

JOURNAL SQUARE

ANNUAL REPORT 2025



SAIKIN
TEAM

SUMMARY OF DATA

SOLD PRICE	AVERAGE	MEDIAN	MARKET SHARE
1 Bed Condo	-0.5%	+2.3%	23%
2 Bed 1 Bath Condo	-0.5%	+8.8%	11%
2 Bed 2 Bath Condo	+23.9%	+10.9%	11%
3+ Bed Condo	-4.5%	+2.0%	17%
Single-Family Homes	-5.6%	-8.4%	13%
Multi-Family Homes	+6.2%	+3.6%	25%

MARKET SHARE CASH VS. MORTGAGE

17% • CASH
83% • MORTGAGE

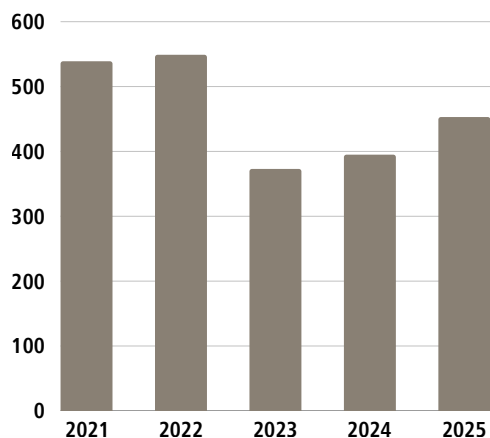
MARKET SHARE BY SOLD PRICE

41% • < \$500,000
35% • \$500k - \$799k
16% • \$800k - \$999k
7% • \$1M - \$1.5M
1% • > \$1,500,000

HOMES LISTED

453

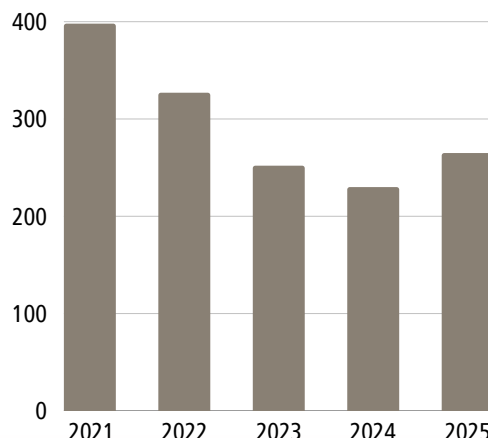
+14.7%
YEAR-OVER-YEAR



CONTRACTS SIGNED

265

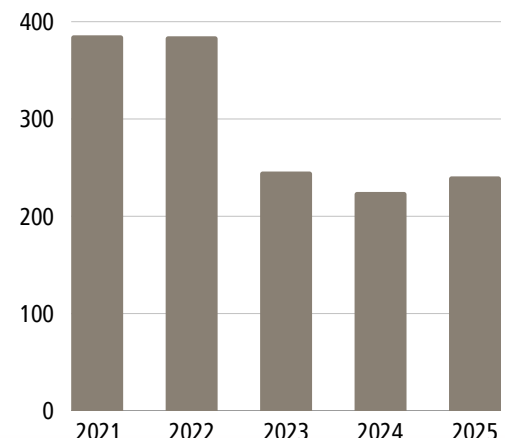
+15.2%
YEAR-OVER-YEAR



HOMES SOLD

241

+7.1%
YEAR-OVER-YEAR



1 BED, 1 BATH CONDO

	2024	2025	CHANGE
AVERAGE PRICE	\$332,321	\$330,508	-0.5%
MEDIAN PRICE	\$320,000	\$327,500	+2.3%
TOTAL LISTED	101	98	-3.0%
TOTAL CONTRACTS	71	60	-15.5%
TOTAL SOLD	71	56	-21.1%

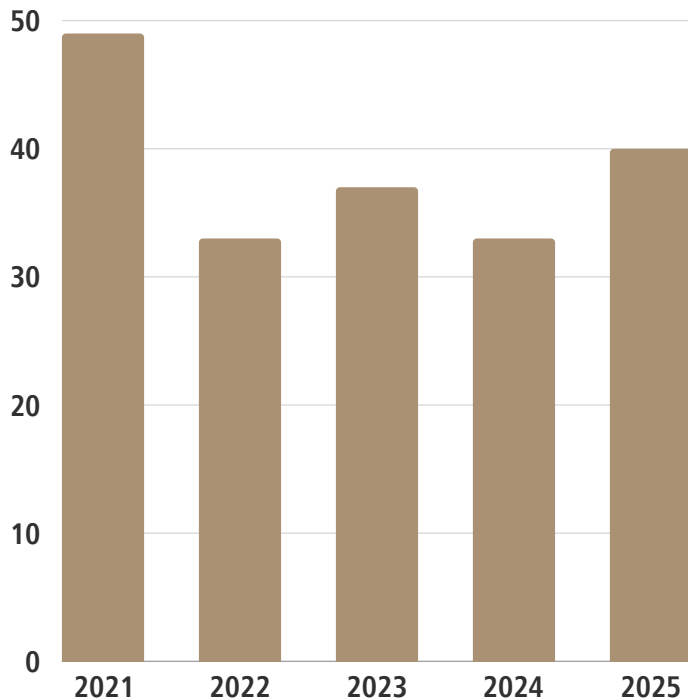
MARKET SHARE CASH VS. MORTGAGE

33% • CASH
67% • MORTGAGE

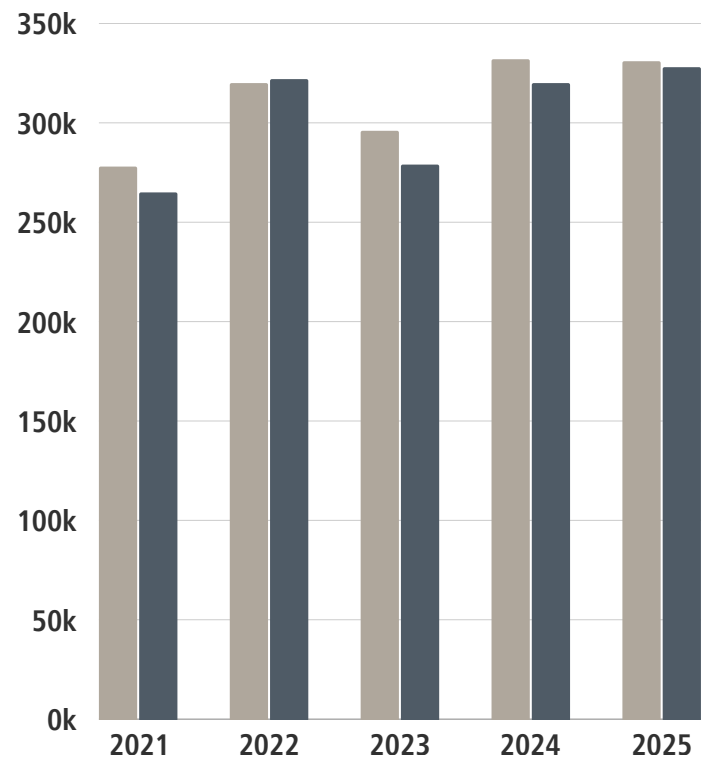
MARKET SHARE BY SOLD PRICE

96% • < \$500,000
4% • \$500k - \$799k
0% • \$800k - \$999k
0% • \$1M - \$1.5M
0% • > \$1,500,000

AVERAGE DAYS ON MARKET 40



AVERAGE & MEDIAN SOLD PRICE



2 BED, 1 BATH CONDO

	2024	2025	CHANGE
AVERAGE PRICE	\$376,541	\$374,800	-0.5%
MEDIAN PRICE	\$342,500	\$372,500	+8.8%
TOTAL LISTED	38	50	+31.6%
TOTAL CONTRACTS	25	27	+8.0%
TOTAL SOLD	24	26	+8.3%

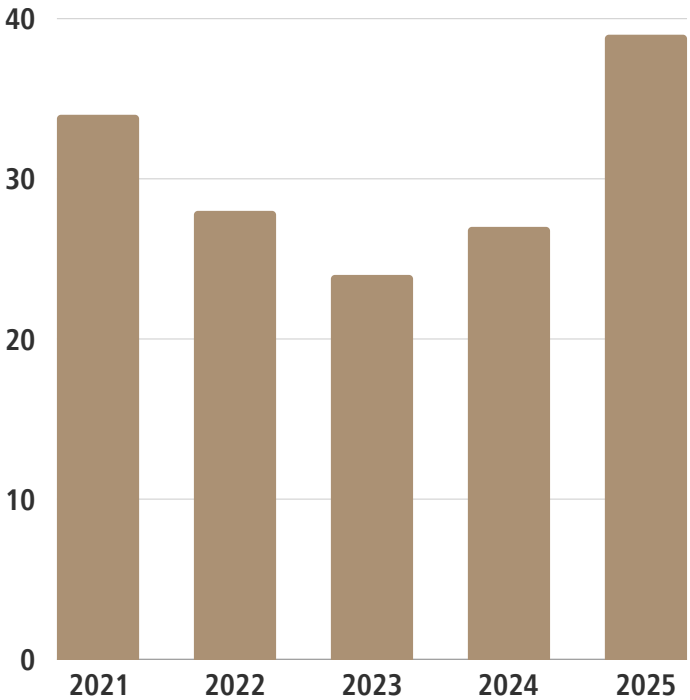
MARKET SHARE CASH VS. MORTGAGE

23% • CASH
77% • MORTGAGE

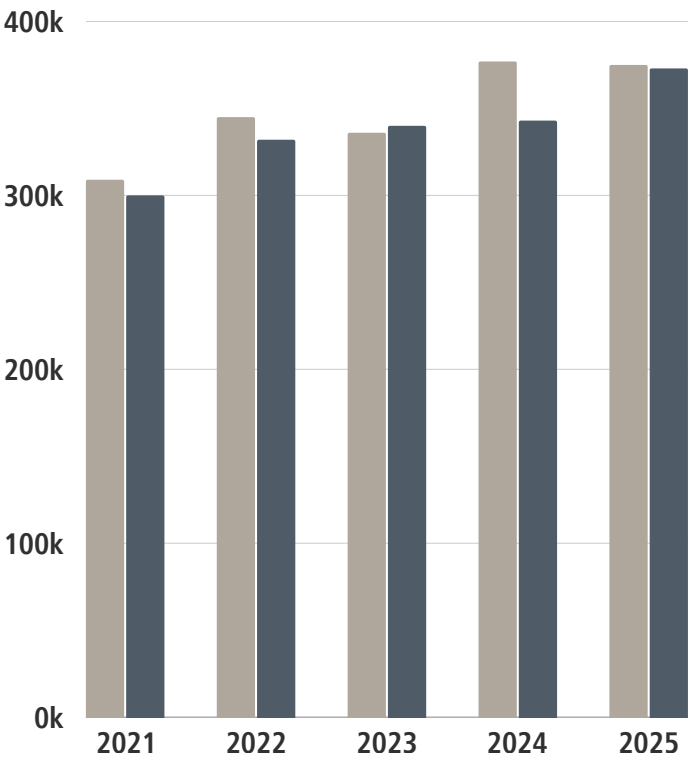
MARKET SHARE BY SOLD PRICE

81% • < \$500,000
19% • \$500k - \$799k
0% • \$800k - \$999k
0% • \$1M - \$1.5M
0% • > \$1,500,000

AVERAGE DAYS ON MARKET 39



AVERAGE & MEDIAN SOLD PRICE



2 BED, 2 BATH CONDO

	2024	2025	CHANGE
AVERAGE PRICE	\$502,083	\$621,980	+23.9%
MEDIAN PRICE	\$532,000	\$590,000	10.9%
TOTAL LISTED	27	57	+111.1%
TOTAL CONTRACTS	17	29	+70.6%
TOTAL SOLD	18	25	+38.9%

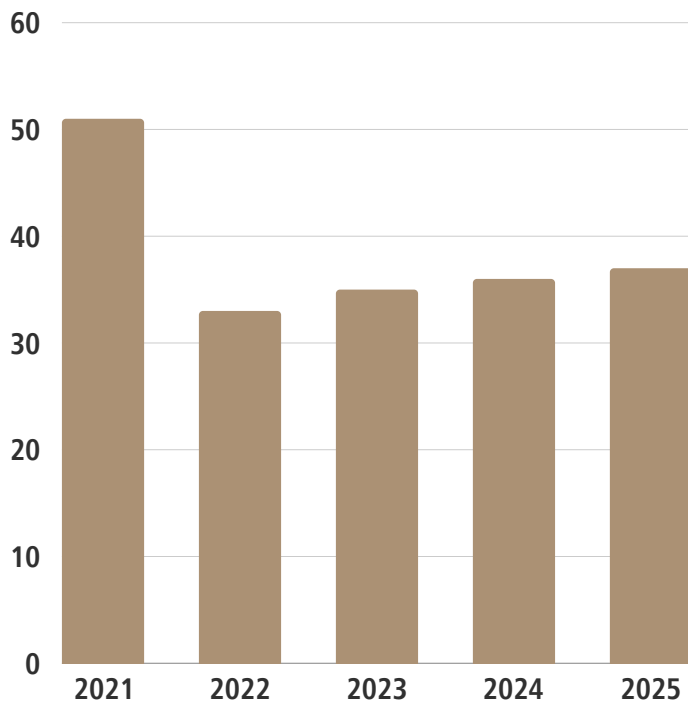
MARKET SHARE CASH VS. MORTGAGE

16% • CASH
84% • MORTGAGE

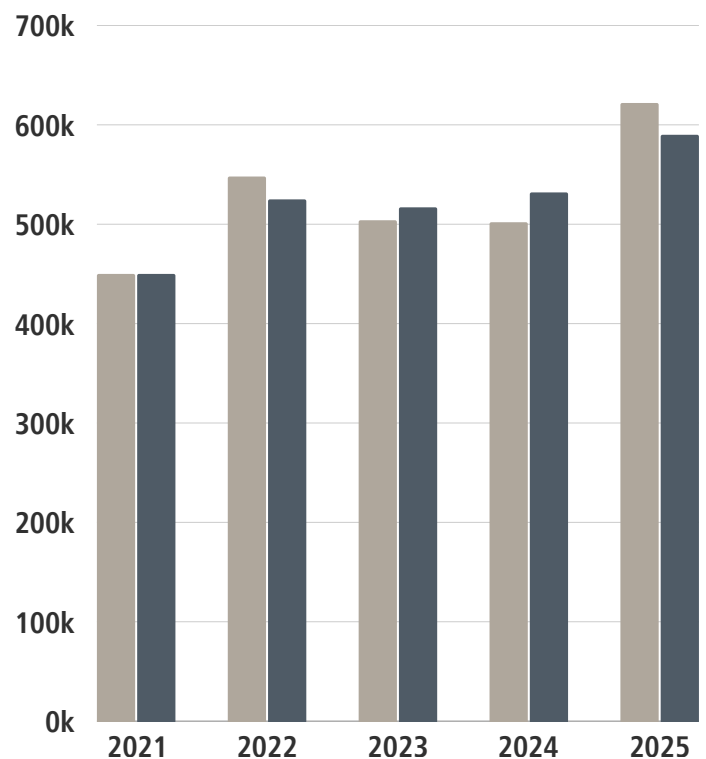
MARKET SHARE BY SOLD PRICE

12% • < \$500,000
84% • \$500k - \$799k
0% • \$800k - \$999k
4% • \$1M - \$1.5M
0% • > \$1,500,000

AVERAGE DAYS ON MARKET 37



AVERAGE & MEDIAN SOLD PRICE



3 BED, 2 BATH CONDO

	2024	2025	CHANGE
AVERAGE PRICE	\$741,629	\$708,393	-4.5%
MEDIAN PRICE	\$735,000	\$750,000	+2.0%
TOTAL LISTED	75	75	0.0%
TOTAL CONTRACTS	30	44	+46.7%
TOTAL SOLD	27	41	+51.9%

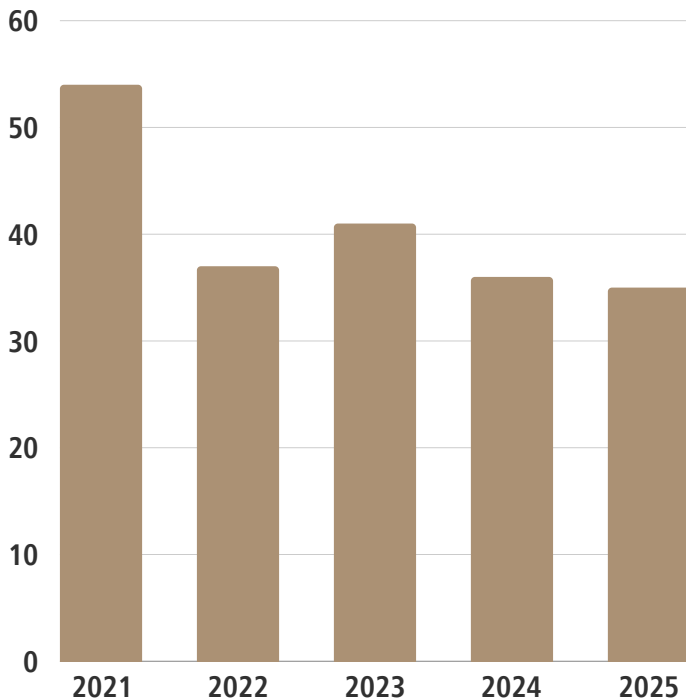
MARKET SHARE CASH VS. MORTGAGE

5% • CASH
95% • MORTGAGE

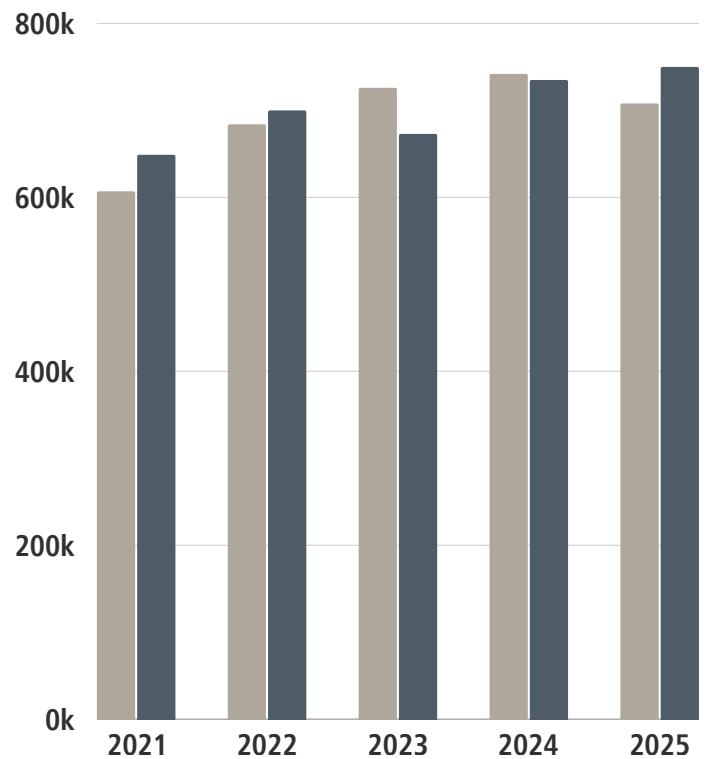
MARKET SHARE BY SOLD PRICE

17% • < \$500,000
59% • \$500k - \$799k
22% • \$800k - \$999k
2% • \$1M - \$1.5M
0% • > \$1,500,000

AVERAGE DAYS ON MARKET 35



AVERAGE & MEDIAN SOLD PRICE



SINGLE FAMILY HOME

	2024	2025	CHANGE
AVERAGE PRICE	\$762,589	\$719,520	-5.6%
MEDIAN PRICE	\$775,000	\$710,000	-8.4%
TOTAL LISTED	64	51	-20.3%
TOTAL CONTRACTS	39	36	-7.7%
TOTAL SOLD	38	32	-15.8%

MARKET SHARE

CASH VS. MORTGAGE

12% • CASH

88% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

13% • < \$500,000

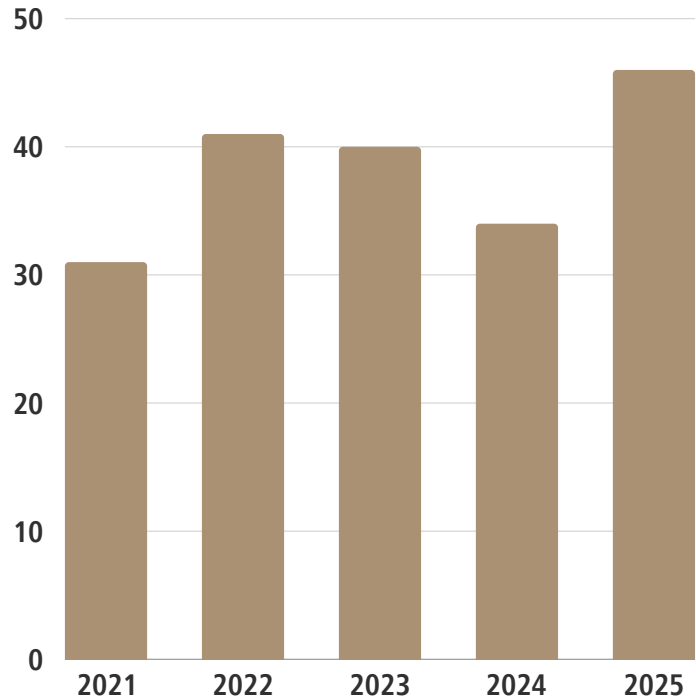
59% • \$500k - \$799k

22% • \$800k - \$999k

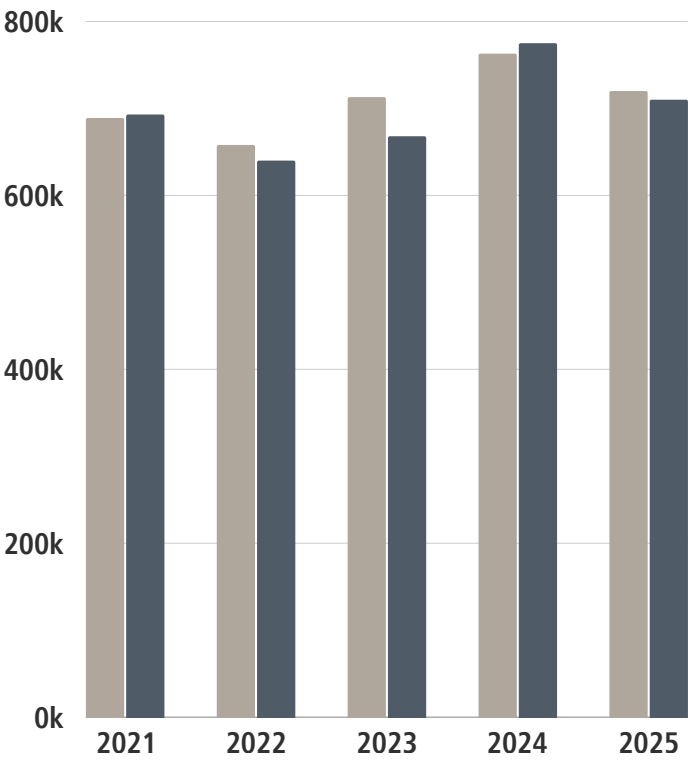
6% • \$1M - \$1.5M

0% • > \$1,500,000

AVERAGE
DAYS ON MARKET
46



AVERAGE & MEDIAN
SOLD PRICE



MULTI FAMILY HOME

	2024	2025	CHANGE
AVERAGE PRICE	\$893,161	\$948,606	+6.2%
MEDIAN PRICE	\$845,000	\$875,000	+3.6%
TOTAL LISTED	90	122	+35.6%
TOTAL CONTRACTS	48	69	+43.8%
TOTAL SOLD	47	61	+29.8%

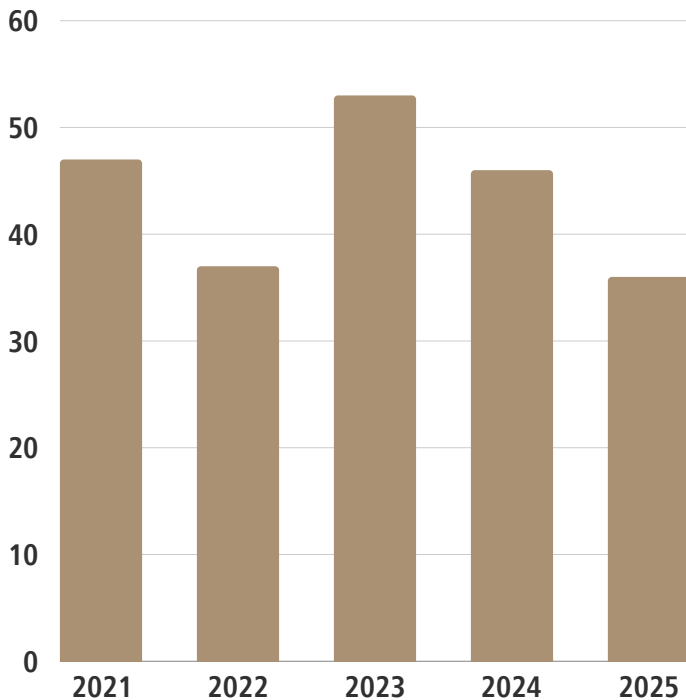
MARKET SHARE CASH VS. MORTGAGE

10% • CASH
90% • MORTGAGE

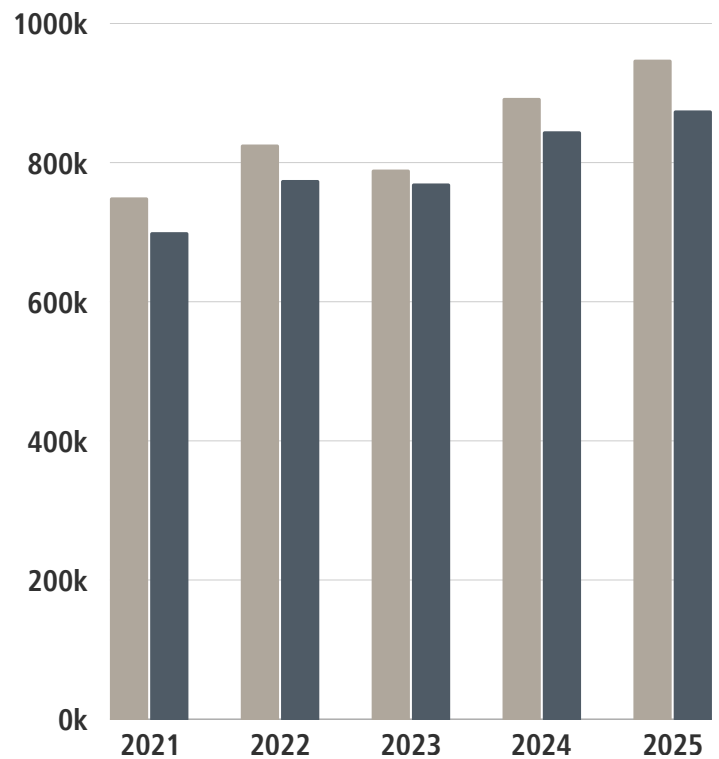
MARKET SHARE BY SOLD PRICE

2% • < \$500,000
31% • \$500k - \$799k
39% • \$800k - \$999k
25% • \$1M - \$1.5M
3% • > \$1,500,000

AVERAGE DAYS ON MARKET 36



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.