



MARKET REPORT

Q3 2025

JERSEY CITY HEIGHTS



SUMMARY OF DATA

SOLD PRICE	AVERAGE	MEDIAN
1 Bed Condo	+21.8%	+19.2%
2 Bed 1 Bath Condo	+8.9%	+11.4%
2 Bed 2 Bath Condo	-12.6%	-9.5%
3+ Bed Condo	+5.7%	+0.3%
Single-Family Homes	-20.0%	-12.4%
Multi-Family Homes	+13.8%	+8.7%

MARKET SHARE

CASH VS. MORTGAGE

11% • CASH

89% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

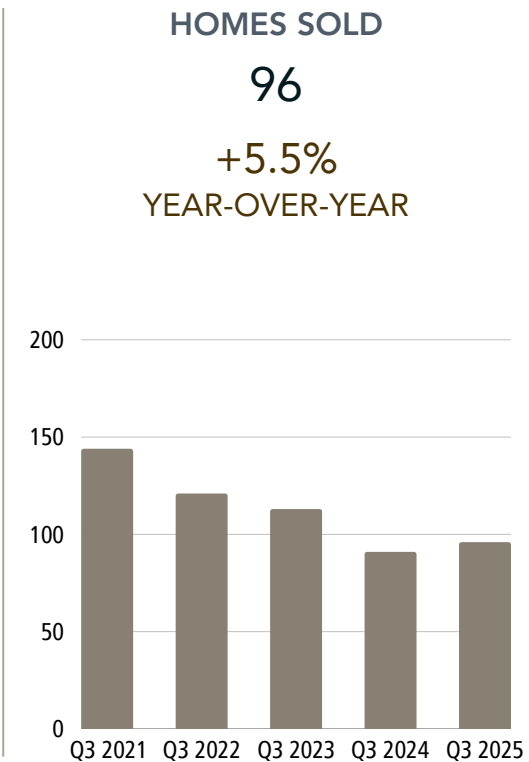
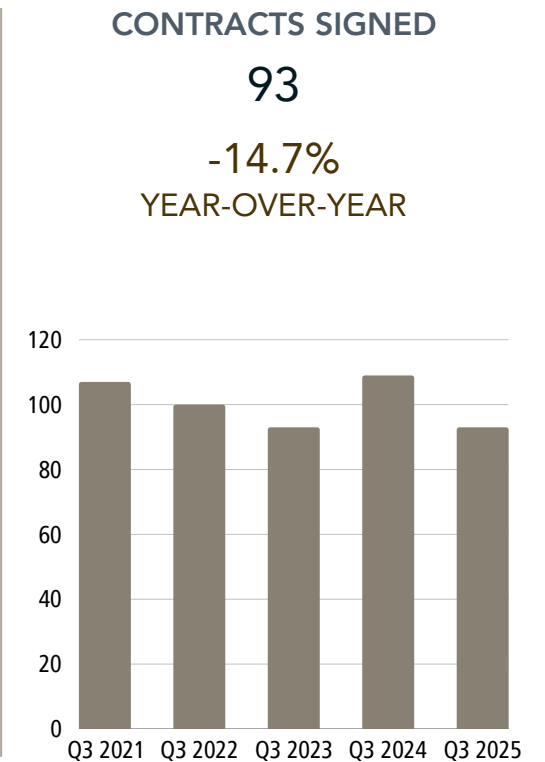
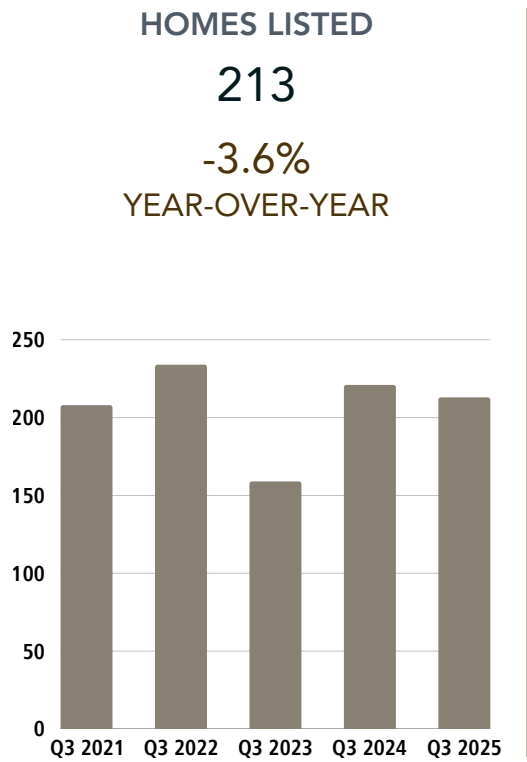
17% • < \$500,000

28% • \$500k - \$799k

30% • \$800k - \$999k

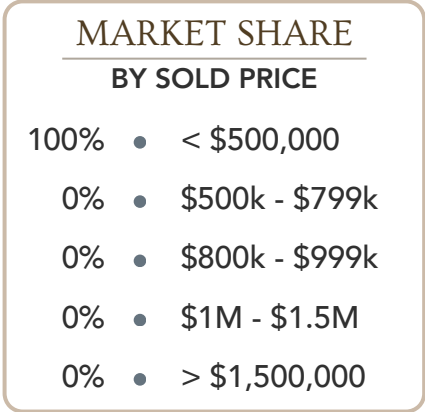
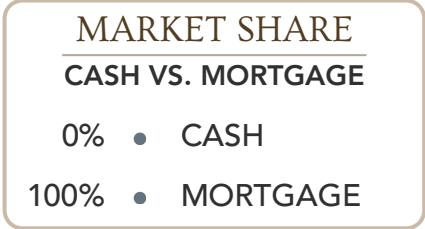
22% • \$1M - \$1.5M

3% • > \$1,500,000

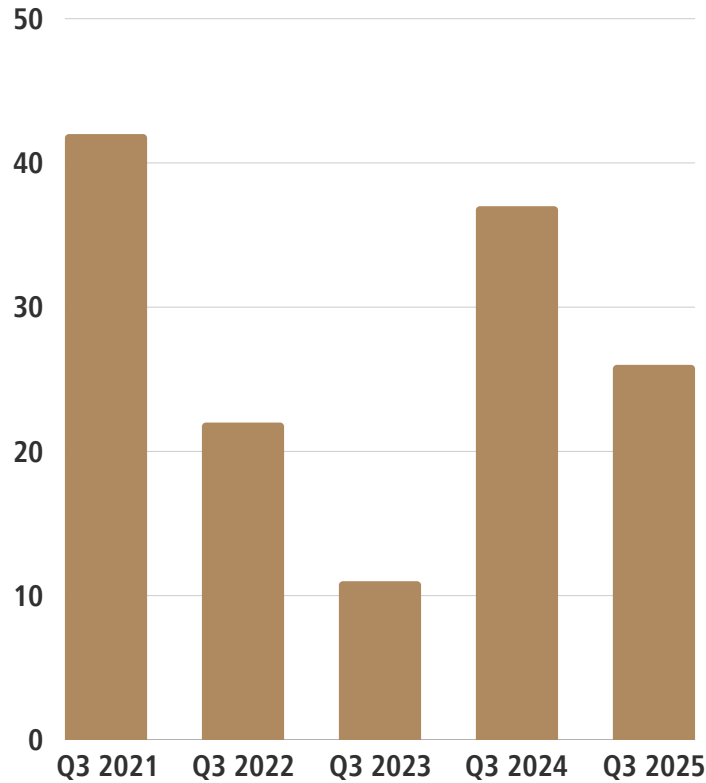


1 BED | 1 BATH CONDOS

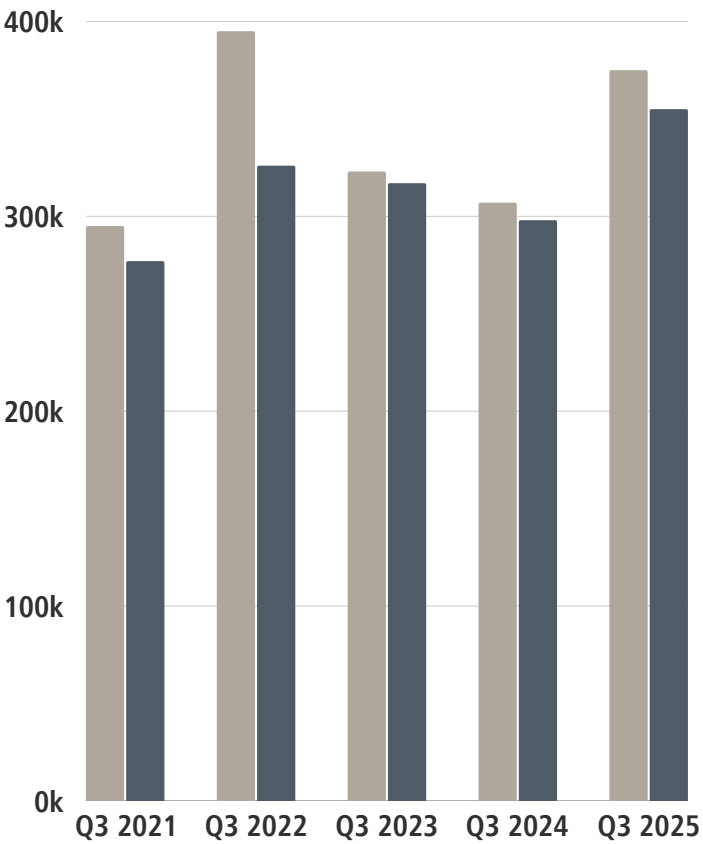
	Q3 2024	Q3 2025	CHANGE
AVERAGE PRICE	\$307,416	\$374,500	+21.8%
MEDIAN PRICE	\$297,500	\$354,500	+19.2%
TOTAL LISTED	9	18	+100.0%
TOTAL CONTRACTS	7	3	-57.1%
TOTAL SOLD	6	8	+33.3%



AVERAGE
DAYS ON MARKET
26

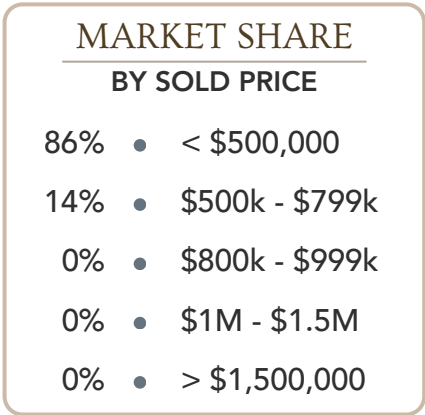
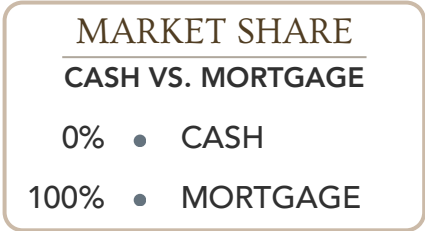


AVERAGE & MEDIAN
SOLD PRICE

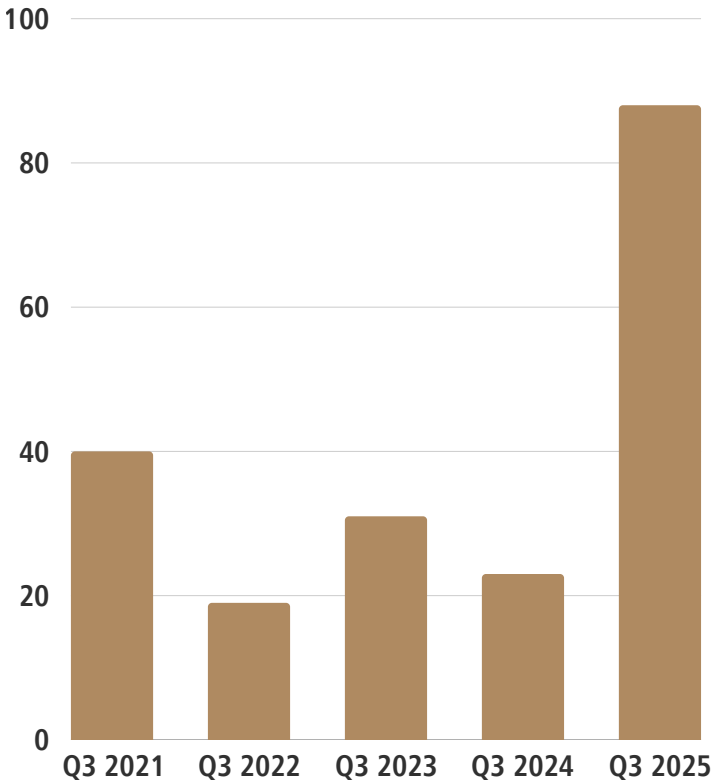


2 BED | 1 BATH CONDOS

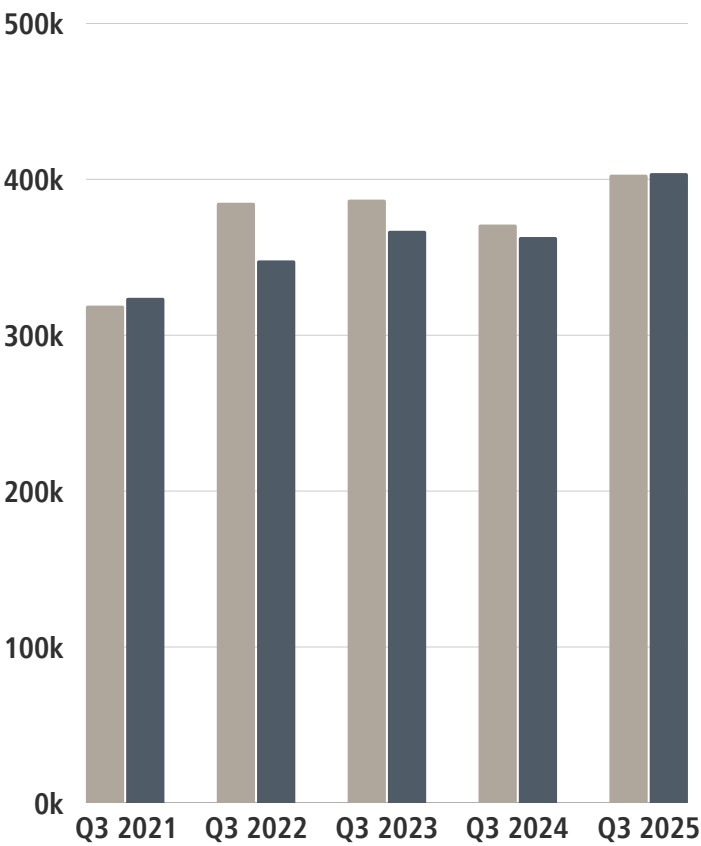
	Q3 2024	Q3 2025	CHANGE
AVERAGE PRICE	\$370,500	\$403,357	+8.9%
MEDIAN PRICE	\$362,500	\$404,000	+11.4%
TOTAL LISTED	13	15	+15.4%
TOTAL CONTRACTS	8	9	+12.5%
TOTAL SOLD	7	7	0.0%



AVERAGE
DAYS ON MARKET
88



AVERAGE & MEDIAN
SOLD PRICE



2 BED | 2 BATH CONDOS

	Q3 2024	Q3 2025	CHANGE
AVERAGE PRICE	\$578,357	\$505,750	-12.6%
MEDIAN PRICE	\$575,000	\$520,500	-9.5%
TOTAL LISTED	18	22	+22.2%
TOTAL CONTRACTS	16	8	-50.0%
TOTAL SOLD	14	8	-42.9%

MARKET SHARE

CASH VS. MORTGAGE

37% ● CASH

63% ● MORTGAGE

MARKET SHARE

BY SOLD PRICE

25% ● < \$500,000

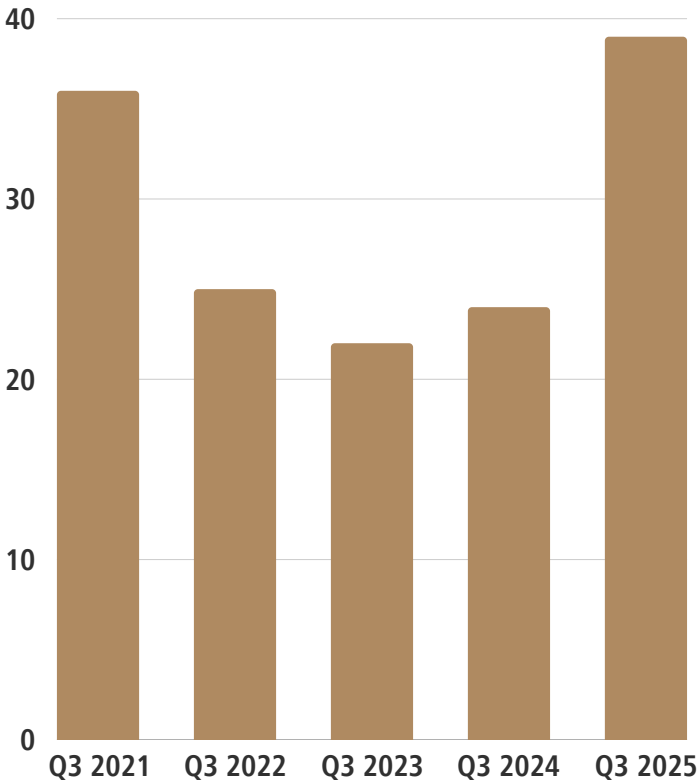
75% ● \$500k - \$799k

0% ● \$800k - \$999k

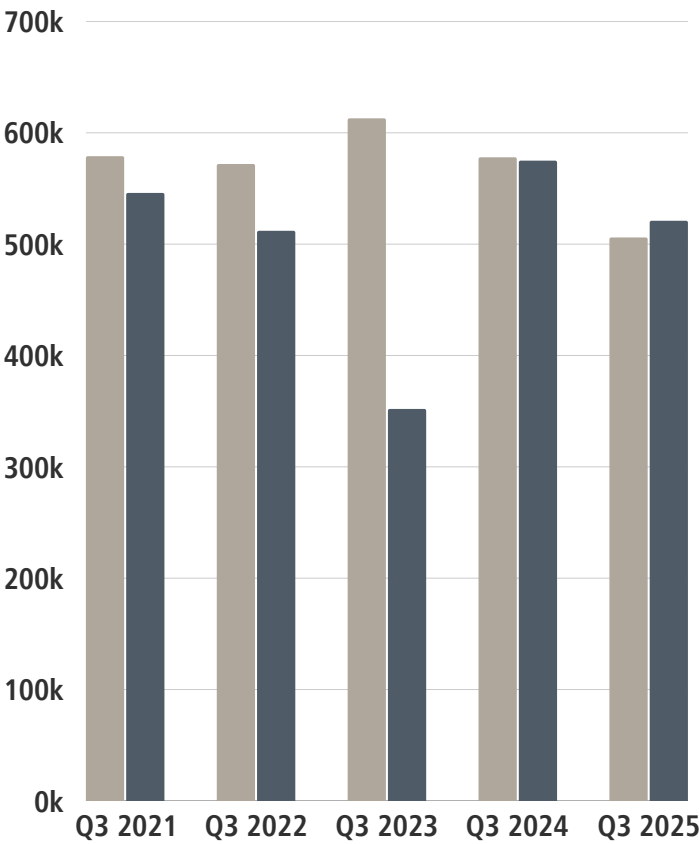
0% ● \$1M - \$1.5M

0% ● > \$1,500,000

AVERAGE
DAYS ON MARKET
39



AVERAGE & MEDIAN
SOLD PRICE



3+ BED | 2+ BATH CONDOS

	Q3 2024	Q3 2025	CHANGE
AVERAGE PRICE	\$920,236	\$973,004	+5.7%
MEDIAN PRICE	\$907,500	\$910,000	+0.3%
TOTAL LISTED	101	74	-26.7%
TOTAL CONTRACTS	41	29	-29.3%
TOTAL SOLD	30	34	+13.3%

MARKET SHARE

CASH VS. MORTGAGE

6% • CASH

94% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% • < \$500,000

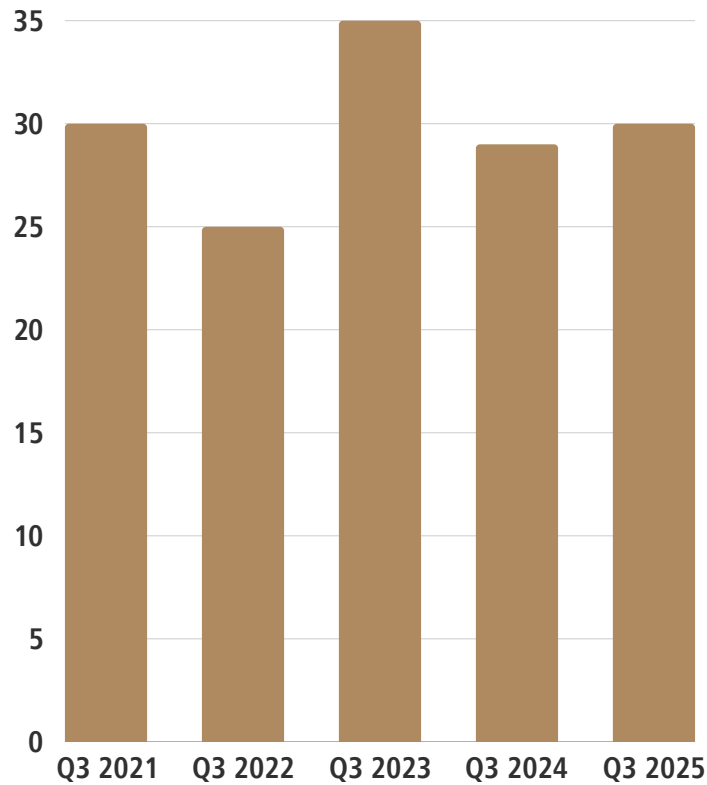
24% • \$500k - \$799k

41% • \$800k - \$999k

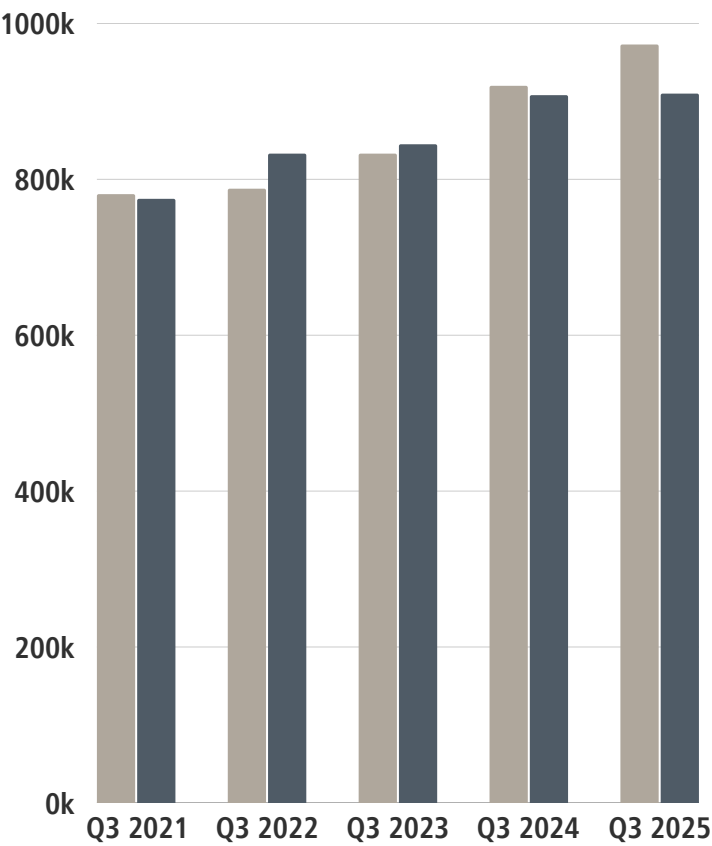
32% • \$1M - \$1.5M

3% • > \$1,500,000

AVERAGE
DAYS ON MARKET
30



AVERAGE & MEDIAN
SOLD PRICE



SINGLE FAMILY HOMES

	Q3 2024	Q3 2025	CHANGE
AVERAGE PRICE	\$1,027,669	\$821,821	-20.0%
MEDIAN PRICE	\$905,000	\$792,500	-12.4%
TOTAL LISTED	26	21	-19.2%
TOTAL CONTRACTS	8	10	+25.0%
TOTAL SOLD	11	14	+27.3%

MARKET SHARE

CASH VS. MORTGAGE

17% ● CASH

83% ● MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% ● < \$500,000

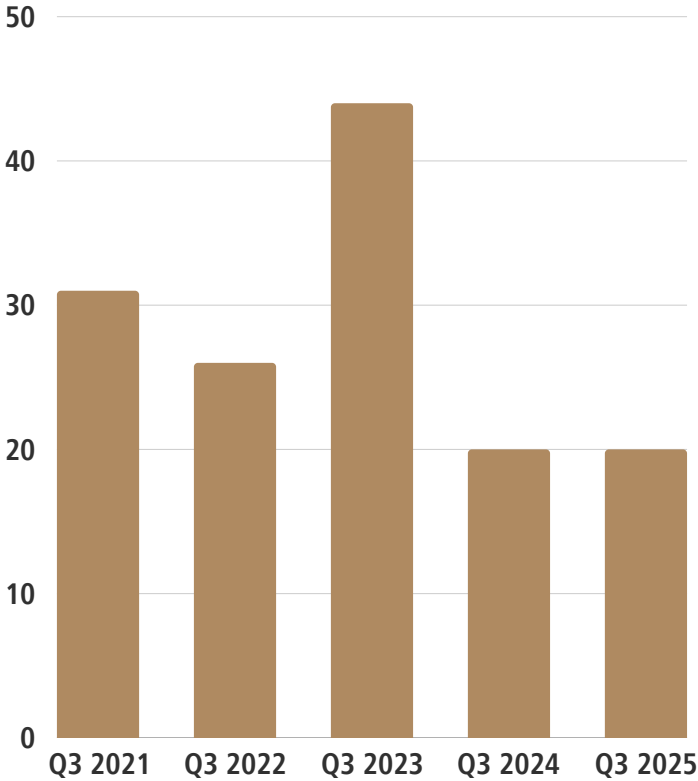
50% ● \$500k - \$799k

36% ● \$800k - \$999k

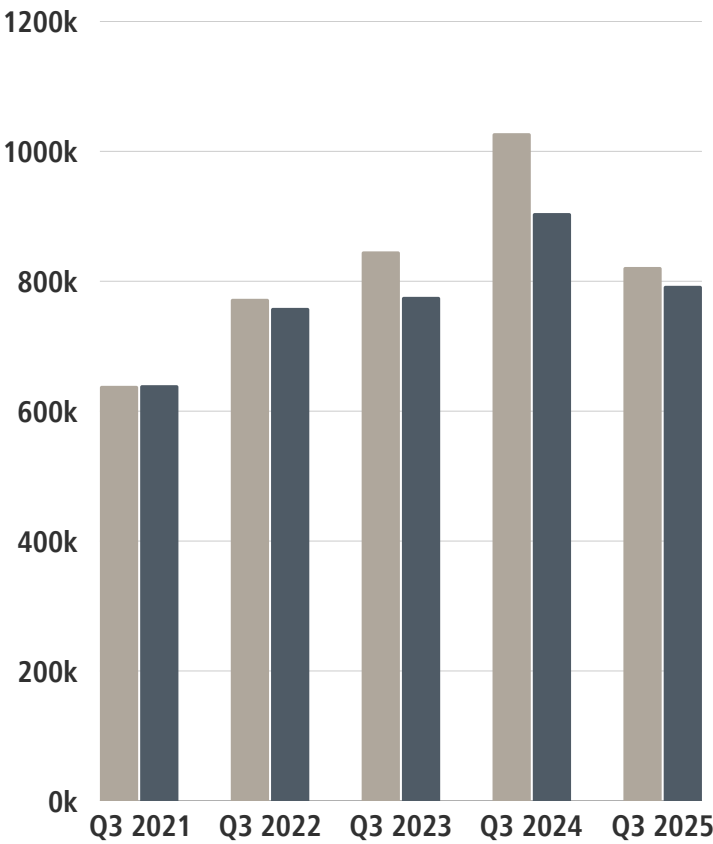
14% ● \$1M - \$1.5M

0% ● > \$1,500,000

AVERAGE
DAYS ON MARKET
20



AVERAGE & MEDIAN
SOLD PRICE



MULTI FAMILY HOMES

	Q3 2024	Q3 2025	CHANGE
AVERAGE PRICE	\$917,596	\$1,044,440	+13.8%
MEDIAN PRICE	\$865,000	\$940,000	+8.7%
TOTAL LISTED	54	63	+16.7%
TOTAL CONTRACTS	29	34	+17.2%
TOTAL SOLD	23	25	+8.7%

MARKET SHARE

CASH VS. MORTGAGE

12% • CASH

88% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

4% • < \$500,000

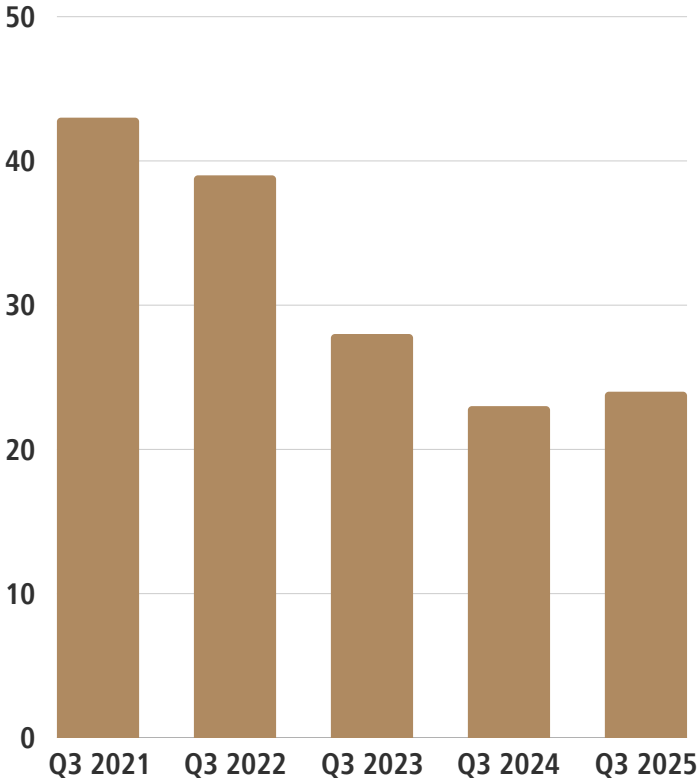
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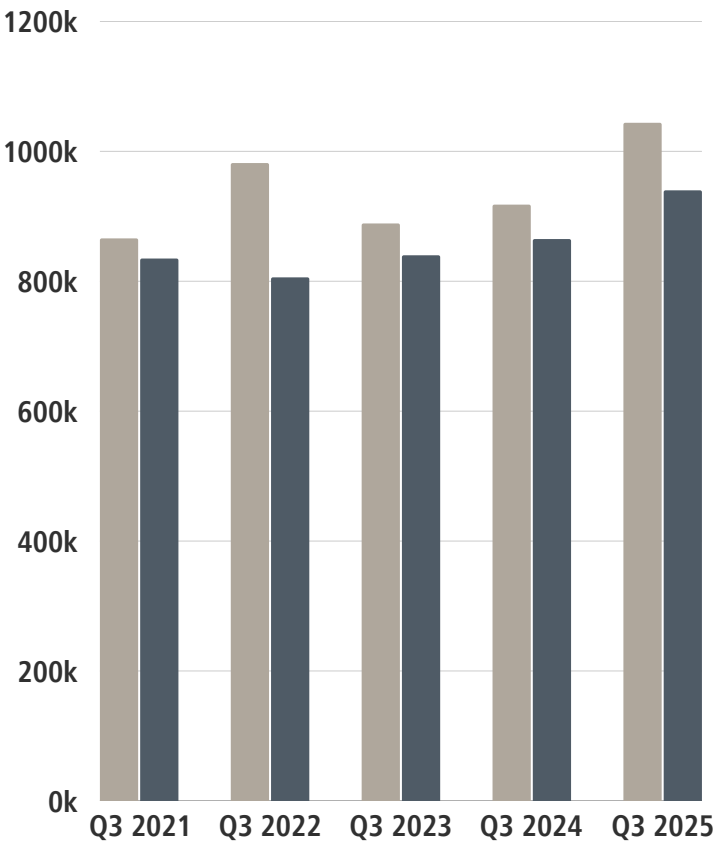
32% • \$1M - \$1.5M

8% • > \$1,500,000

AVERAGE
DAYS ON MARKET
24



AVERAGE & MEDIAN
SOLD PRICE



METHODOLOGY

ZIP CODES COVERED:
07306 & 07307

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.