



MARKET REPORT

Q4 2025

JERSEY CITY DOWNTOWN



SUMMARY OF DATA

SOLD PRICE	AVERAGE	MEDIAN	MARKET SHARE
1 Bed Condo	-0.4%	+4.3%	34%
2 Bed 1 Bath Condo	-13.7%	-22.7%	7%
2 Bed 2 Bath Condo	-1.3%	-6.3%	30%
3+ Bed Condo	-6.4%	+5.5%	15%
Single-Family Homes	-3.9%	-15.8%	7%
Multi-Family Homes	+14.1%	+26.3%	7%

MARKET SHARE CASH VS. MORTGAGE

20% • CASH
80% • MORTGAGE

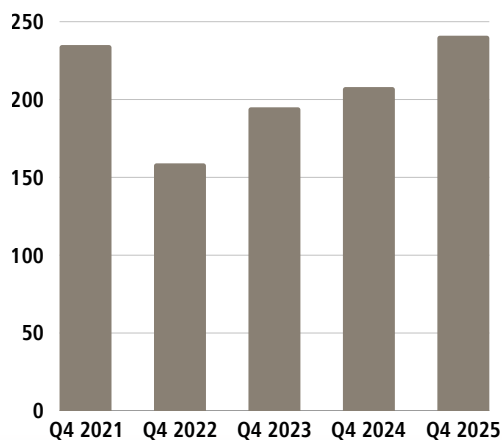
MARKET SHARE BY SOLD PRICE

9% • < \$500,000
29% • \$500k - \$799k
20% • \$800k - \$999k
24% • \$1M - \$1.5M
18% • > \$1,500,000

HOMES LISTED

241

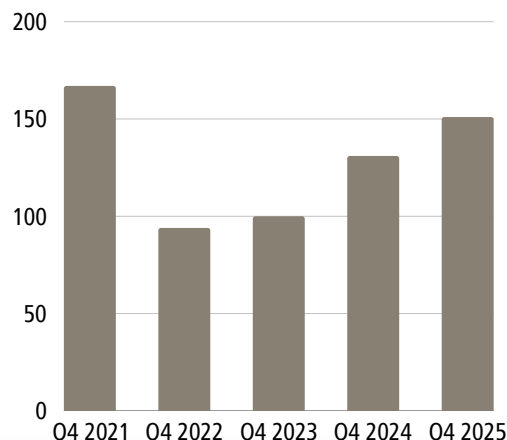
+15.9%
YEAR-OVER-YEAR



CONTRACTS SIGNED

151

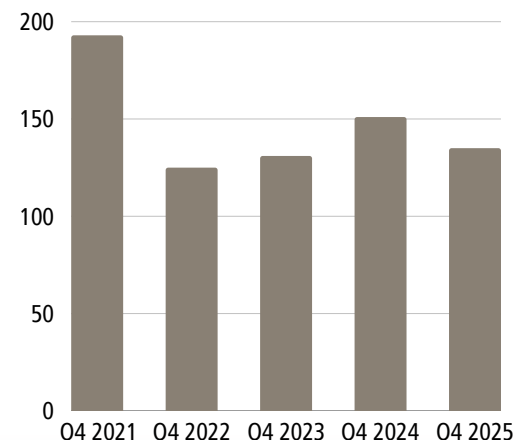
+15.3%
YEAR-OVER-YEAR



HOMES SOLD

135

-10.6%
YEAR-OVER-YEAR



1 BED, 1 BATH CONDO

	Q4 2024	Q4 2025	CHANGE
AVERAGE PRICE	\$683,379	\$680,391	-0.4%
MEDIAN PRICE	\$655,000	\$683,000	+4.3%
TOTAL LISTED	68	82	+20.6%
TOTAL CONTRACTS	48	51	+6.3%
TOTAL SOLD	55	46	-16.4%

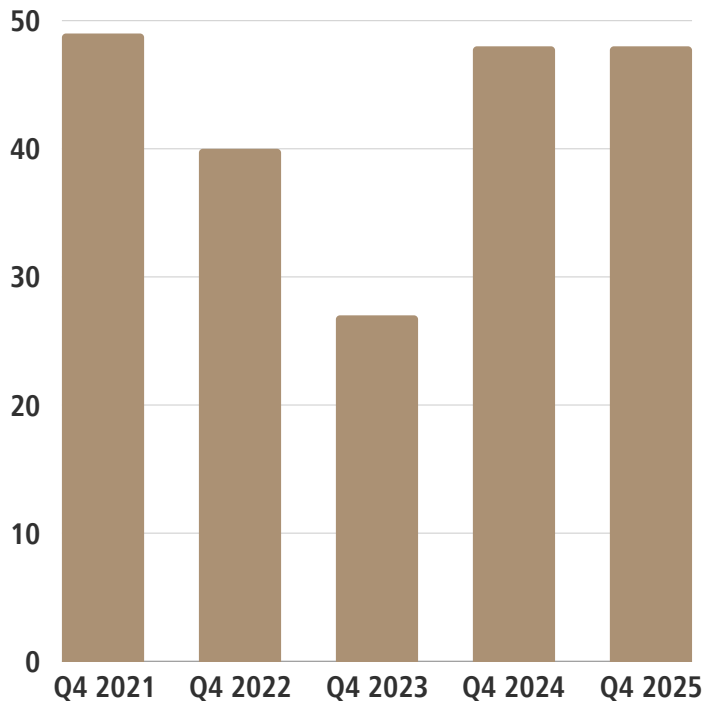
MARKET SHARE CASH VS. MORTGAGE

24% • CASH
76% • MORTGAGE

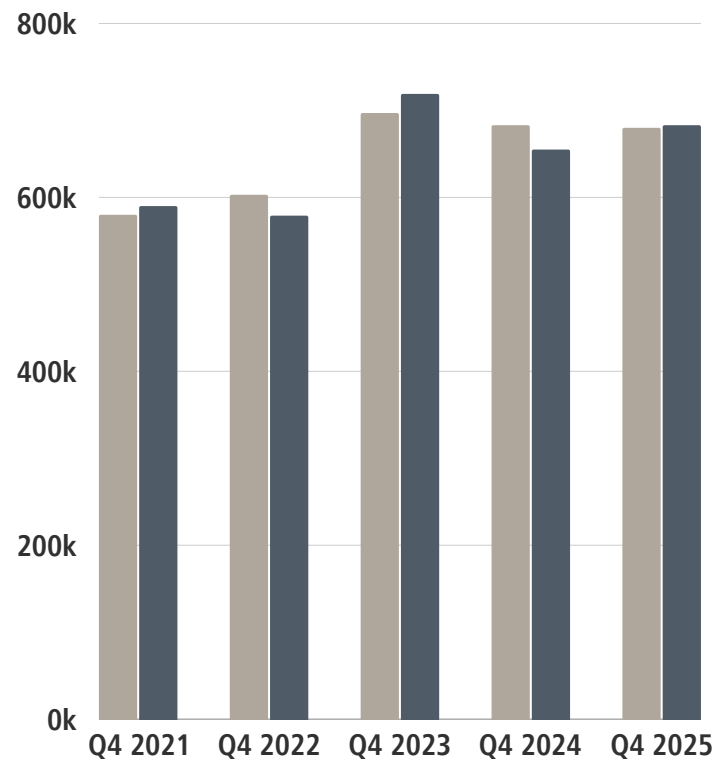
MARKET SHARE BY SOLD PRICE

20% • < \$500,000
54% • \$500k - \$799k
20% • \$800k - \$999k
6% • \$1M - \$1.5M
0% • > \$1,500,000

AVERAGE DAYS ON MARKET 48



AVERAGE & MEDIAN SOLD PRICE



2 BED, 1 BATH CONDO

	Q4 2024	Q4 2025	CHANGE
AVERAGE PRICE	\$675,466	\$582,888	-13.7%
MEDIAN PRICE	\$672,500	\$520,000	-22.7%
TOTAL LISTED	19	15	-21.1%
TOTAL CONTRACTS	11	5	-54.5%
TOTAL SOLD	12	9	-25.0%

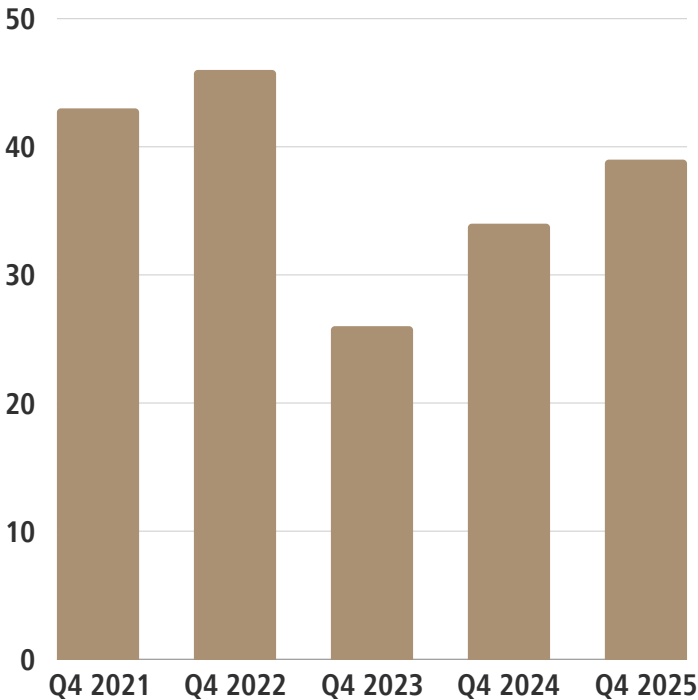
MARKET SHARE CASH VS. MORTGAGE

11% • CASH
89% • MORTGAGE

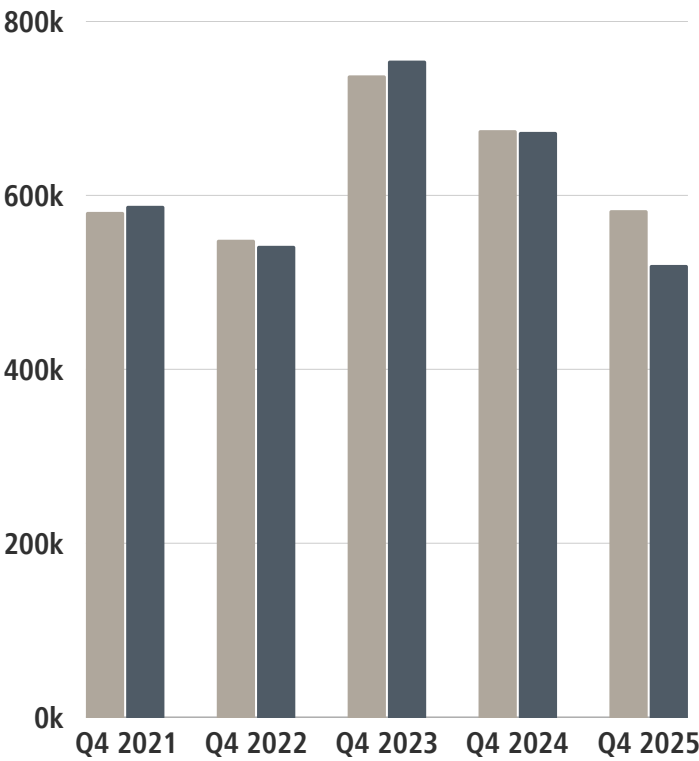
MARKET SHARE BY SOLD PRICE

22% • < \$500,000
67% • \$500k - \$799k
11% • \$800k - \$999k
0% • \$1M - \$1.5M
0% • > \$1,500,000

AVERAGE DAYS ON MARKET 39



AVERAGE & MEDIAN SOLD PRICE



2 BED, 2 BATH CONDO

	Q4 2024	Q4 2025	CHANGE
AVERAGE PRICE	\$1,073,170	\$1,059,159	-1.3%
MEDIAN PRICE	\$1,050,000	\$983,500	-6.3%
TOTAL LISTED	70	92	+31.4%
TOTAL CONTRACTS	44	57	+29.5%
TOTAL SOLD	49	40	-18.4%

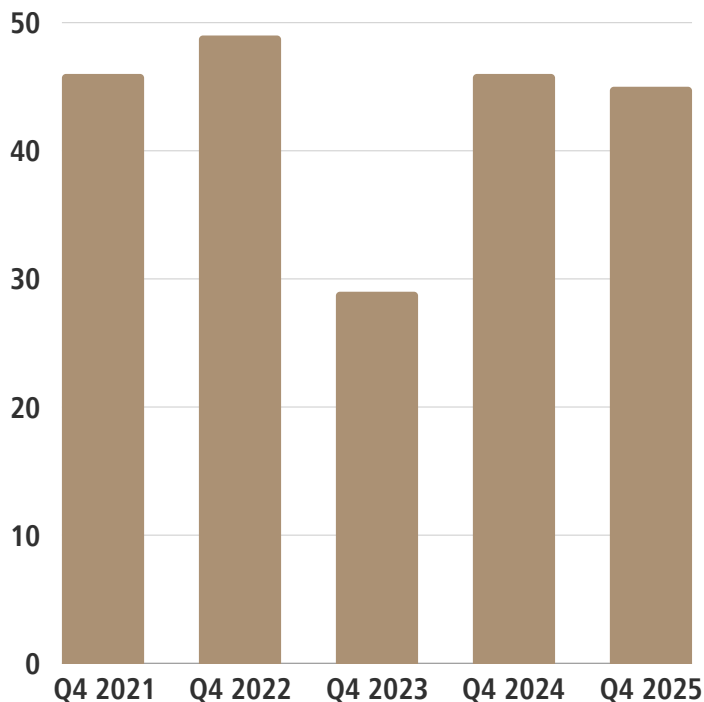
MARKET SHARE CASH VS. MORTGAGE

23% • CASH
77% • MORTGAGE

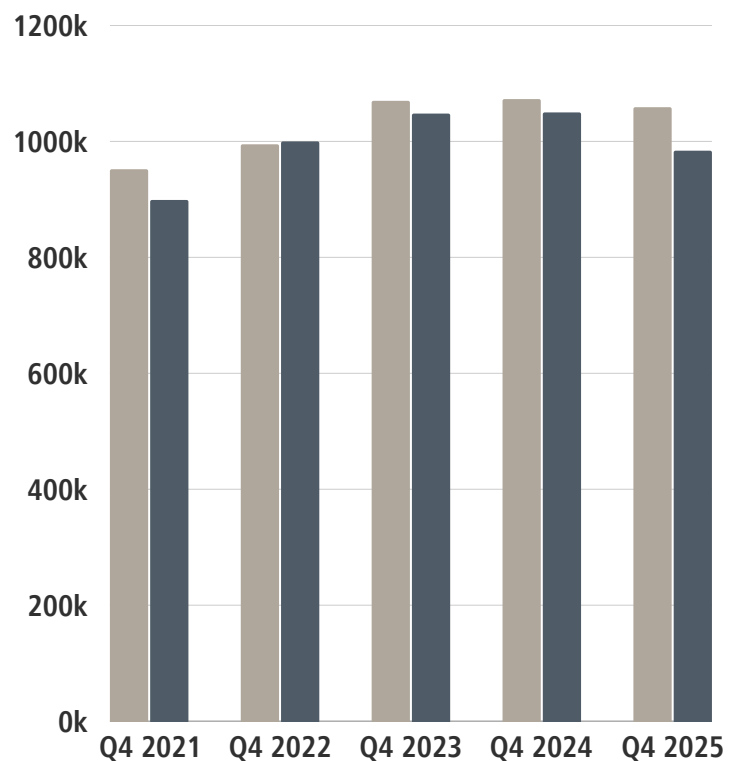
MARKET SHARE BY SOLD PRICE

0% • < \$500,000
20% • \$500k - \$799k
35% • \$800k - \$999k
33% • \$1M - \$1.5M
12% • > \$1,500,000

AVERAGE DAYS ON MARKET 45



AVERAGE & MEDIAN SOLD PRICE



3 BED, 2 BATH CONDO

	Q4 2024	Q4 2025	CHANGE
AVERAGE PRICE	\$1,557,571	\$1,457,150	-6.4%
MEDIAN PRICE	\$1,330,000	\$1,403,500	+5.5%
TOTAL LISTED	24	29	+20.8%
TOTAL CONTRACTS	11	19	+72.7%
TOTAL SOLD	14	20	+42.9%

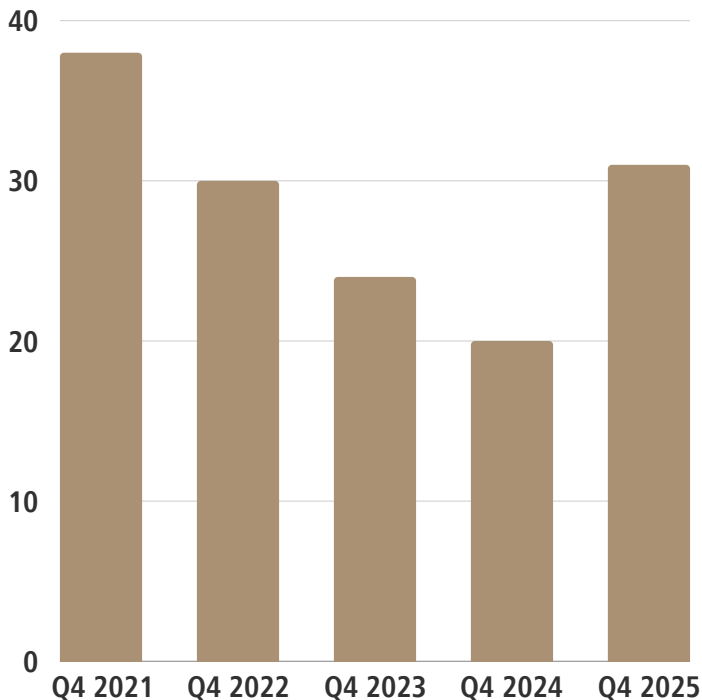
MARKET SHARE CASH VS. MORTGAGE

5% • CASH
95% • MORTGAGE

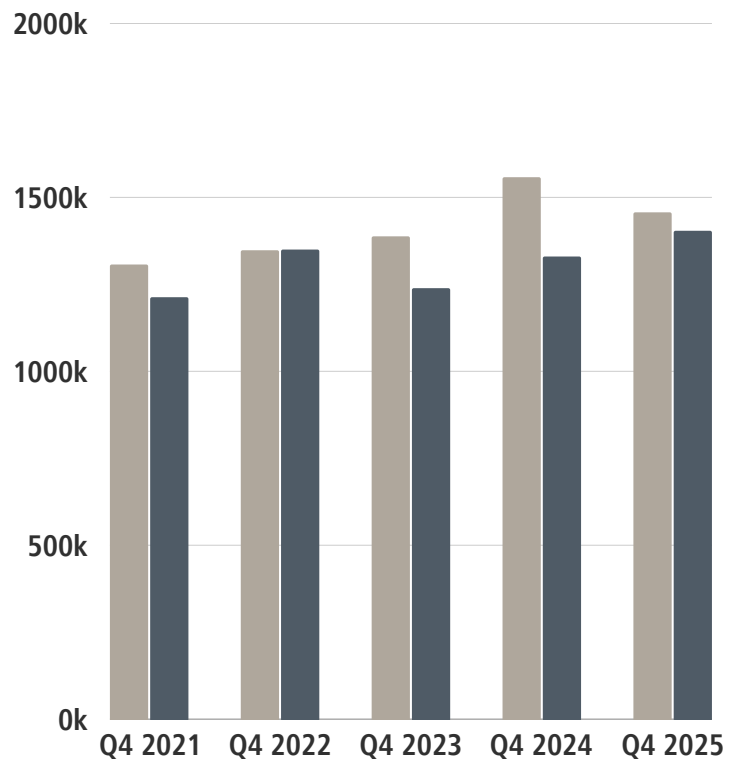
MARKET SHARE BY SOLD PRICE

0% • < \$500,000
0% • \$500k - \$799k
10% • \$800k - \$999k
45% • \$1M - \$1.5M
45% • > \$1,500,000

AVERAGE DAYS ON MARKET 31



AVERAGE & MEDIAN SOLD PRICE



SINGLE FAMILY HOME

	Q4 2024	Q4 2025	CHANGE
AVERAGE PRICE	\$1,606,233	\$1,544,100	-3.9%
MEDIAN PRICE	\$1,585,000	\$1,334,500	-15.8%
TOTAL LISTED	13	9	-30.8%
TOTAL CONTRACTS	10	6	-40.0%
TOTAL SOLD	6	10	+66.7%

MARKET SHARE

CASH VS. MORTGAGE

10% ● CASH

90% ● MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% ● < \$500,000

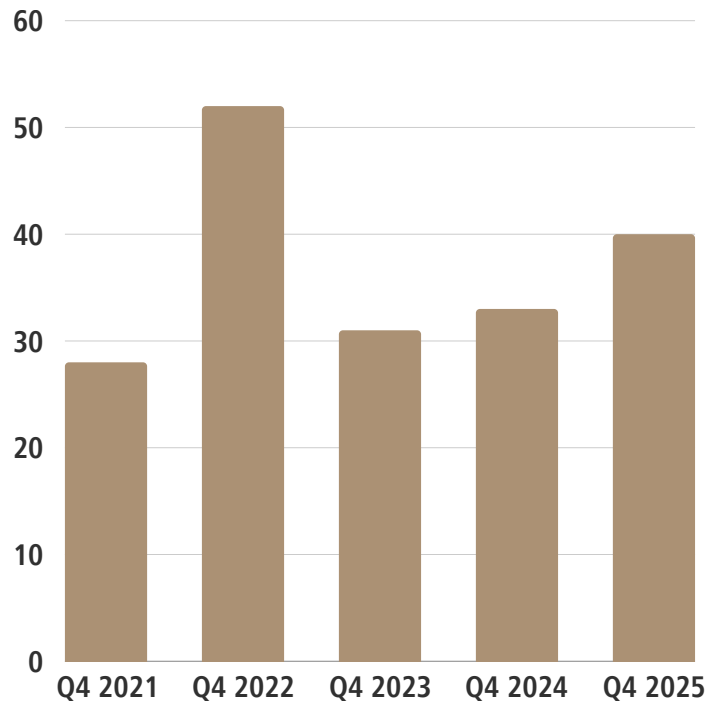
0% ● \$500k - \$799k

10% ● \$800k - \$999k

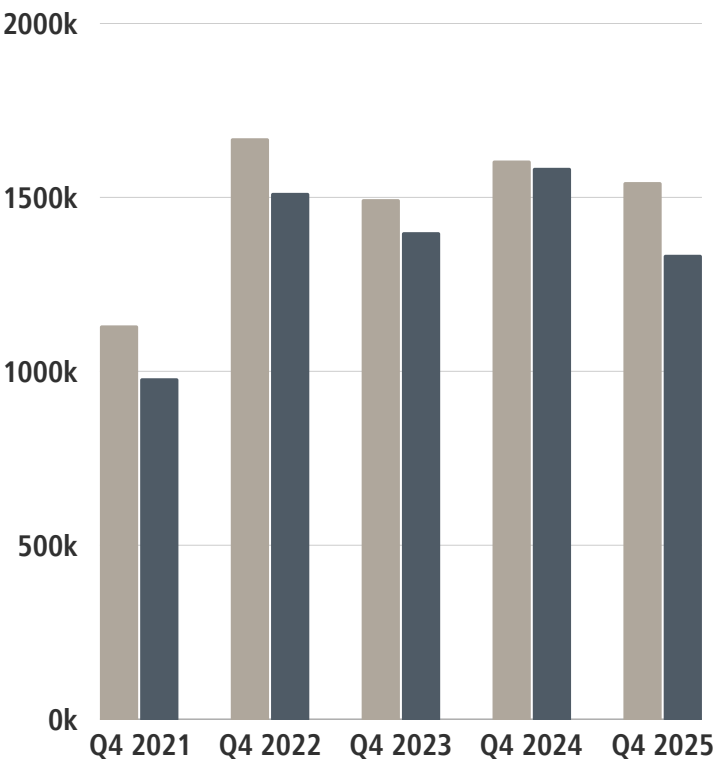
50% ● \$1M - \$1.5M

40% ● > \$1,500,000

AVERAGE
DAYS ON MARKET
40



AVERAGE & MEDIAN
SOLD PRICE



MULTI FAMILY HOME

	Q4 2024	Q4 2025	CHANGE
AVERAGE PRICE	\$1,808,333	\$2,062,977	+14.1%
MEDIAN PRICE	\$1,645,000	\$2,077,500	+26.3%
TOTAL LISTED	14	14	0.0%
TOTAL CONTRACTS	7	13	+85.7%
TOTAL SOLD	15	10	-33.3%

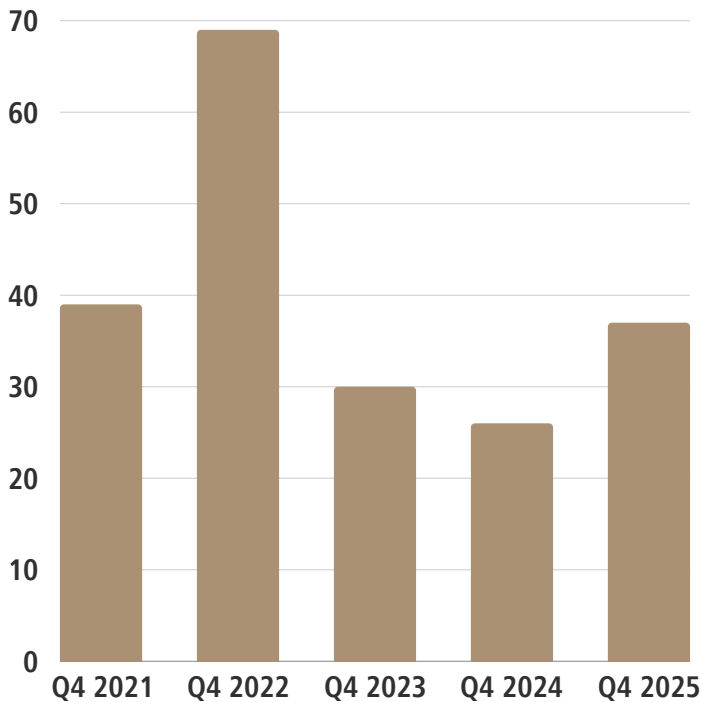
MARKET SHARE CASH VS. MORTGAGE

40% • CASH
60% • MORTGAGE

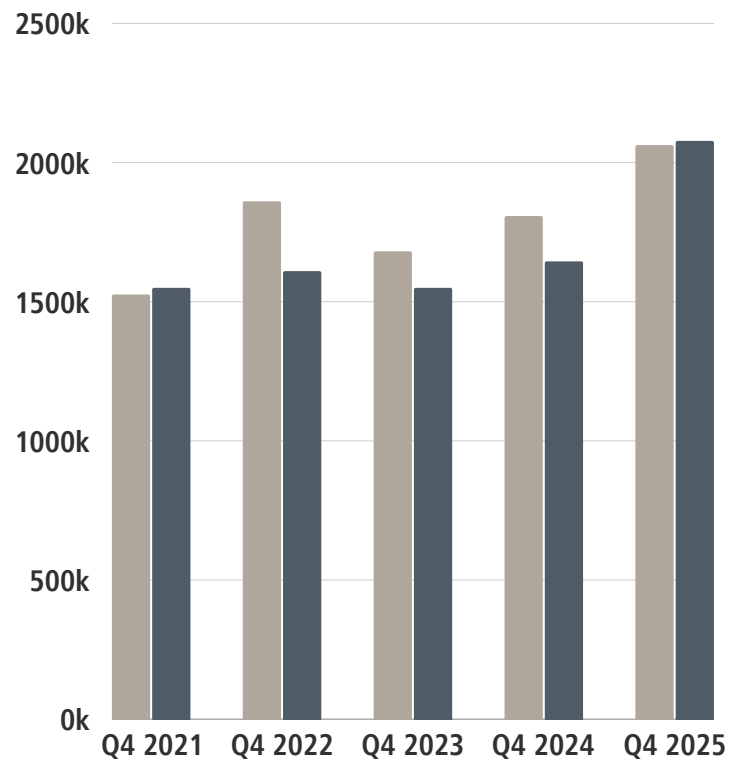
MARKET SHARE BY SOLD PRICE

0% • < \$500,000
0% • \$500k - \$799k
0% • \$800k - \$999k
30% • \$1M - \$1.5M
70% • > \$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.