



MARKET REPORT

Q1 2025

JOURNAL SQUARE



SUMMARY OF DATA

SOLD PRICE	AVERAGE	MEDIAN
1 Bed Condo	+7.6%	+27.3%
2 Bed 1 Bath Condo	+19.0%	+24.6%
2 Bed 2 Bath Condo	+56.3%	+41.3%
3+ Bed Condo	-13.8%	-10.4%
Single-Family Homes	-22.9%	-14.7%
Multi-Family Homes	-24.3%	-11.0%

MARKET SHARE

CASH VS. MORTGAGE

13% • CASH

88% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

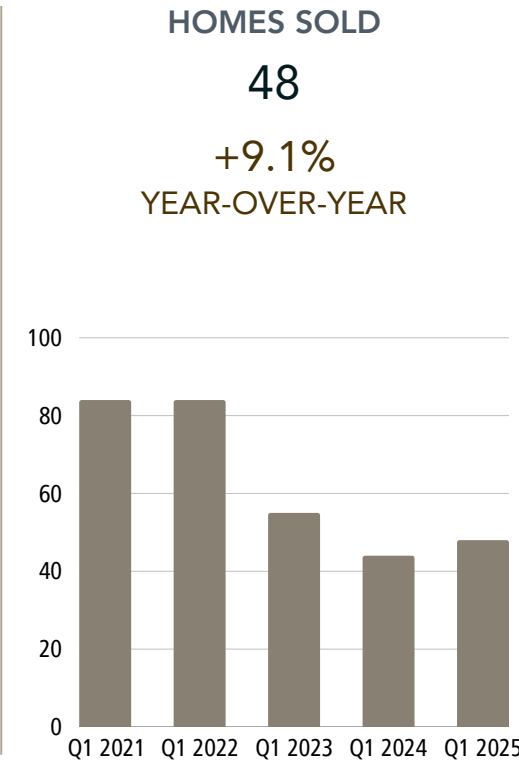
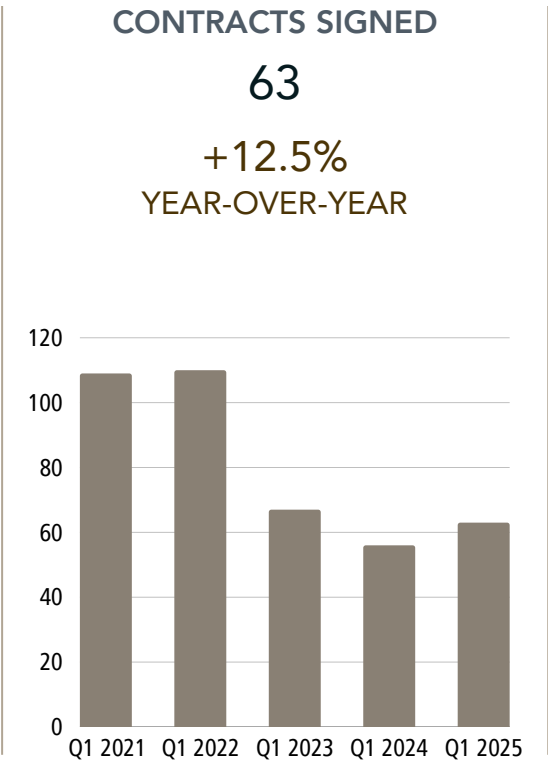
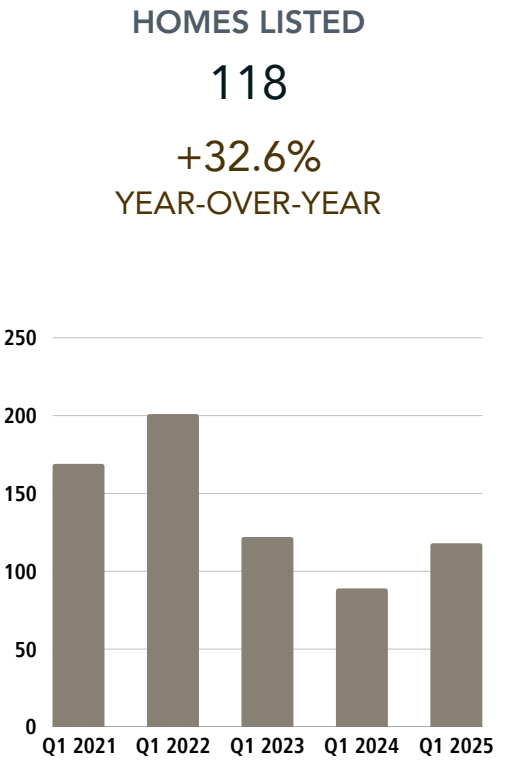
40% • < \$500,000

44% • \$500k - \$799k

14% • \$800k - \$999k

2% • \$1M - \$1.5M

0% • > \$1,500,000



1 BED | 1 BATH CONDOS

	Q1 2024	Q1 2025	CHANGE
AVERAGE PRICE	\$312,363	\$336,000	+7.6%
MEDIAN PRICE	\$275,000	\$350,000	+27.3%
TOTAL LISTED	26	20	-23.1%
TOTAL CONTRACTS	18	7	-61.1%
TOTAL SOLD	11	9	-18.2%

MARKET SHARE

CASH VS. MORTGAGE

11% • CASH

89% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

100% • < \$500,000

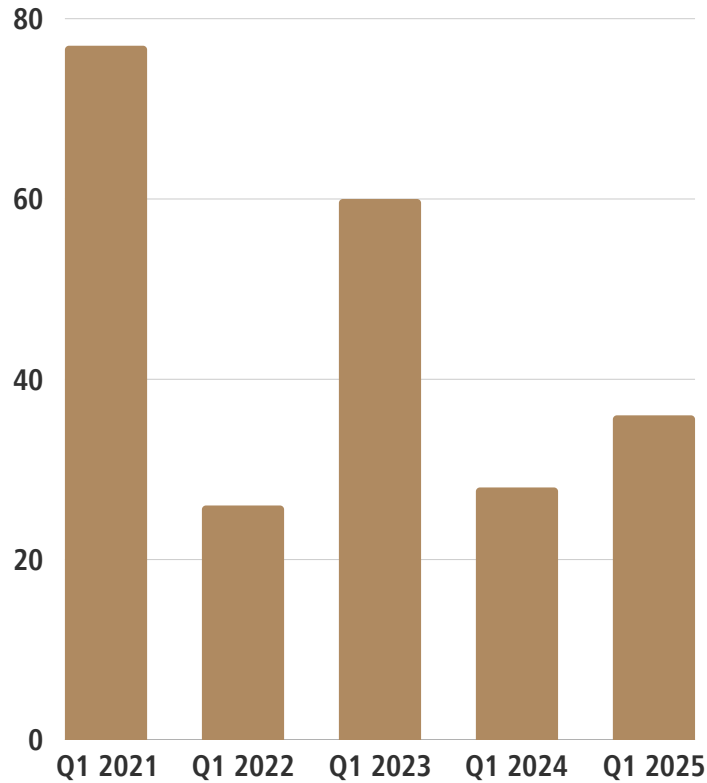
0% • \$500k - \$799k

0% • \$800k - \$999k

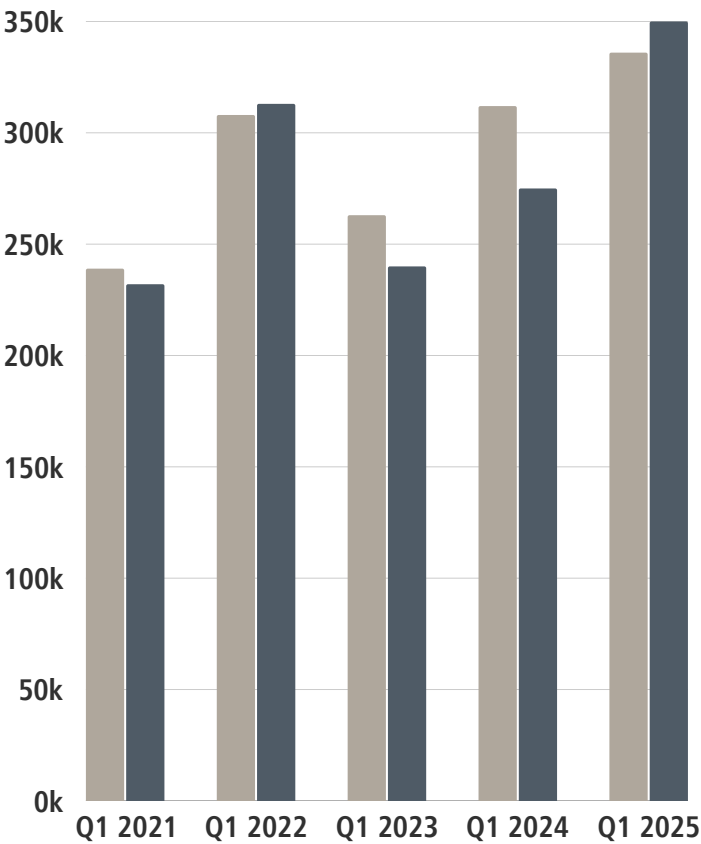
0% • \$1M - \$1.5M

0% • > \$1,500,000

AVERAGE
DAYS ON MARKET
36



AVERAGE & MEDIAN
SOLD PRICE



2 BED | 1 BATH CONDOS

	Q1 2024	Q1 2025	CHANGE
AVERAGE PRICE	\$339,333	\$403,750	+19.0%
MEDIAN PRICE	\$315,000	\$392,500	+24.6%
TOTAL LISTED	13	12	-7.7%
TOTAL CONTRACTS	6	11	+83.3%
TOTAL SOLD	6	8	+33.3%

MARKET SHARE

CASH VS. MORTGAGE

12% • CASH

88% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

63% • < \$500,000

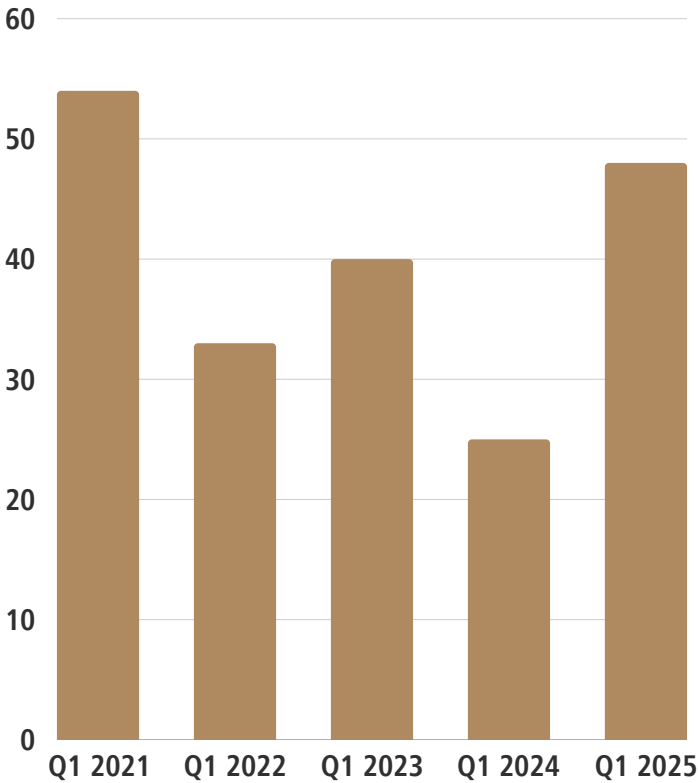
37% • \$500k - \$799k

0% • \$800k - \$999k

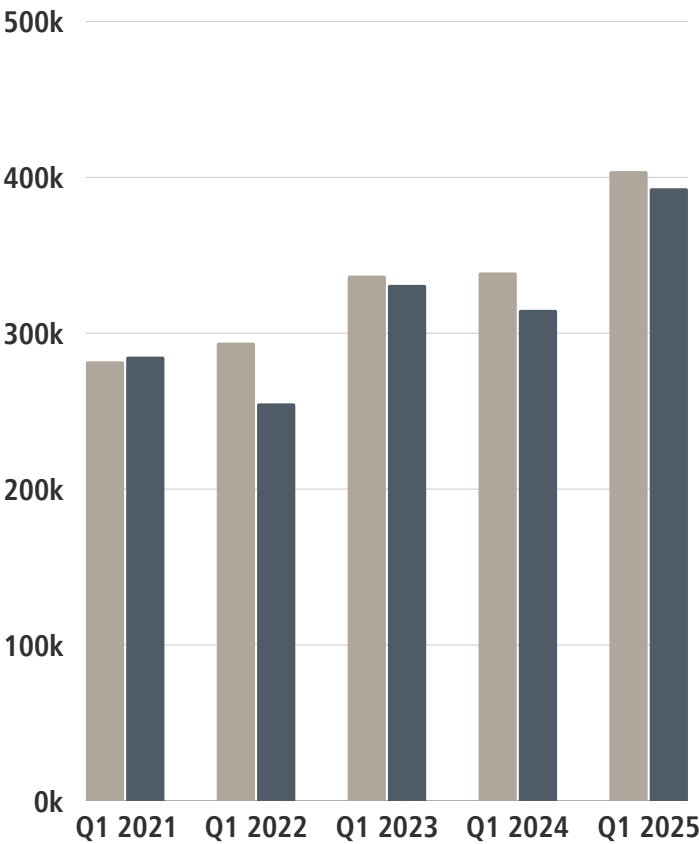
0% • \$1M - \$1.5M

0% • > \$1,500,000

AVERAGE
DAYS ON MARKET
48



AVERAGE & MEDIAN
SOLD PRICE



2 BED | 2 BATH CONDOS

	Q1 2024	Q1 2025	CHANGE
AVERAGE PRICE	\$462,250	\$722,714	+56.3%
MEDIAN PRICE	\$492,000	\$695,000	+41.3%
TOTAL LISTED	5	15	+200.0%
TOTAL CONTRACTS	4	6	+50.0%
TOTAL SOLD	4	7	+75.0%

MARKET SHARE

CASH VS. MORTGAGE

14% ● CASH

86% ● MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% ● < \$500,000

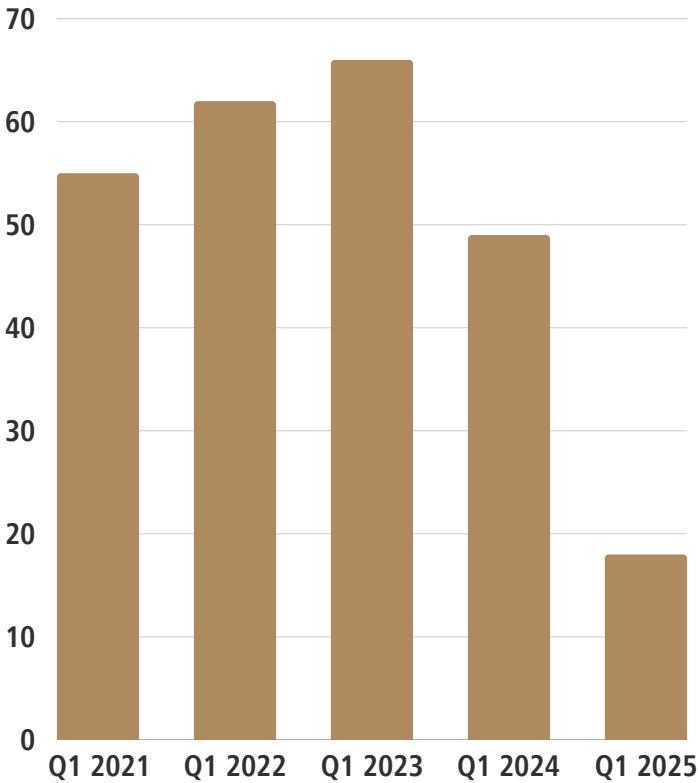
86% ● \$500k - \$799k

0% ● \$800k - \$999k

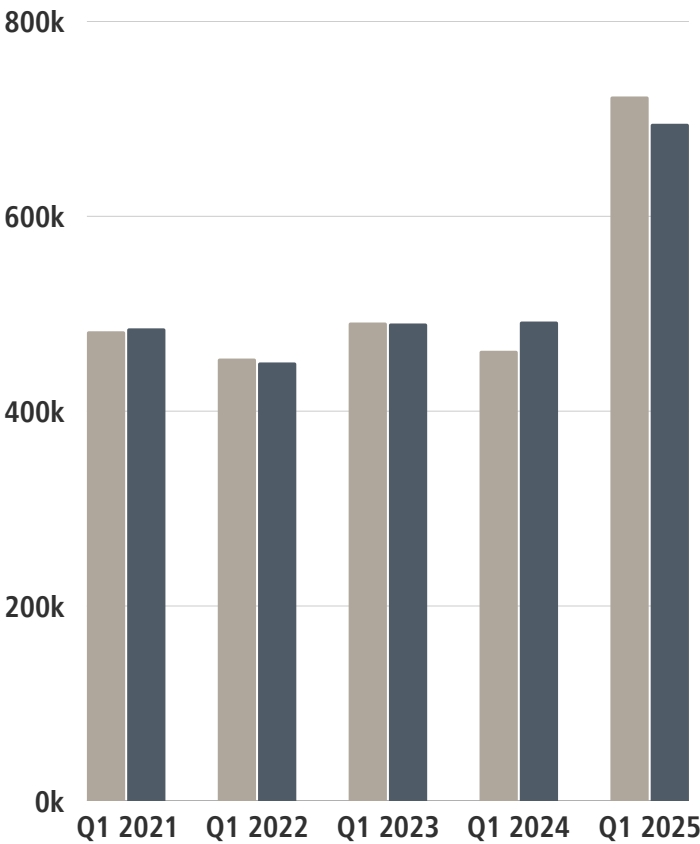
14% ● \$1M - \$1.5M

0% ● > \$1,500,000

AVERAGE
DAYS ON MARKET
18

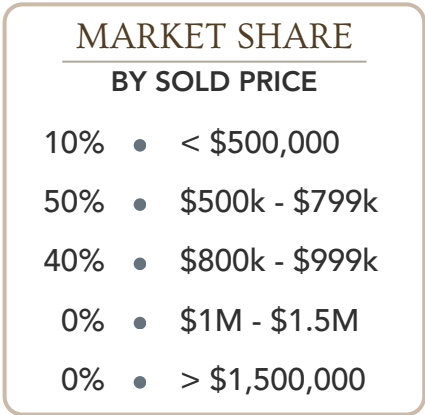
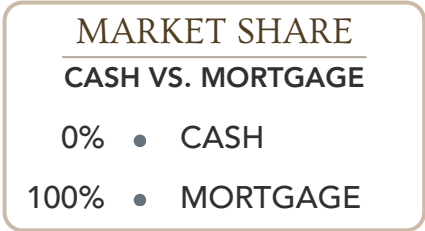


AVERAGE & MEDIAN
SOLD PRICE

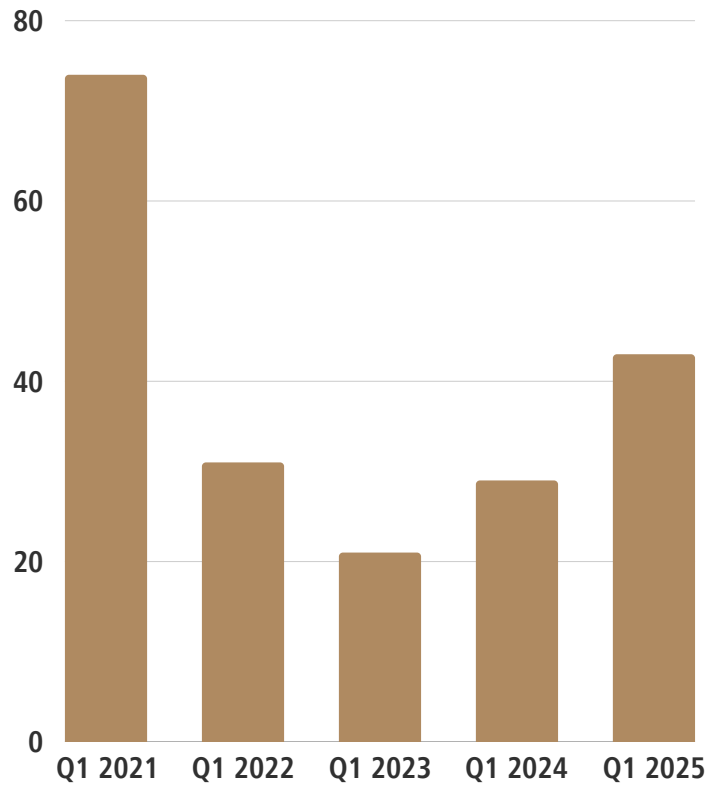


3+ BED | 2+ BATH CONDOS

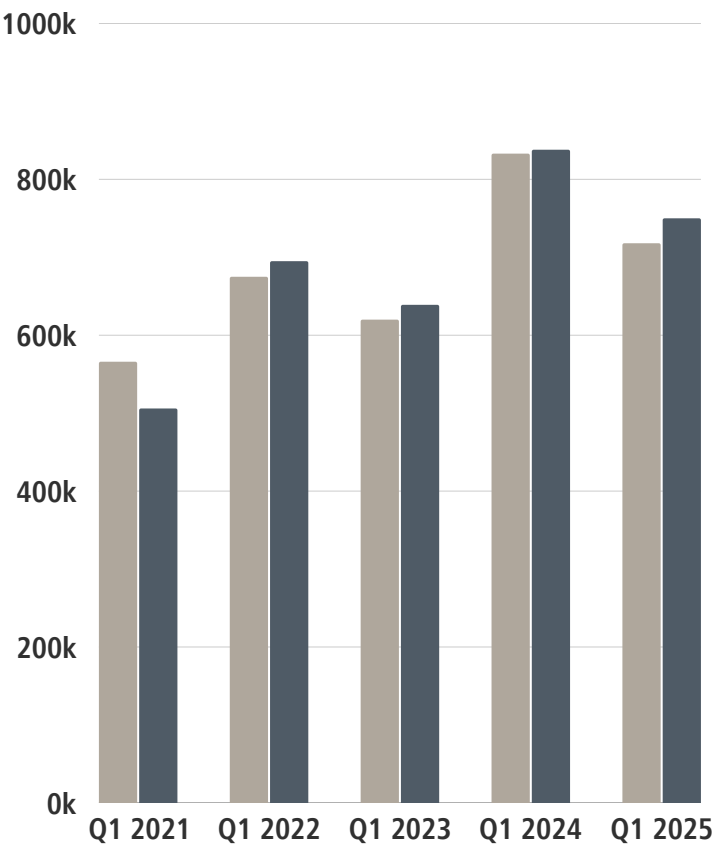
	Q1 2024	Q1 2025	CHANGE
AVERAGE PRICE	\$833,333	\$717,925	-13.8%
MEDIAN PRICE	\$837,500	\$750,000	-10.4%
TOTAL LISTED	18	31	+72.2%
TOTAL CONTRACTS	6	13	+116.7%
TOTAL SOLD	6	10	+66.7%



AVERAGE
DAYS ON MARKET
43

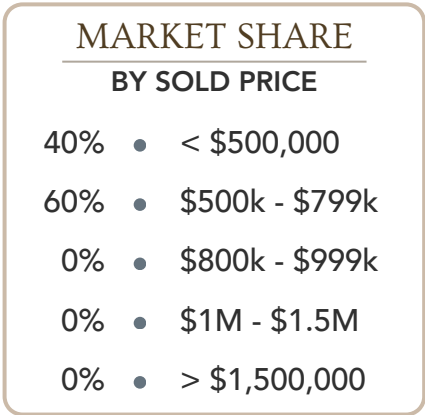
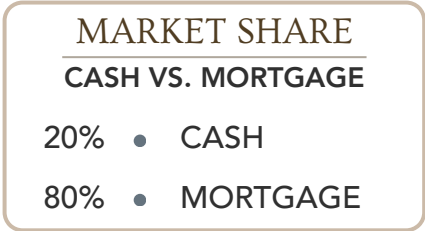


AVERAGE & MEDIAN
SOLD PRICE

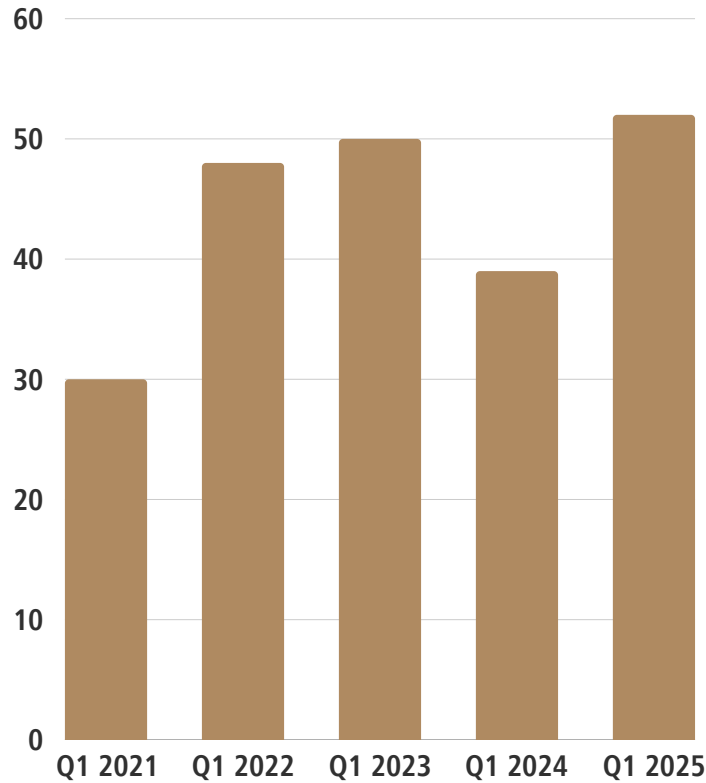


SINGLE FAMILY HOMES

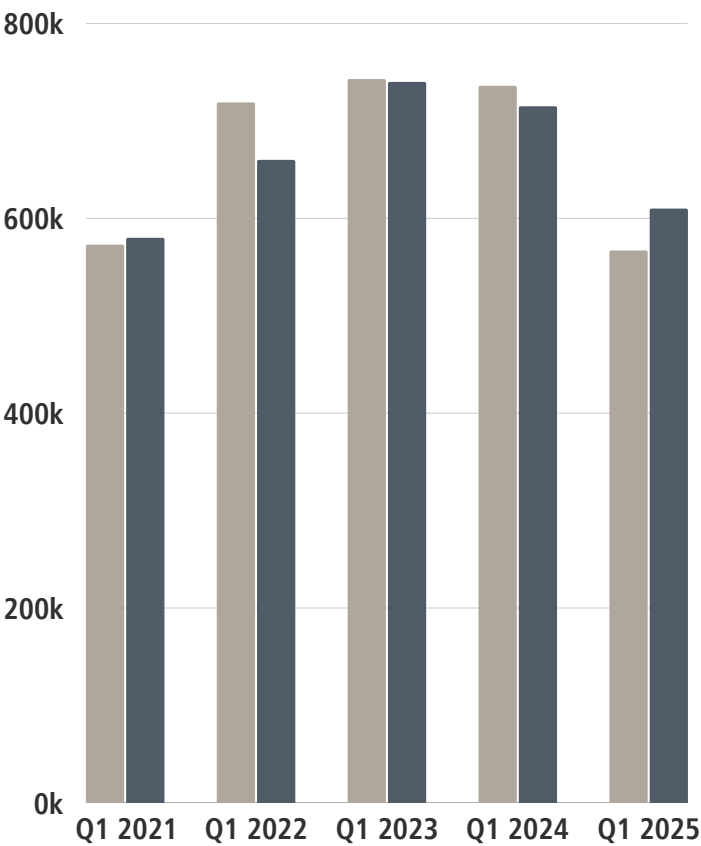
	Q1 2024	Q1 2025	CHANGE
AVERAGE PRICE	\$735,714	\$567,000	-22.9%
MEDIAN PRICE	\$715,000	\$610,000	-14.7%
TOTAL LISTED	12	13	+8.3%
TOTAL CONTRACTS	9	12	+33.3%
TOTAL SOLD	7	5	-28.6%



AVERAGE
DAYS ON MARKET
52



AVERAGE & MEDIAN
SOLD PRICE



MULTI FAMILY HOMES

	Q1 2024	Q1 2025	CHANGE
AVERAGE PRICE	\$890,700	\$673,888	-24.3%
MEDIAN PRICE	\$815,000	\$725,000	-11.0%
TOTAL LISTED	15	27	+80.0%
TOTAL CONTRACTS	13	14	+7.7%
TOTAL SOLD	10	9	-10.0%

MARKET SHARE

CASH VS. MORTGAGE

22% ● CASH

78% ● MORTGAGE

MARKET SHARE

BY SOLD PRICE

11% ● < \$500,000

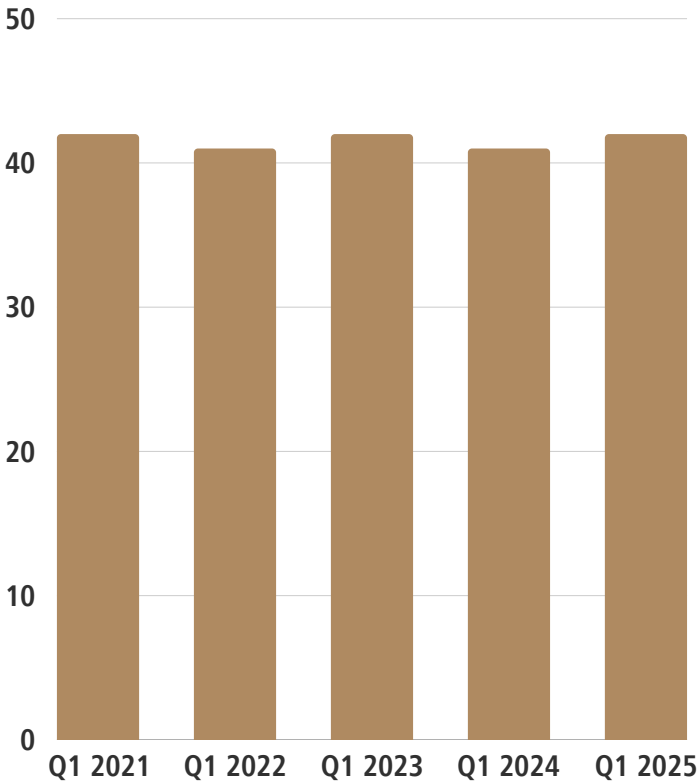
56% ● \$500k - \$799k

33% ● \$800k - \$999k

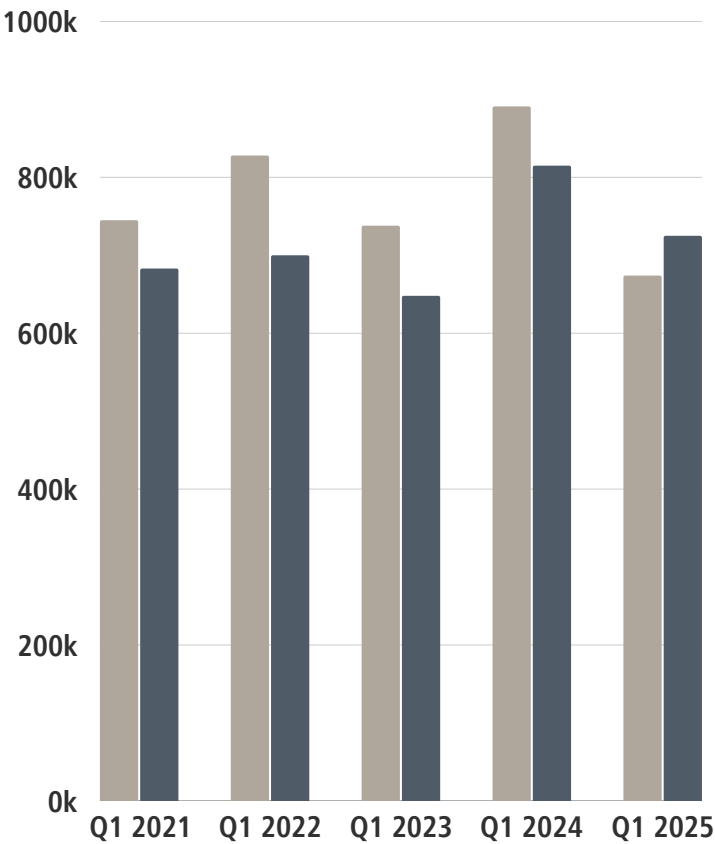
0% ● \$1M - \$1.5M

0% ● > \$1,500,000

AVERAGE
DAYS ON MARKET
42



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.