MORTGAGE

17% • CASH

83% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

8% • < \$500,000

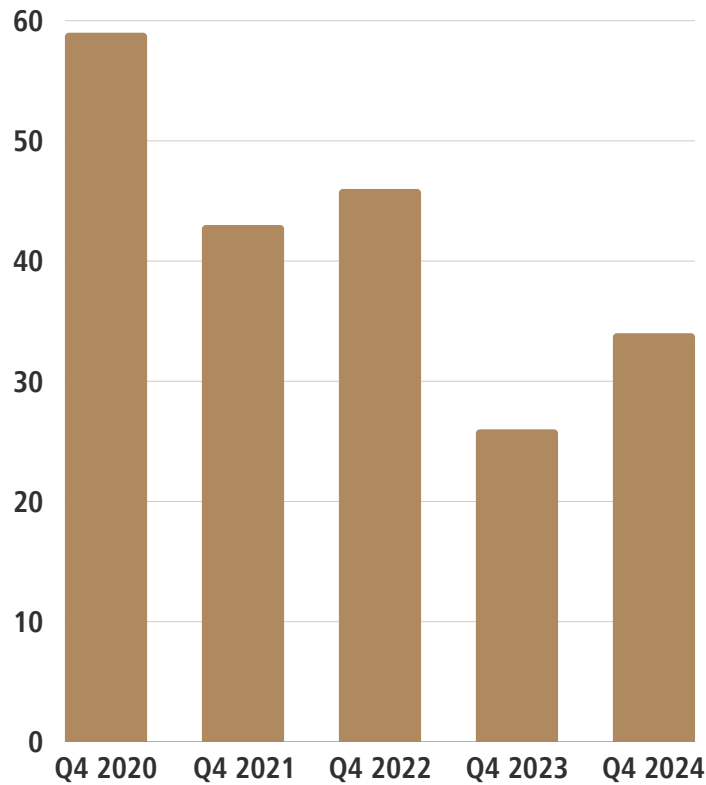
58% • \$500k - \$799k

34% • \$800k - \$999k

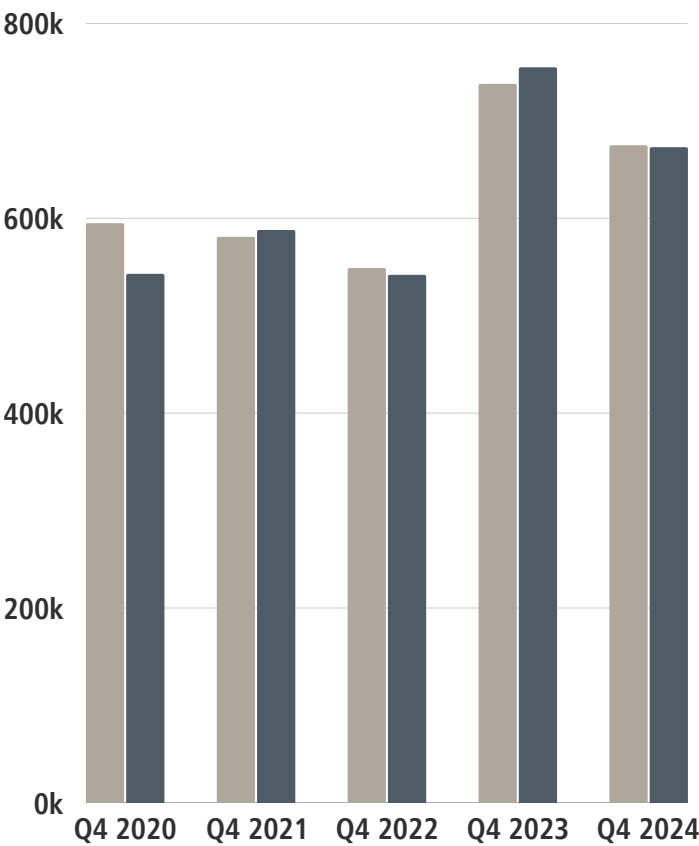
0% • \$1M - \$1.5M

0% • > \$1,500,000

AVERAGE  
DAYS ON MARKET  
34



AVERAGE & MEDIAN  
SOLD PRICE



# 2 BED | 2 BATH CONDOS

|                 | Q4 2023     | Q4 2024     | CHANGE |
|-----------------|-------------|-------------|--------|
| AVERAGE PRICE   | \$1,069,771 | \$1,073,170 | +0.3%  |
| MEDIAN PRICE    | \$1,047,500 | \$1,050,000 | +0.2%  |
| TOTAL LISTED    | 69          | 70          | +1.4%  |
| TOTAL CONTRACTS | 43          | 44          | +2.3%  |
| TOTAL SOLD      | 52          | 49          | -5.8%  |

MARKET SHARE

CASH VS. MORTGAGE

20% ● CASH

80% ● MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% ● < \$500,000

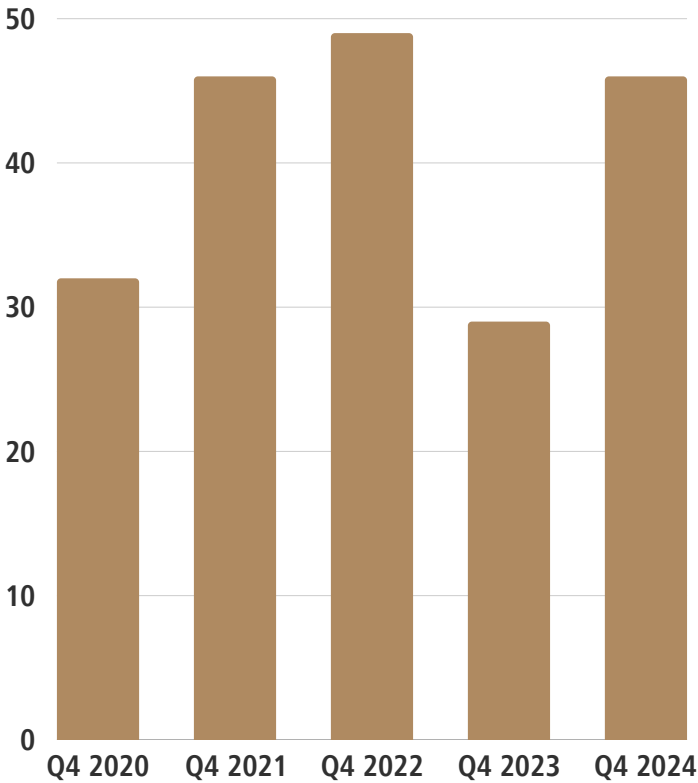
10% ● \$500k - \$799k

37% ● \$800k - \$999k

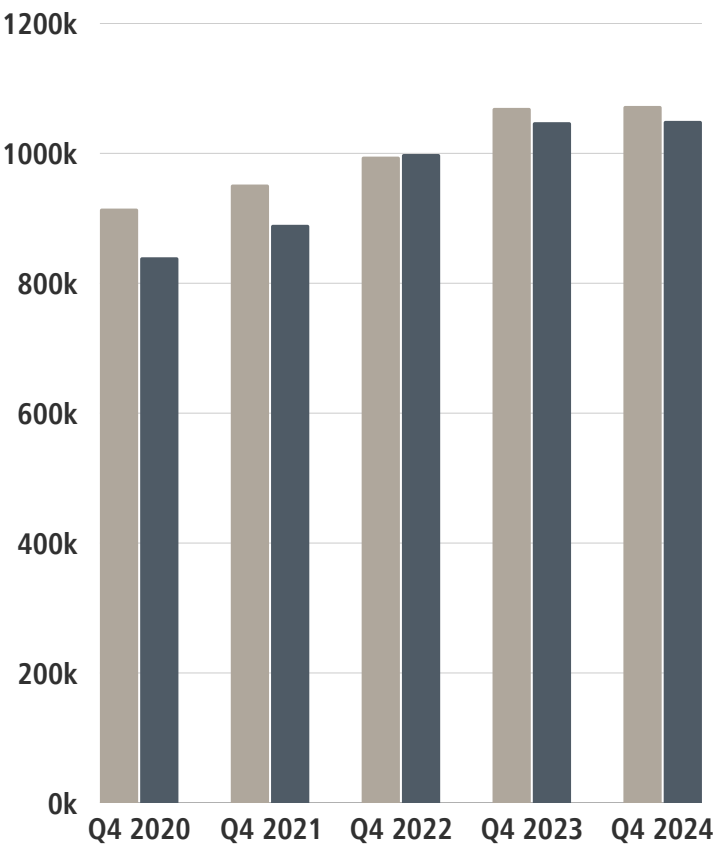
49% ● \$1M - \$1.5M

4% ● > \$1,500,000

AVERAGE  
DAYS ON MARKET  
46



AVERAGE & MEDIAN  
SOLD PRICE



# 3+ BED | 2+ BATH CONDOS

|                 | Q4 2023     | Q4 2024     | CHANGE |
|-----------------|-------------|-------------|--------|
| AVERAGE PRICE   | \$1,387,916 | \$1,557,571 | +12.2% |
| MEDIAN PRICE    | \$1,239,000 | \$1,330,000 | +7.3%  |
| TOTAL LISTED    | 18          | 24          | +33.3% |
| TOTAL CONTRACTS | 11          | 11          | 0.0%   |
| TOTAL SOLD      | 12          | 14          | +16.7% |

MARKET SHARE

CASH VS. MORTGAGE

7% • CASH

93% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% • < \$500,000

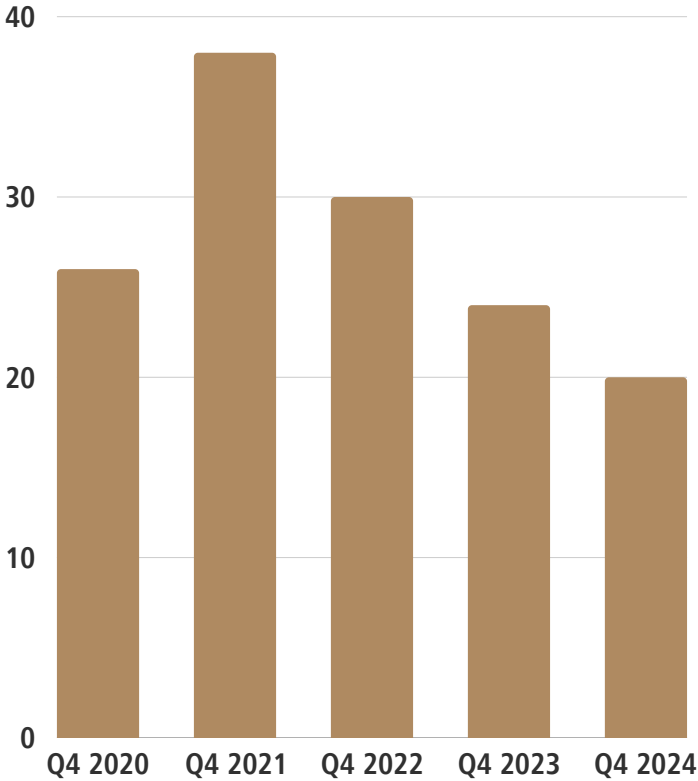
0% • \$500k - \$799k

21% • \$800k - \$999k

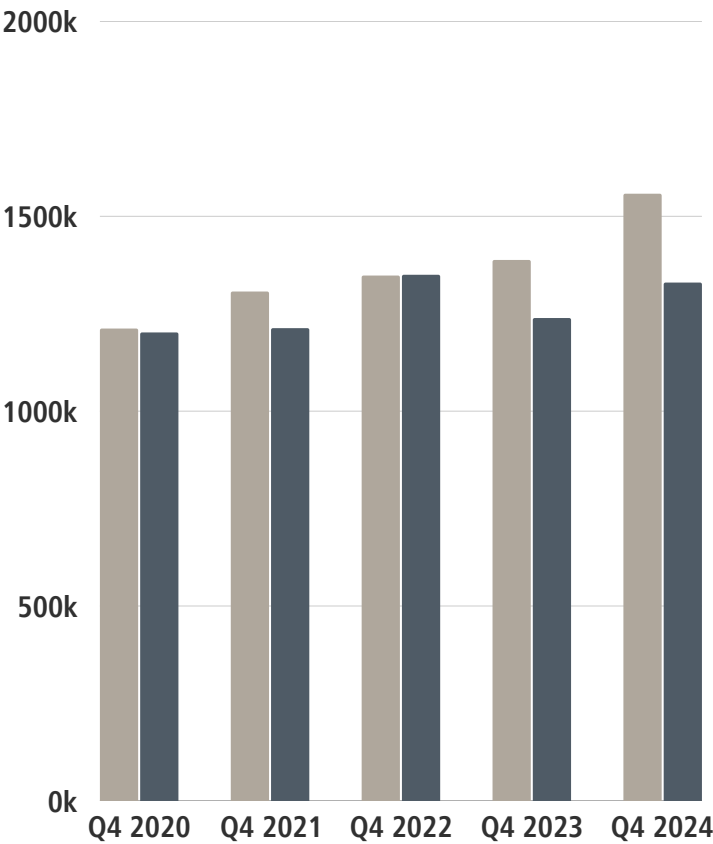
36% • \$1M - \$1.5M

43% • > \$1,500,000

AVERAGE  
DAYS ON MARKET  
20



AVERAGE & MEDIAN  
SOLD PRICE





# SINGLE FAMILY HOMES

|                 | Q4 2023     | Q4 2024     | CHANGE |
|-----------------|-------------|-------------|--------|
| AVERAGE PRICE   | \$1,494,600 | \$1,606,233 | +7.5%  |
| MEDIAN PRICE    | \$1,400,000 | \$1,585,000 | +13.2% |
| TOTAL LISTED    | 11          | 13          | +18.2% |
| TOTAL CONTRACTS | 8           | 10          | +25.0% |
| TOTAL SOLD      | 5           | 6           | +20.0% |

MARKET SHARE

CASH VS. MORTGAGE

33% • CASH

67% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% • < \$500,000

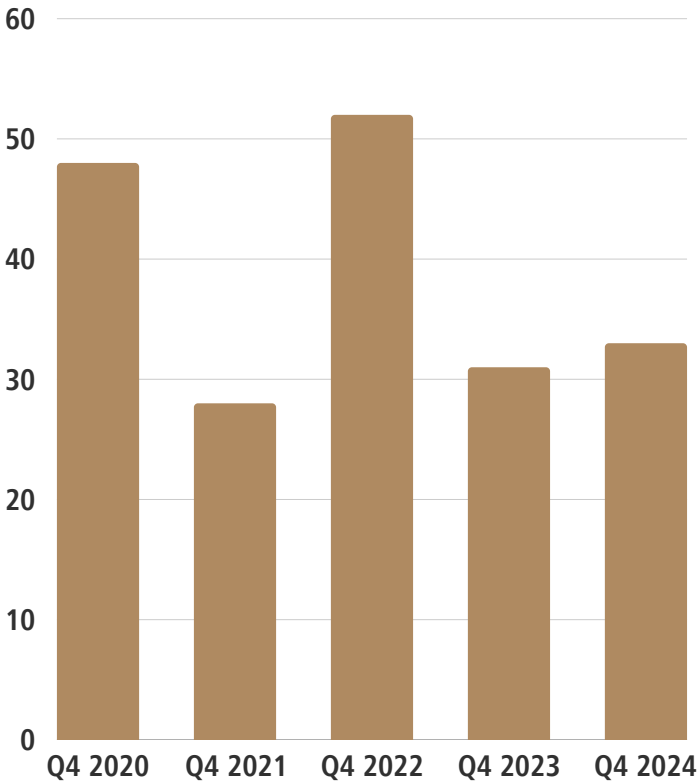
17% • \$500k - \$799k

0% • \$800k - \$999k

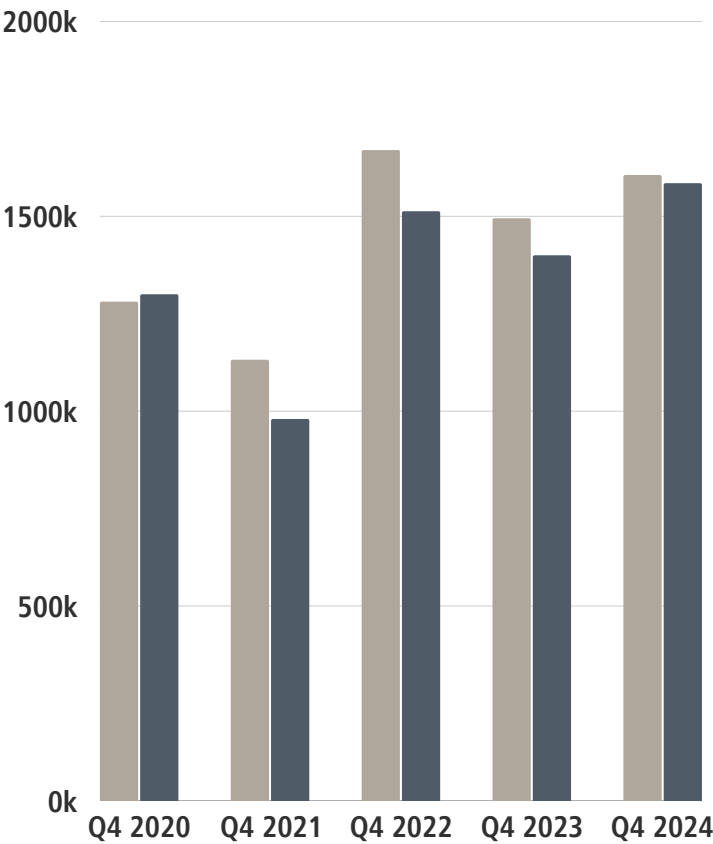
33% • \$1M - \$1.5M

50% • > \$1,500,000

AVERAGE  
DAYS ON MARKET  
33

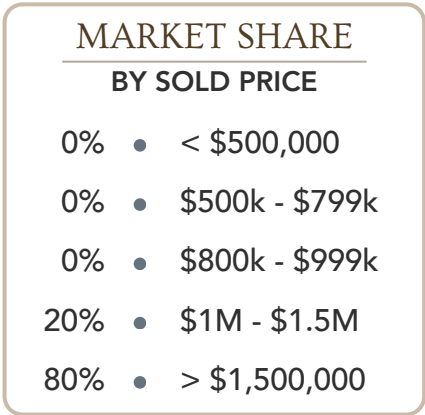
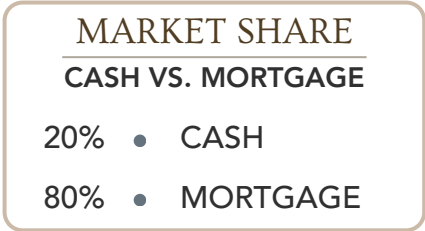


AVERAGE & MEDIAN  
SOLD PRICE

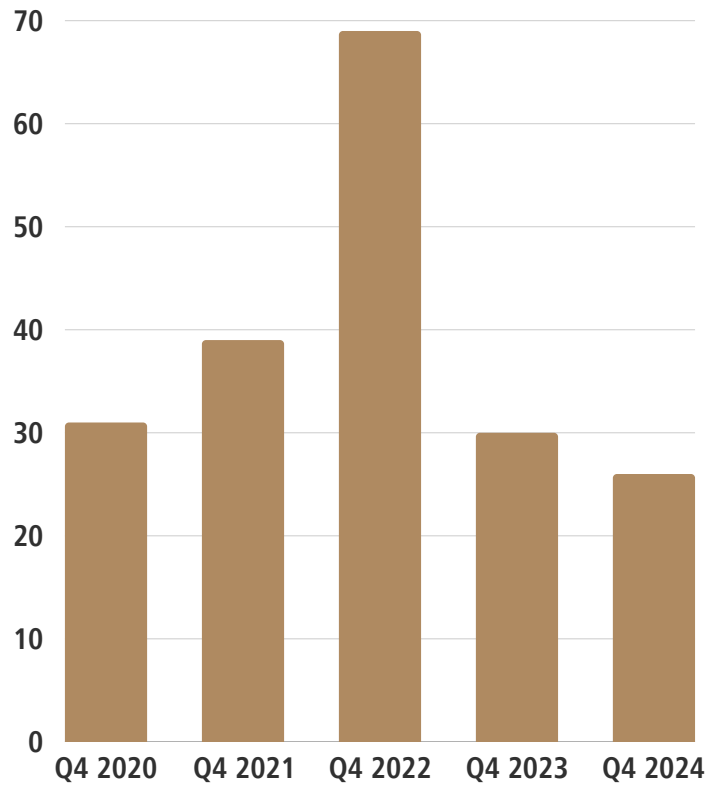


# MULTI FAMILY HOMES

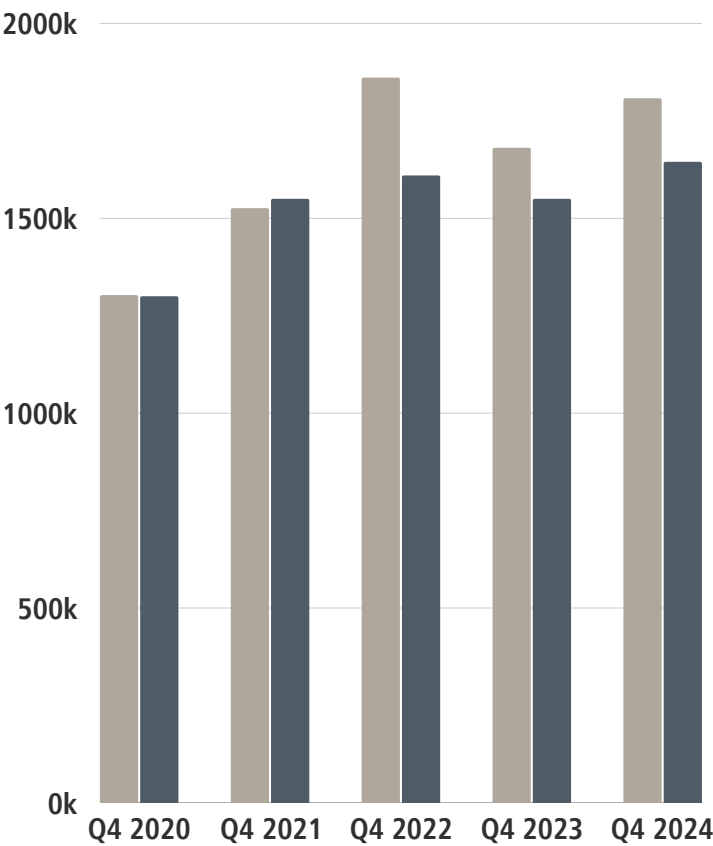
|                 | Q4 2023     | Q4 2024     | CHANGE |
|-----------------|-------------|-------------|--------|
| AVERAGE PRICE   | \$1,680,714 | \$1,808,333 | +7.6%  |
| MEDIAN PRICE    | \$1,550,000 | \$1,645,000 | +6.1%  |
| TOTAL LISTED    | 11          | 14          | +27.3% |
| TOTAL CONTRACTS | 5           | 7           | +40.0% |
| TOTAL SOLD      | 14          | 15          | +7.1%  |



AVERAGE  
DAYS ON MARKET  
26



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.