

MARKET REPORT

Q1 2025

# JERSEY CITY DOWNTOWN



# SUMMARY OF DATA

| SOLD PRICE          | AVERAGE | MEDIAN |
|---------------------|---------|--------|
| 1 Bed Condo         | +4.5%   | +3.1%  |
| 2 Bed 1 Bath Condo  | -14.9%  | -22.6% |
| 2 Bed 2 Bath Condo  | -4.0%   | -4.5%  |
| 3+ Bed Condo        | +36.5%  | +80.4% |
| Single-Family Homes | -2.2%   | +35.3% |
| Multi-Family Homes  | -0.7%   | +1.8%  |

MARKET SHARE

CASH VS. MORTGAGE

22% • CASH

78% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

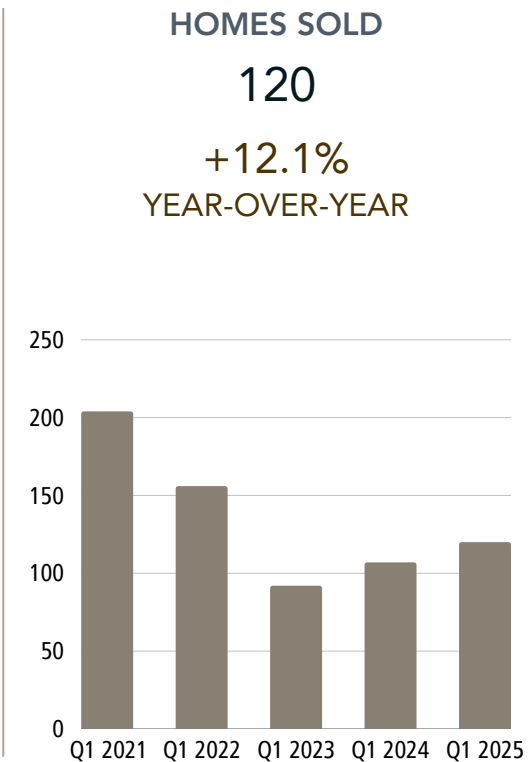
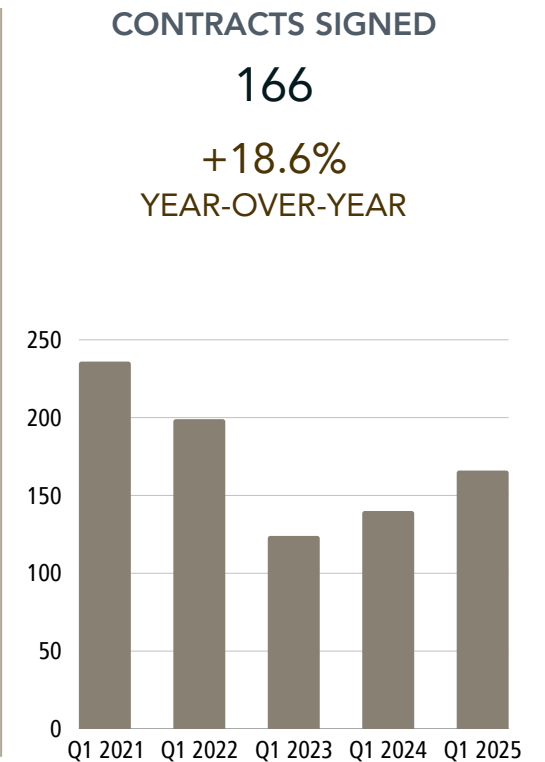
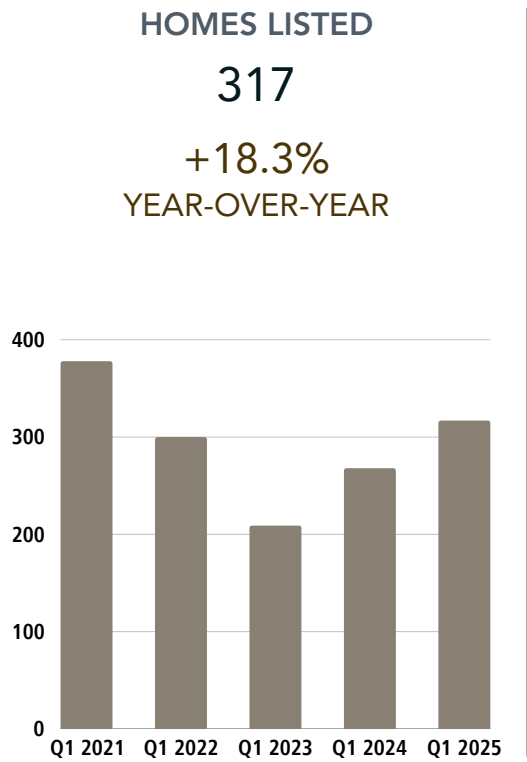
9% • < \$500,000

39% • \$500k - \$799k

19% • \$800k - \$999k

17% • \$1M - \$1.5M

16% • > \$1,500,000



# 1 BED | 1 BATH CONDOS

|                 | Q1 2024   | Q1 2025   | CHANGE |
|-----------------|-----------|-----------|--------|
| AVERAGE PRICE   | \$628,216 | \$656,635 | +4.5%  |
| MEDIAN PRICE    | \$640,000 | \$660,000 | +3.1%  |
| TOTAL LISTED    | 101       | 92        | -8.9%  |
| TOTAL CONTRACTS | 54        | 44        | -18.5% |
| TOTAL SOLD      | 36        | 45        | +25.0% |

MARKET SHARE

CASH VS. MORTGAGE

25% ● CASH

75% ● MORTGAGE

MARKET SHARE

BY SOLD PRICE

20% ● < \$500,000

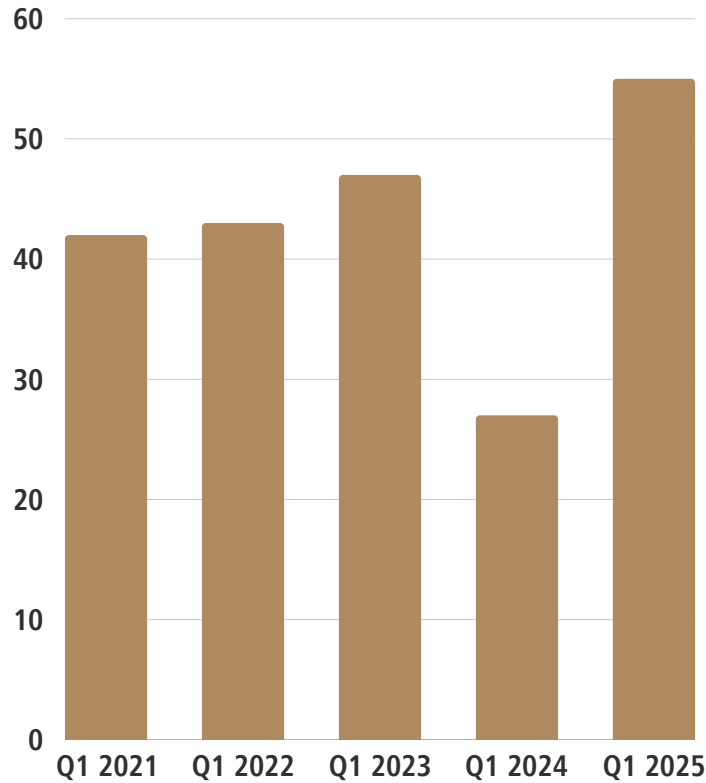
62% ● \$500k - \$799k

13% ● \$800k - \$999k

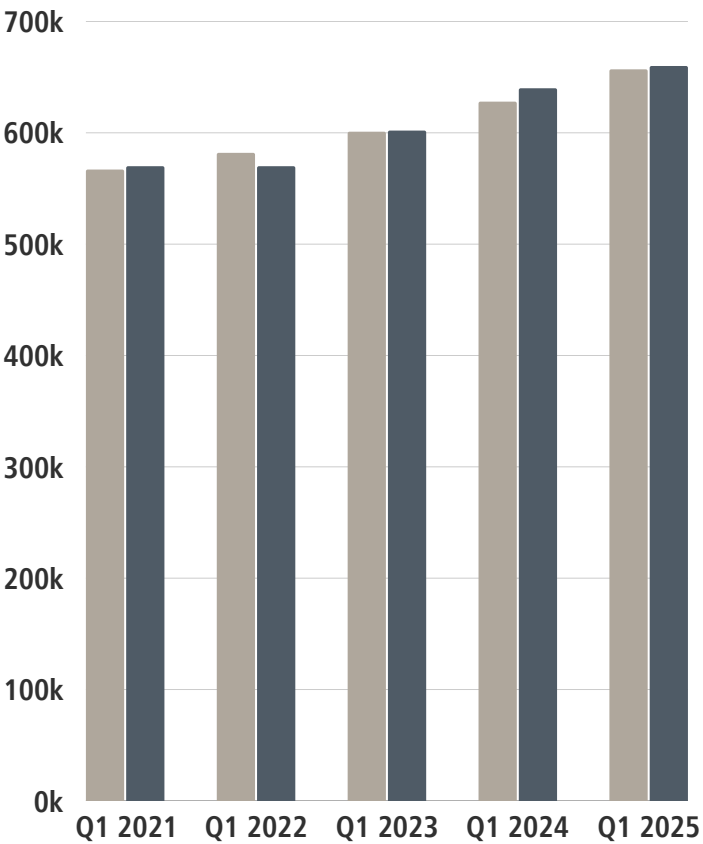
5% ● \$1M - \$1.5M

0% ● > \$1,500,000

AVERAGE  
DAYS ON MARKET  
55



AVERAGE & MEDIAN  
SOLD PRICE



# 2 BED | 1 BATH CONDOS

|                 | Q1 2024   | Q1 2025   | CHANGE |
|-----------------|-----------|-----------|--------|
| AVERAGE PRICE   | \$695,900 | \$591,875 | -14.9% |
| MEDIAN PRICE    | \$717,500 | \$555,000 | -22.6% |
| TOTAL LISTED    | 16        | 15        | -6.3%  |
| TOTAL CONTRACTS | 13        | 10        | -23.1% |
| TOTAL SOLD      | 10        | 8         | -20.0% |

MARKET SHARE

CASH VS. MORTGAGE

12% • CASH

88% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

25% • < \$500,000

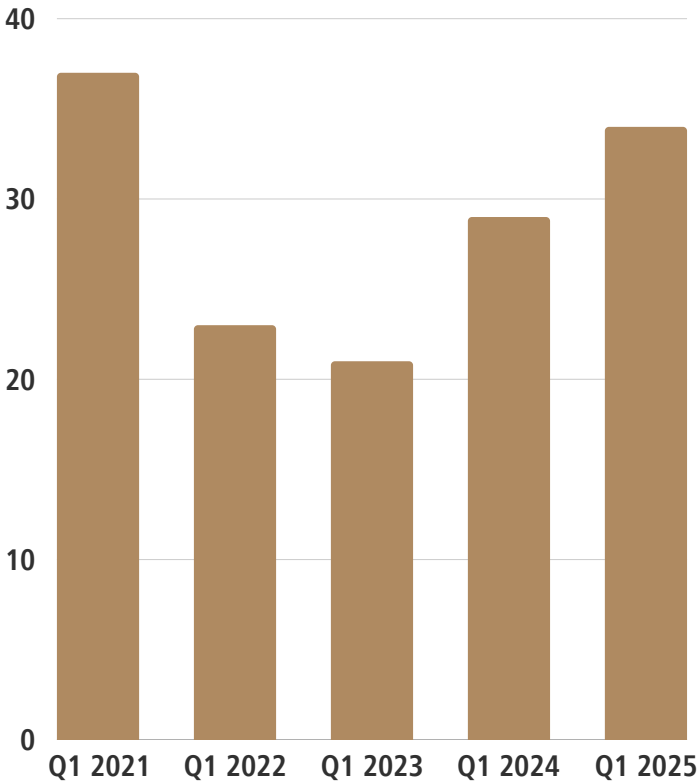
63% • \$500k - \$799k

12% • \$800k - \$999k

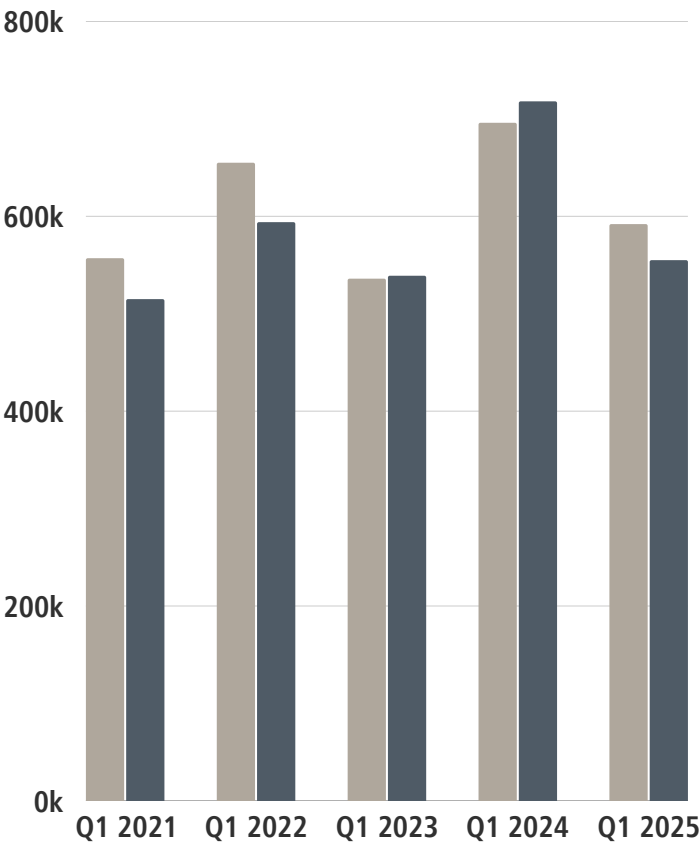
0% • \$1M - \$1.5M

0% • > \$1,500,000

AVERAGE  
DAYS ON MARKET  
34



AVERAGE & MEDIAN  
SOLD PRICE



# 2 BED | 2 BATH CONDOS

|                 | Q1 2024     | Q1 2025     | CHANGE |
|-----------------|-------------|-------------|--------|
| AVERAGE PRICE   | \$1,089,023 | \$1,045,554 | -4.0%  |
| MEDIAN PRICE    | \$1,030,000 | \$983,999   | -4.5%  |
| TOTAL LISTED    | 101         | 135         | +33.7% |
| TOTAL CONTRACTS | 43          | 64          | +48.8% |
| TOTAL SOLD      | 42          | 42          | 0.0%   |

MARKET SHARE

CASH VS. MORTGAGE

21% • CASH

79% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% • < \$500,000

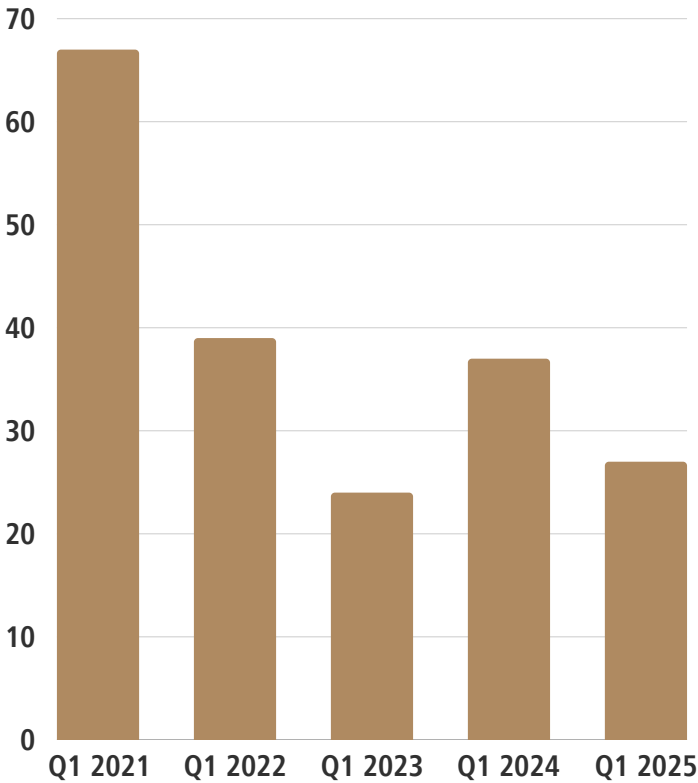
24% • \$500k - \$799k

33% • \$800k - \$999k

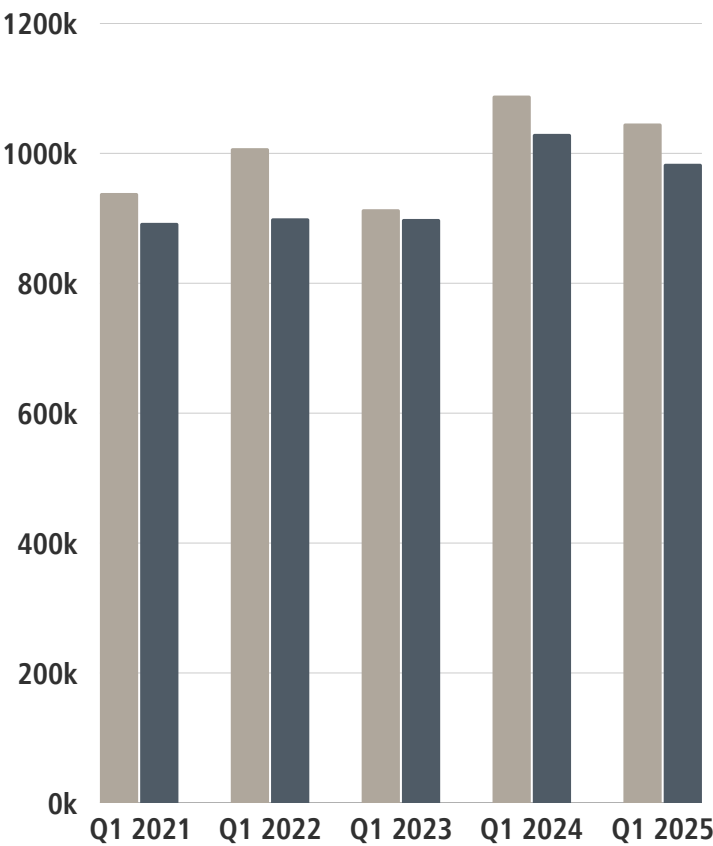
31% • \$1M - \$1.5M

12% • > \$1,500,000

AVERAGE  
DAYS ON MARKET  
27



AVERAGE & MEDIAN  
SOLD PRICE





# 3+ BED | 2+ BATH CONDOS

|                 | Q1 2024     | Q1 2025     | CHANGE  |
|-----------------|-------------|-------------|---------|
| AVERAGE PRICE   | \$1,121,000 | \$1,530,150 | +36.5%  |
| MEDIAN PRICE    | \$905,000   | \$1,632,500 | +80.4%  |
| TOTAL LISTED    | 16          | 48          | +200.0% |
| TOTAL CONTRACTS | 8           | 26          | +225.0% |
| TOTAL SOLD      | 5           | 10          | +100.0% |

MARKET SHARE

CASH VS. MORTGAGE

10% CASH

90% MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% < \$500,000

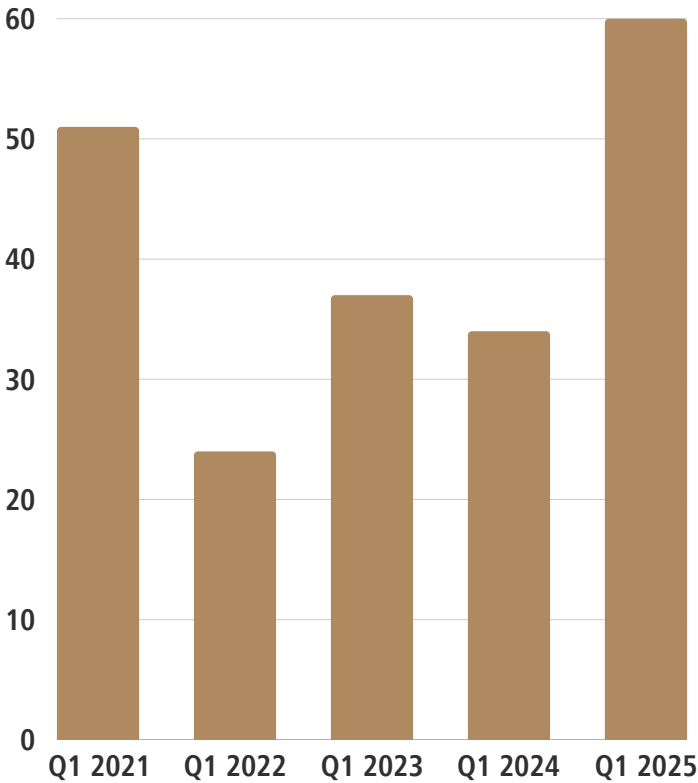
20% \$500k - \$799k

10% \$800k - \$999k

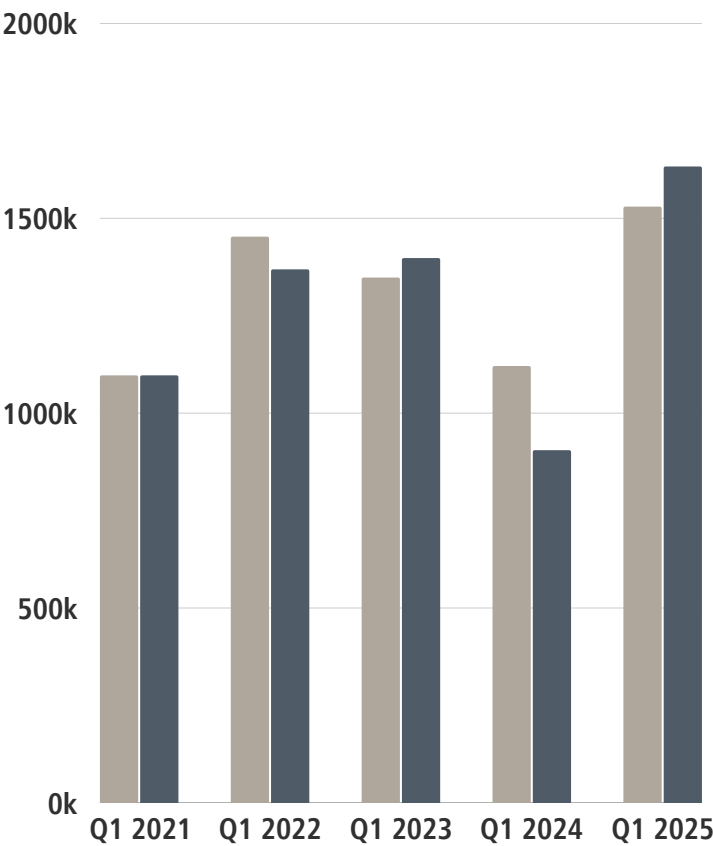
10% \$1M - \$1.5M

60% > \$1,500,000

AVERAGE  
DAYS ON MARKET  
60



AVERAGE & MEDIAN  
SOLD PRICE



# SINGLE FAMILY HOMES

|                 | Q1 2024     | Q1 2025     | CHANGE |
|-----------------|-------------|-------------|--------|
| AVERAGE PRICE   | \$1,716,428 | \$1,678,400 | -2.2%  |
| MEDIAN PRICE    | \$1,300,000 | \$1,759,500 | +35.3% |
| TOTAL LISTED    | 13          | 12          | -7.7%  |
| TOTAL CONTRACTS | 12          | 10          | -16.7% |
| TOTAL SOLD      | 7           | 10          | +42.9% |

MARKET SHARE

CASH VS. MORTGAGE

36% • CASH

64% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% • < \$500,000

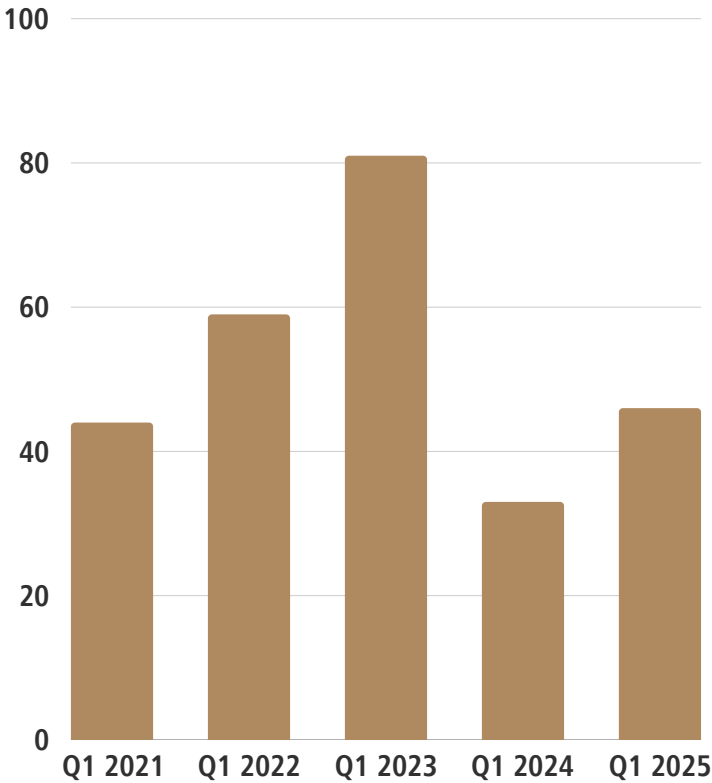
0% • \$500k - \$799k

10% • \$800k - \$999k

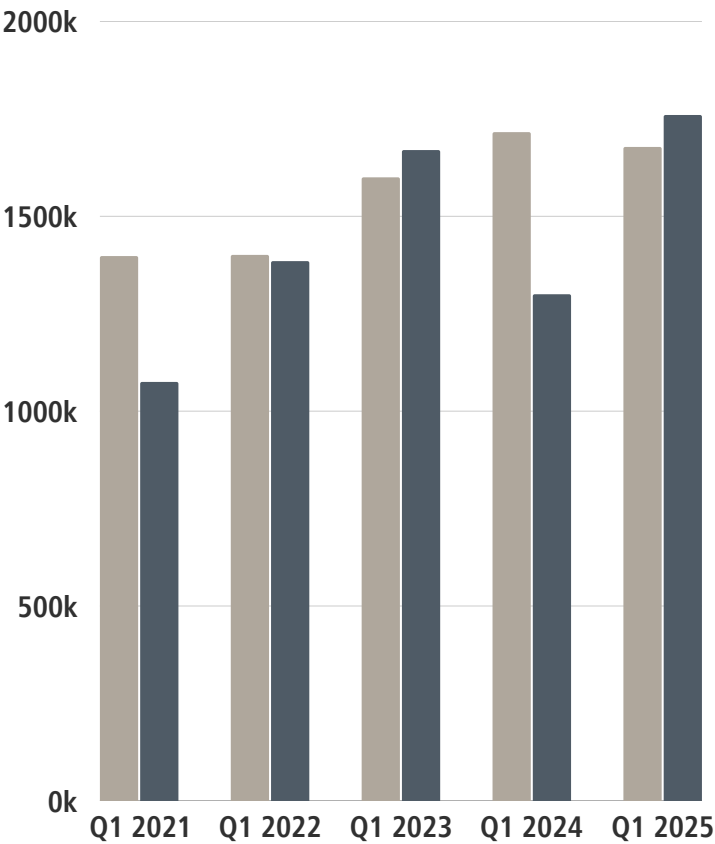
30% • \$1M - \$1.5M

60% • > \$1,500,000

AVERAGE  
DAYS ON MARKET  
46



AVERAGE & MEDIAN  
SOLD PRICE



# MULTI FAMILY HOMES

|                 | Q1 2024     | Q1 2025     | CHANGE |
|-----------------|-------------|-------------|--------|
| AVERAGE PRICE   | \$1,657,714 | \$1,646,000 | -0.7%  |
| MEDIAN PRICE    | \$1,650,000 | \$1,680,000 | +1.8%  |
| TOTAL LISTED    | 21          | 15          | -28.6% |
| TOTAL CONTRACTS | 10          | 12          | +20.0% |
| TOTAL SOLD      | 7           | 5           | -28.6% |

MARKET SHARE

CASH VS. MORTGAGE

20% ● CASH

80% ● MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% ● < \$500,000

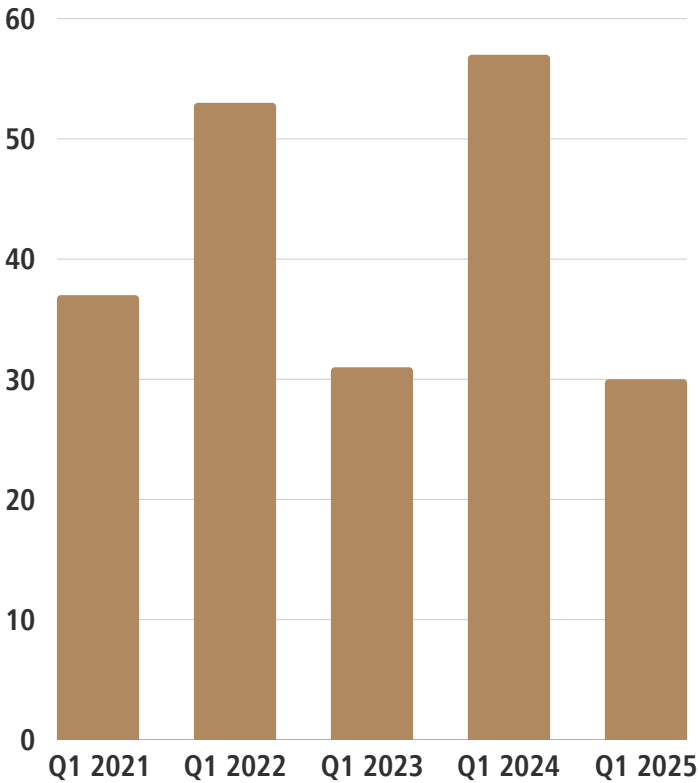
0% ● \$500k - \$799k

0% ● \$800k - \$999k

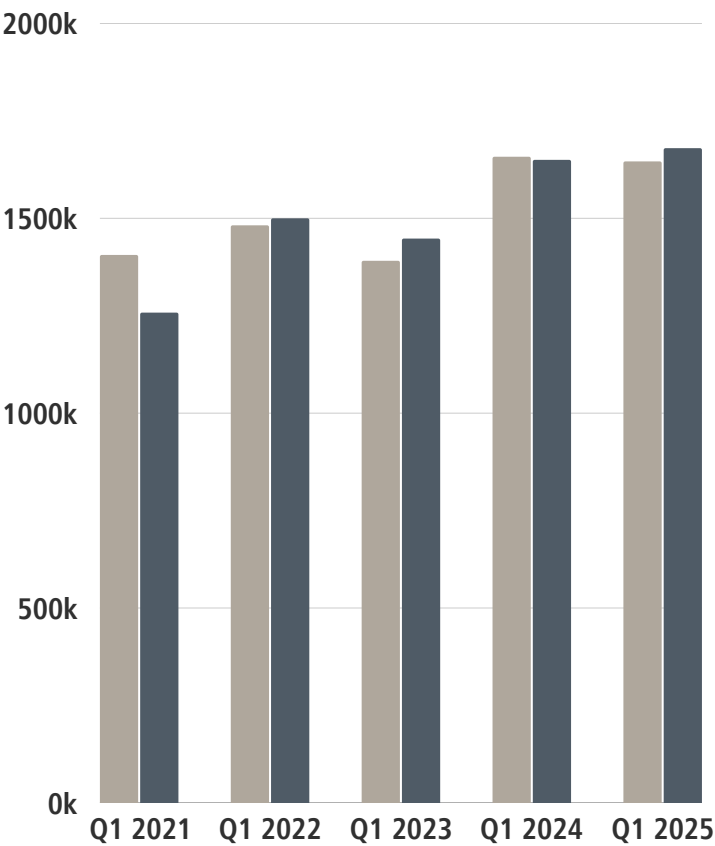
40% ● \$1M - \$1.5M

60% ● > \$1,500,000

AVERAGE  
DAYS ON MARKET  
30



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.