



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

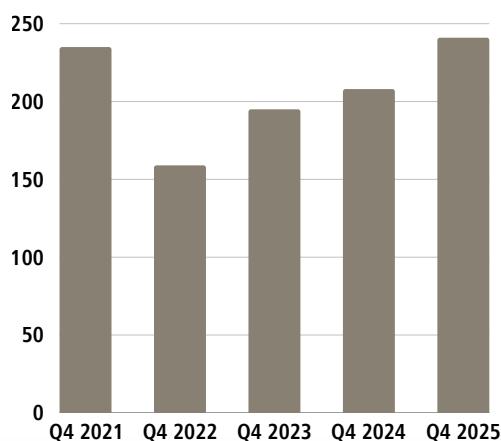
18% • > \$1,500,000

## HOMES LISTED

241

+15.9%

YEAR-OVER-YEAR

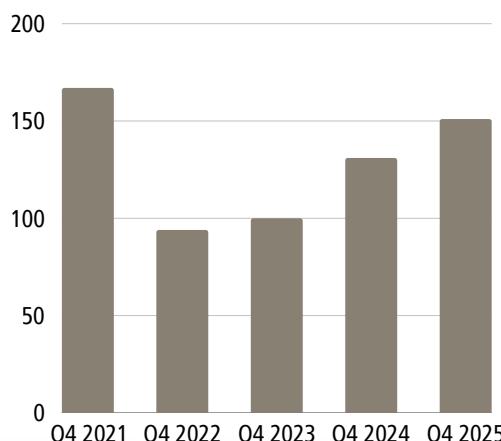


## CONTRACTS SIGNED

151

+15.3%

YEAR-OVER-YEAR

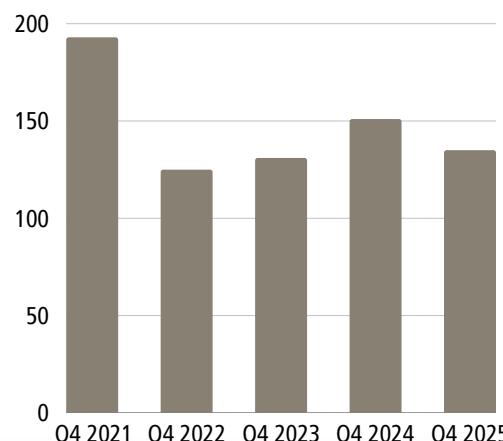


## HOMES SOLD

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

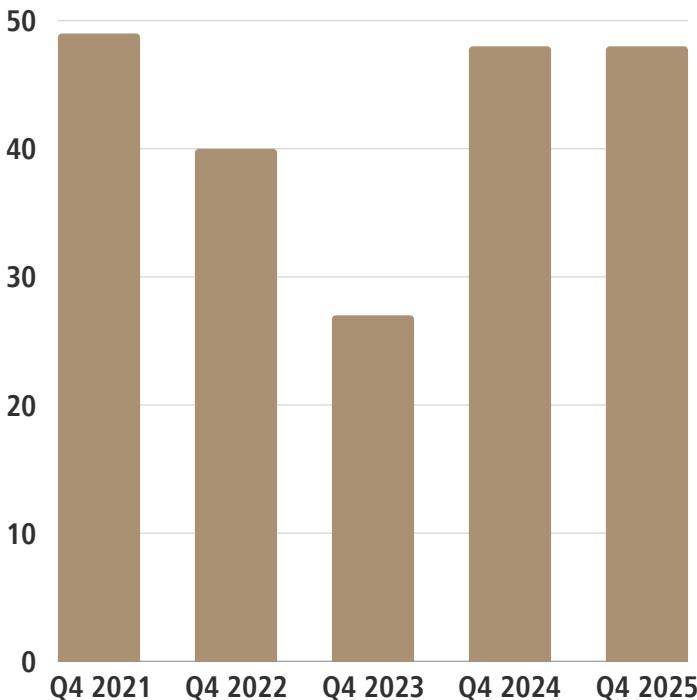
54% • \$500k - \$799k

20% • \$800k - \$999k

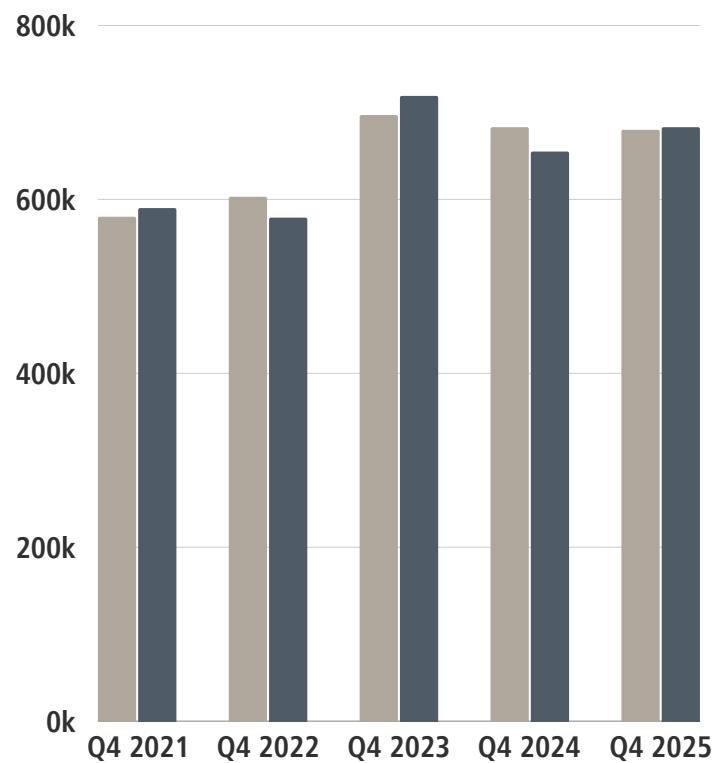
6% • \$1M - \$1.5M

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

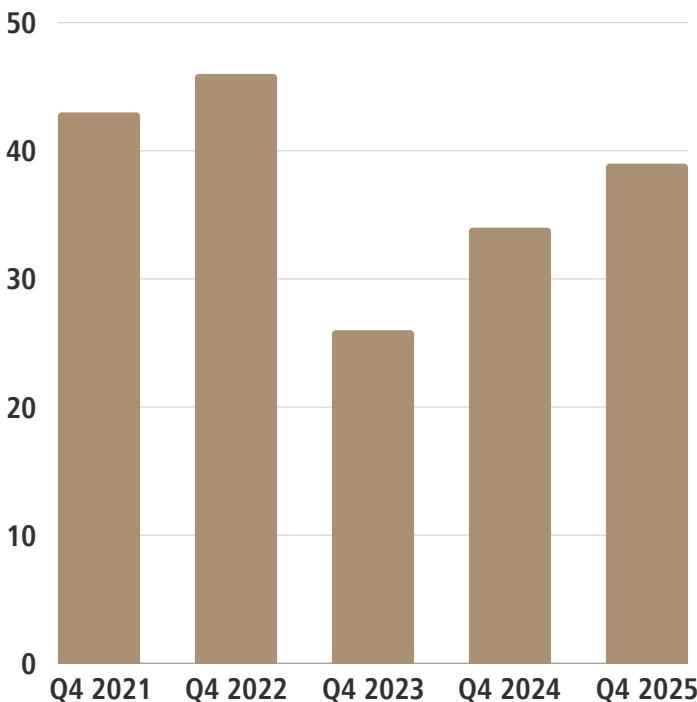
- 11% • CASH
- 89% • MORTGAGE

## MARKET SHARE

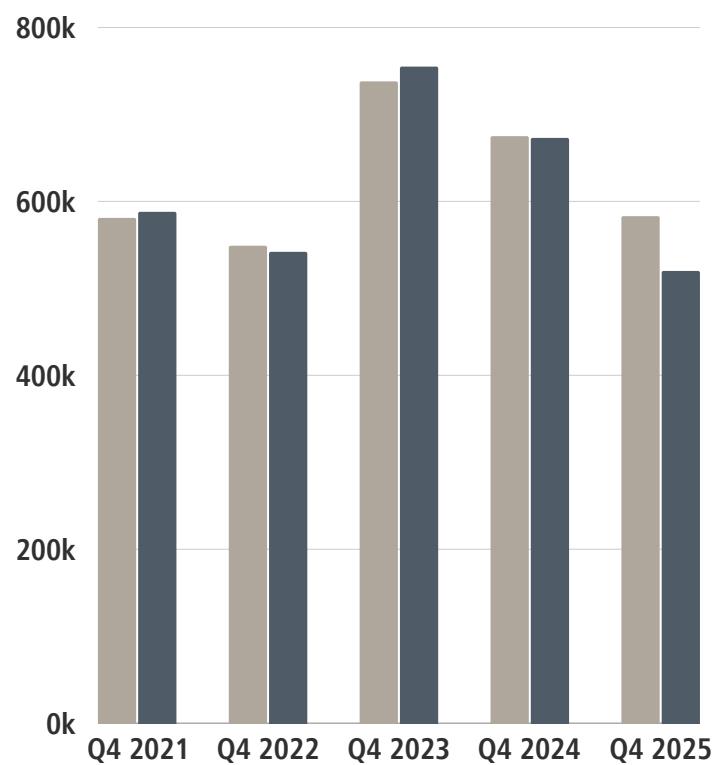
### BY SOLD PRICE

- 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

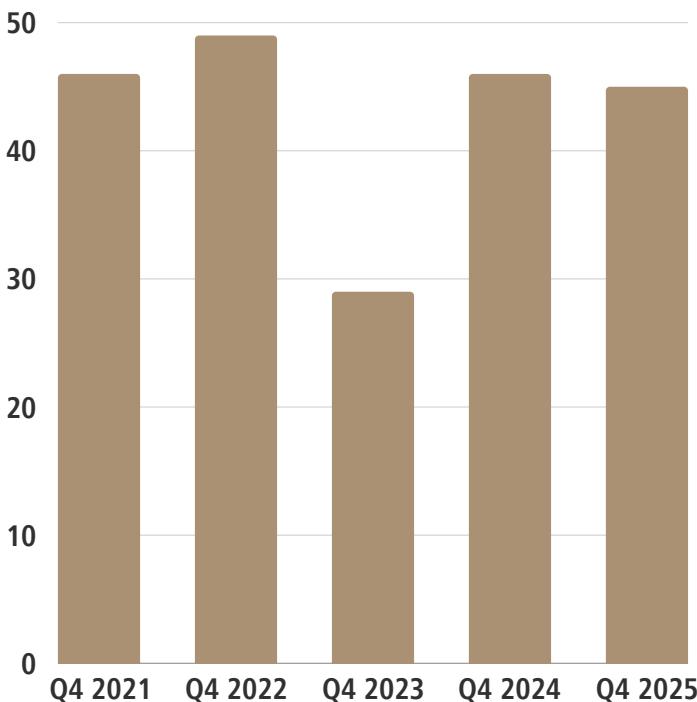
20% • \$500k - \$799k

35% • \$800k - \$999k

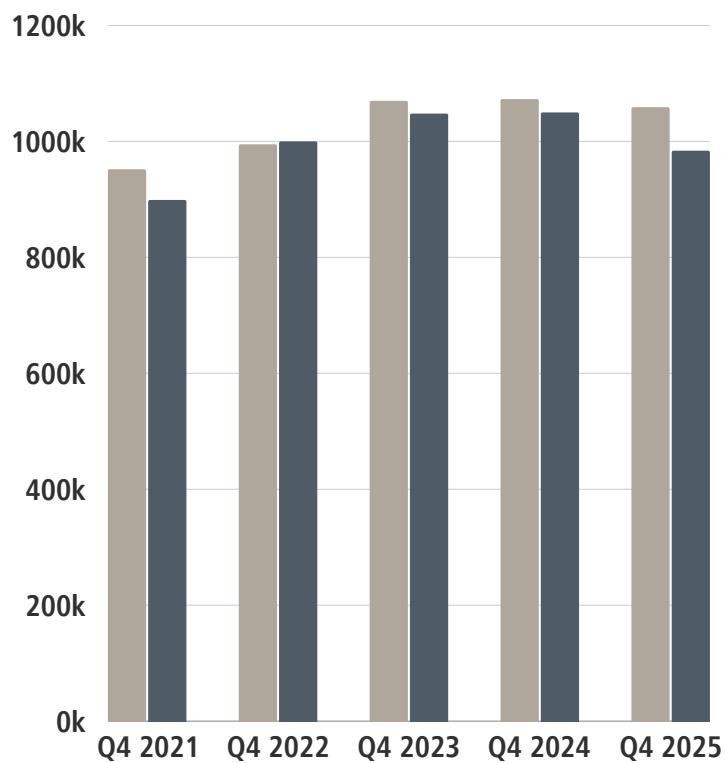
33% • \$1M - \$1.5M

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

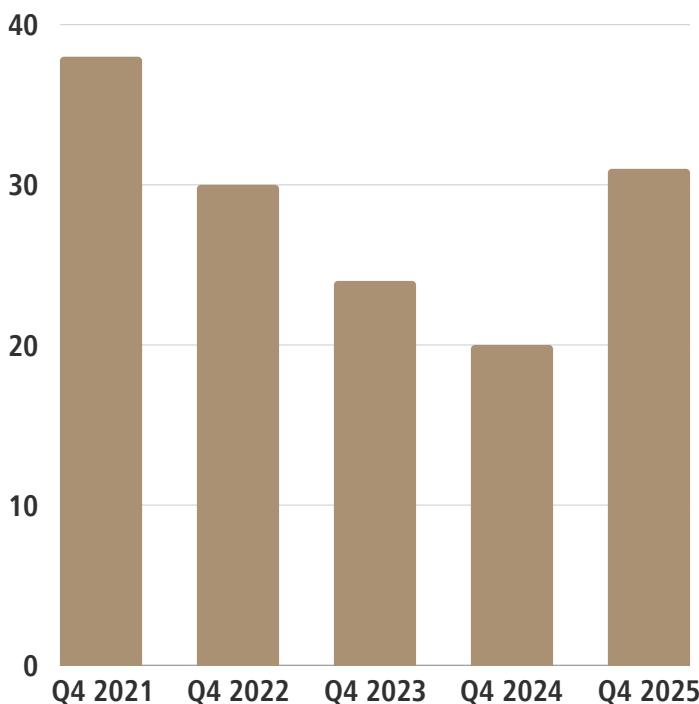
0% • \$500k - \$799k

10% • \$800k - \$999k

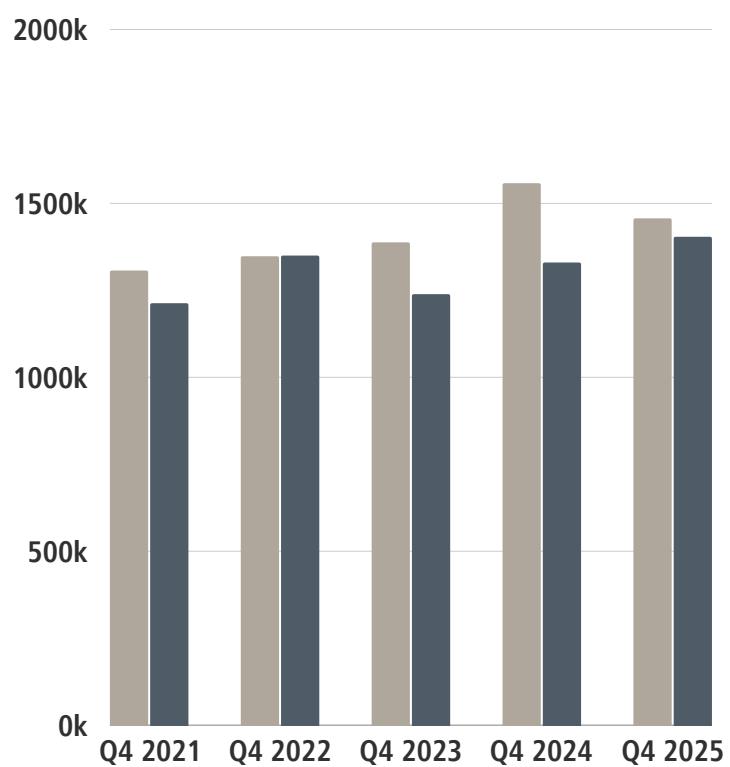
45% • \$1M - \$1.5M

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

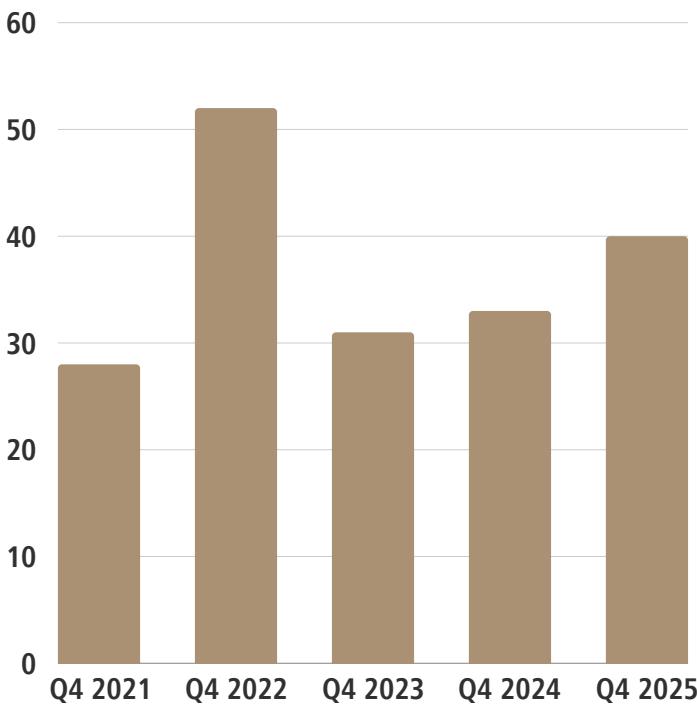
- 10% • CASH
- 90% • MORTGAGE

## MARKET SHARE

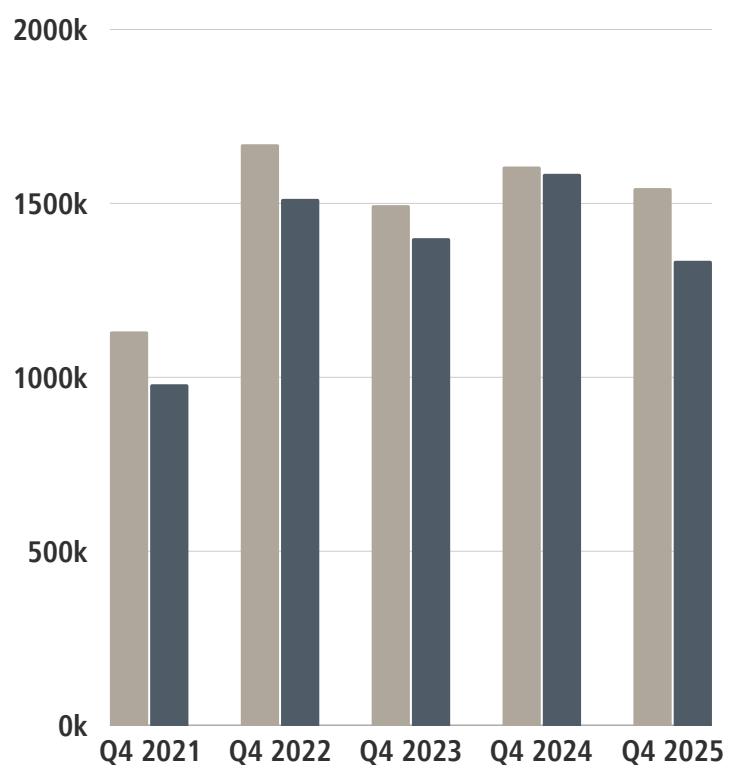
### BY SOLD PRICE

- 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

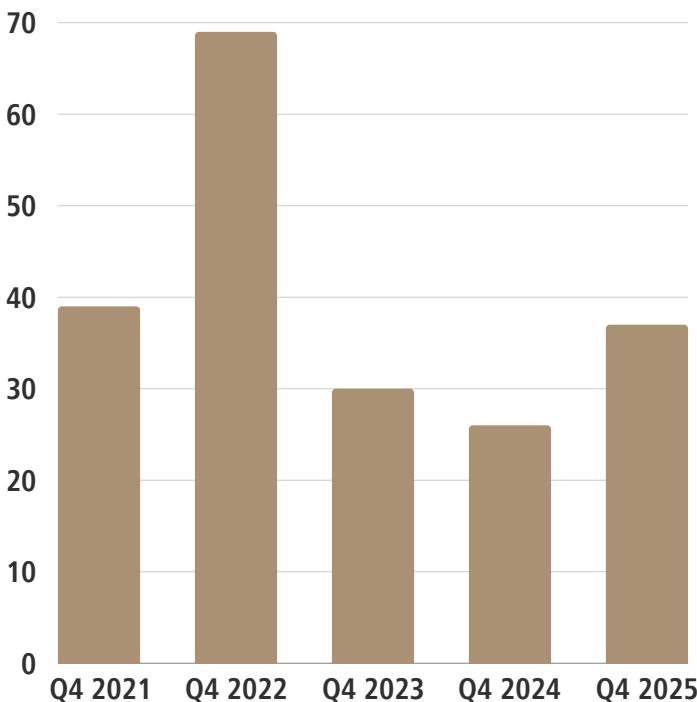
- 40% • CASH
- 60% • MORTGAGE

## MARKET SHARE

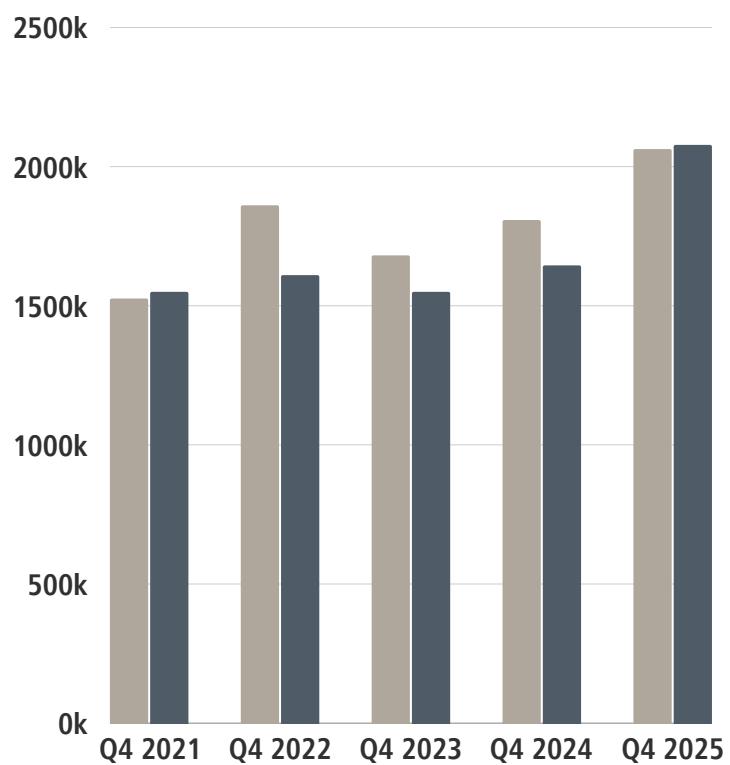
### BY SOLD PRICE

- 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.