



MARKET REPORT

Q4 2024

# JOURNAL SQUARE



# SUMMARY OF DATA

SOLD PRICE	AVERAGE	MEDIAN
1 Bed Condo	-0.7%	-8.3%
2 Bed 1 Bath Condo	-19.6%	-24.4%
2 Bed 2 Bath Condo	-28.2%	-35.2%
3+ Bed Condo	-7.6%	-0.6%
Single-Family Homes	-2.3%	+11.2%
Multi-Family Homes	-0.6%	+1.5%

MARKET SHARE

CASH VS. MORTGAGE

20% ● CASH

80% ● MORTGAGE

MARKET SHARE

BY SOLD PRICE

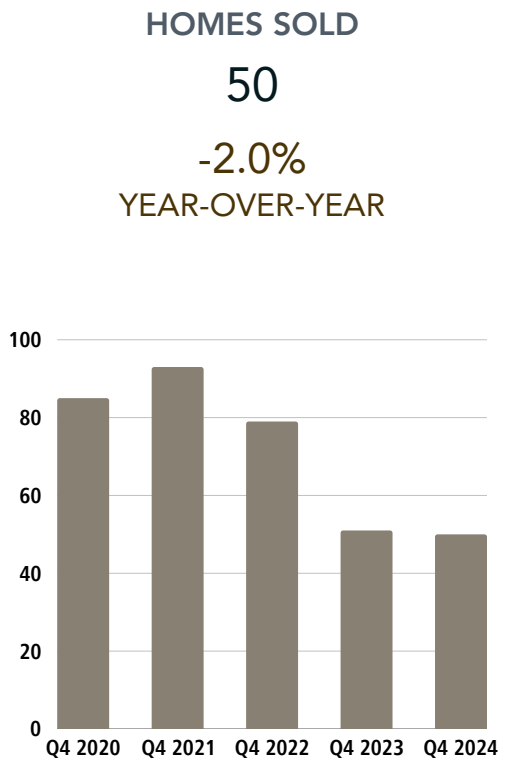
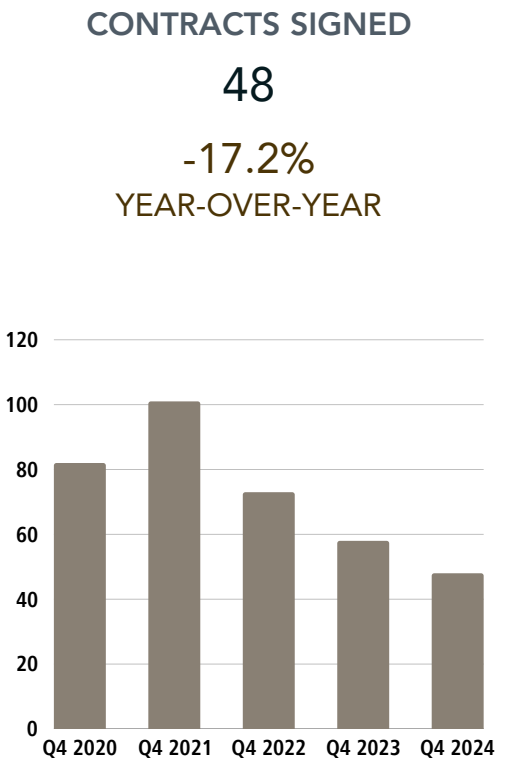
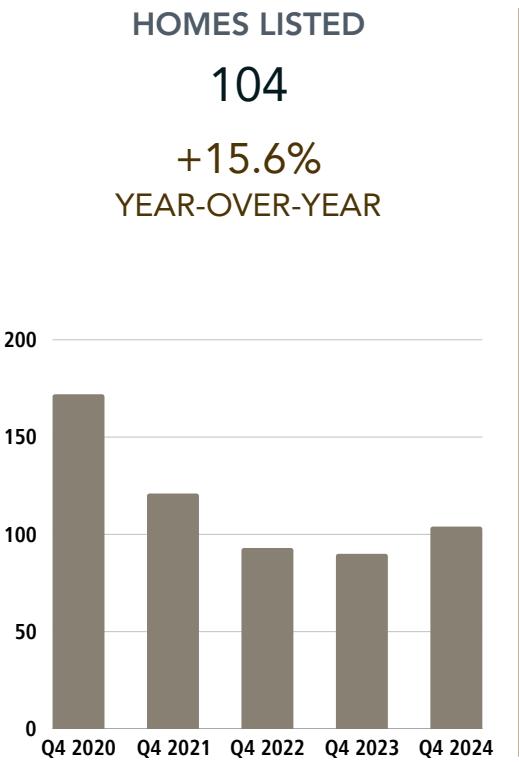
12% ● < \$500,000

30% ● \$500k - \$799k

41% ● \$800k - \$999k

15% ● \$1M - \$1.5M

2% ● > \$1,500,000



# 1 BED | 1 BATH CONDOS

	Q4 2023	Q4 2024	CHANGE
AVERAGE PRICE	\$343,982	\$341,500	-0.7%
MEDIAN PRICE	\$360,000	\$330,000	-8.3%
TOTAL LISTED	17	20	+17.6%
TOTAL CONTRACTS	20	11	-45.0%
TOTAL SOLD	15	11	-26.7%

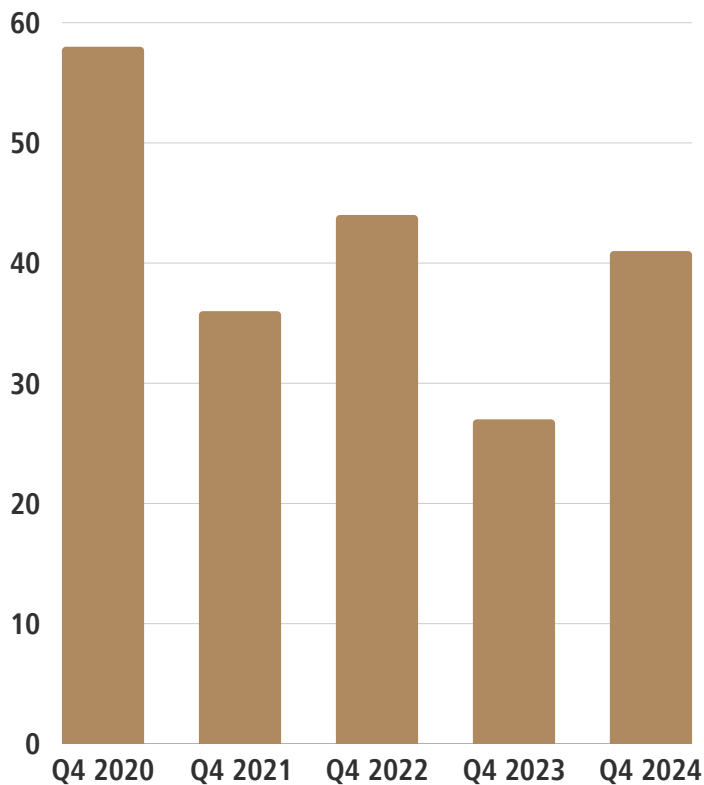
## MARKET SHARE CASH VS. MORTGAGE

27% • CASH  
73% • MORTGAGE

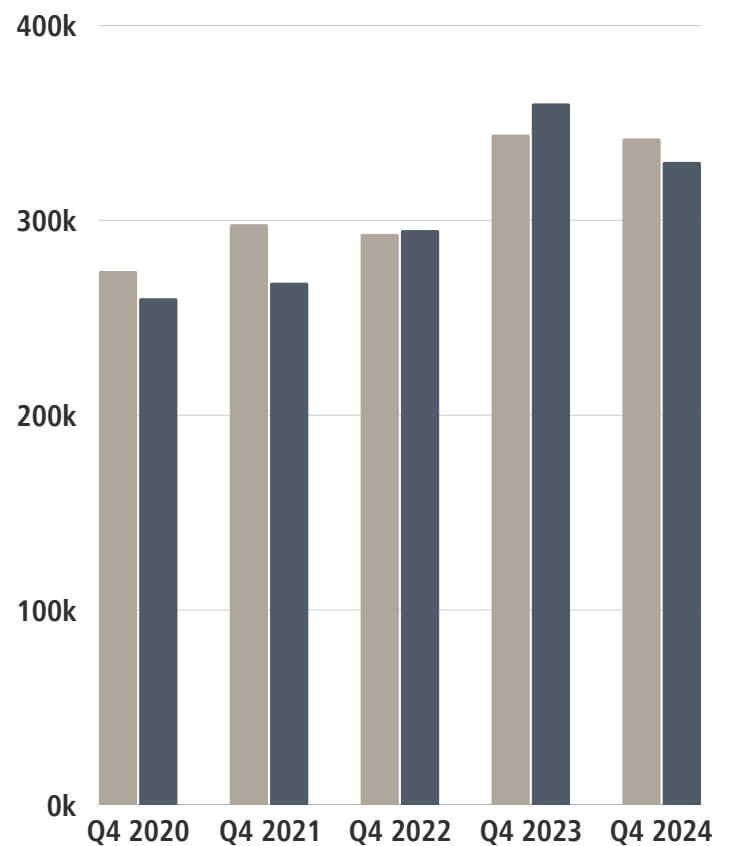
## MARKET SHARE BY SOLD PRICE

91% • < \$500,000  
9% • \$500k - \$799k  
0% • \$800k - \$999k  
0% • \$1M - \$1.5M  
0% • > \$1,500,000

## AVERAGE DAYS ON MARKET 41

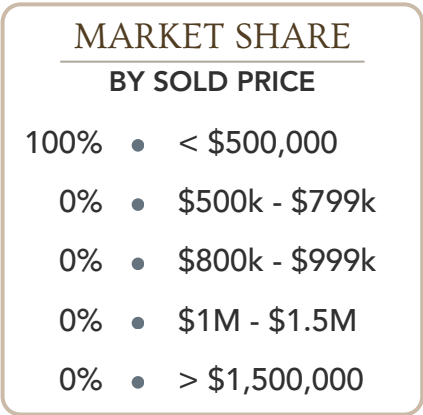
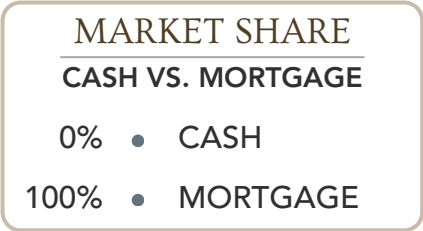


## AVERAGE & MEDIAN SOLD PRICE

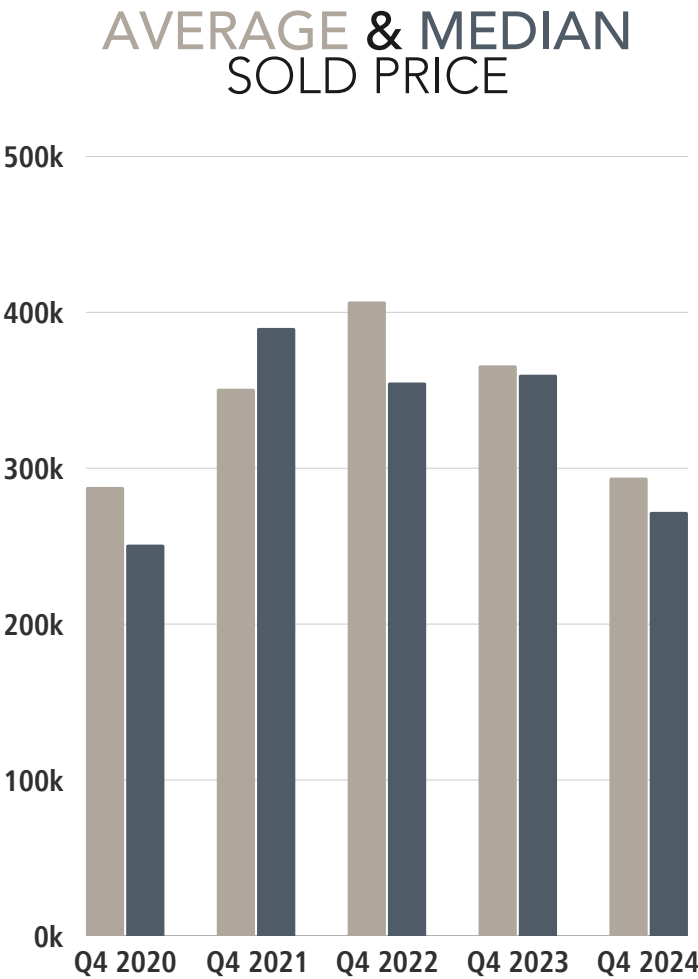
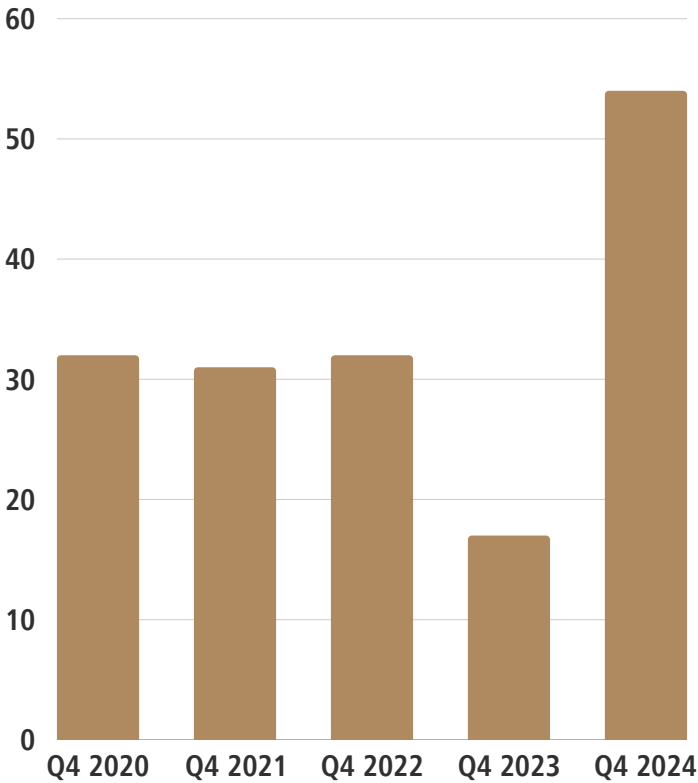


# 2 BED | 1 BATH CONDOS

	Q4 2023	Q4 2024	CHANGE
AVERAGE PRICE	\$365,800	\$294,000	-19.6%
MEDIAN PRICE	\$360,000	\$272,000	-24.4%
TOTAL LISTED	4	11	+175.0%
TOTAL CONTRACTS	3	3	0.0%
TOTAL SOLD	5	3	-40.0%



AVERAGE  
DAYS ON MARKET  
54



# 2 BED | 2 BATH CONDOS

	Q4 2023	Q4 2024	CHANGE
AVERAGE PRICE	\$526,857	\$378,333	-28.2%
MEDIAN PRICE	\$525,000	\$340,000	-35.2%
TOTAL LISTED	8	7	-12.5%
TOTAL CONTRACTS	6	3	-50.0%
TOTAL SOLD	7	3	-57.1%

MARKET SHARE

CASH VS. MORTGAGE

67% ● CASH

33% ● MORTGAGE

MARKET SHARE

BY SOLD PRICE

67% ● < \$500,000

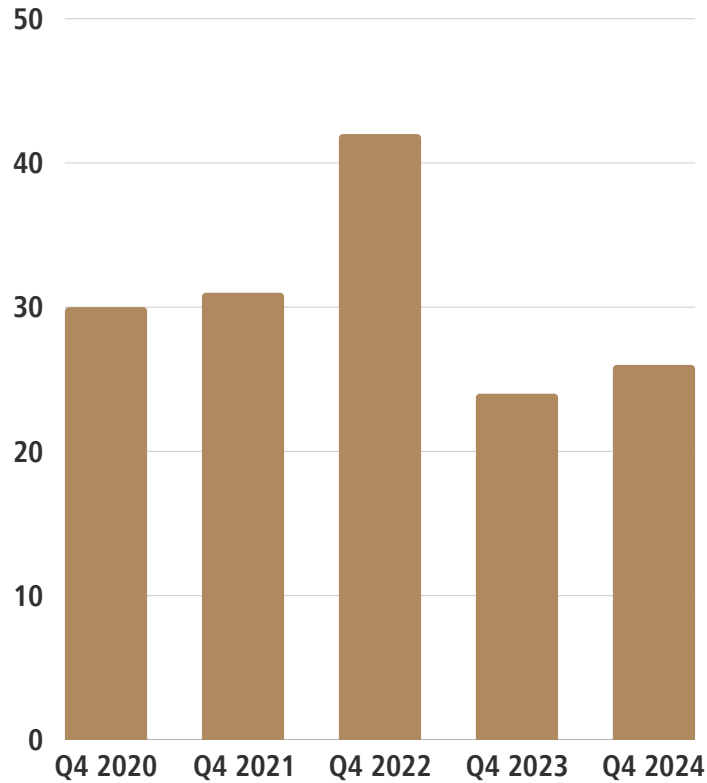
33% ● \$500k - \$799k

0% ● \$800k - \$999k

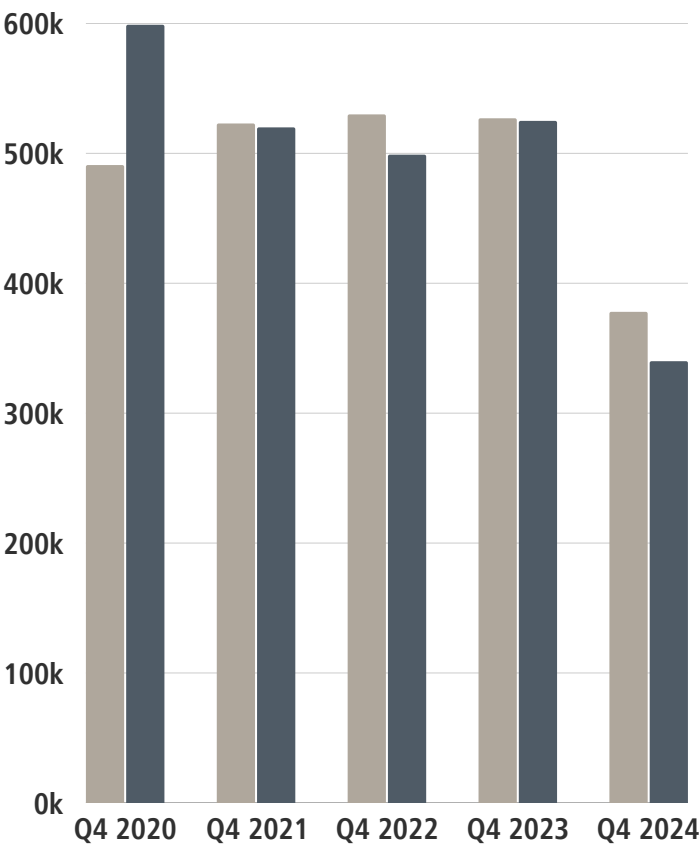
0% ● \$1M - \$1.5M

0% ● > \$1,500,000

AVERAGE  
DAYS ON MARKET  
26



AVERAGE & MEDIAN  
SOLD PRICE



# 3+ BED | 2+ BATH CONDOS

	Q4 2023	Q4 2024	CHANGE
AVERAGE PRICE	\$775,166	\$716,166	-7.6%
MEDIAN PRICE	\$705,500	\$701,000	-0.6%
TOTAL LISTED	18	26	+44.4%
TOTAL CONTRACTS	4	11	+175.0%
TOTAL SOLD	6	12	+100.0%

MARKET SHARE

CASH VS. MORTGAGE

27% • CASH

73% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

17% • < \$500,000

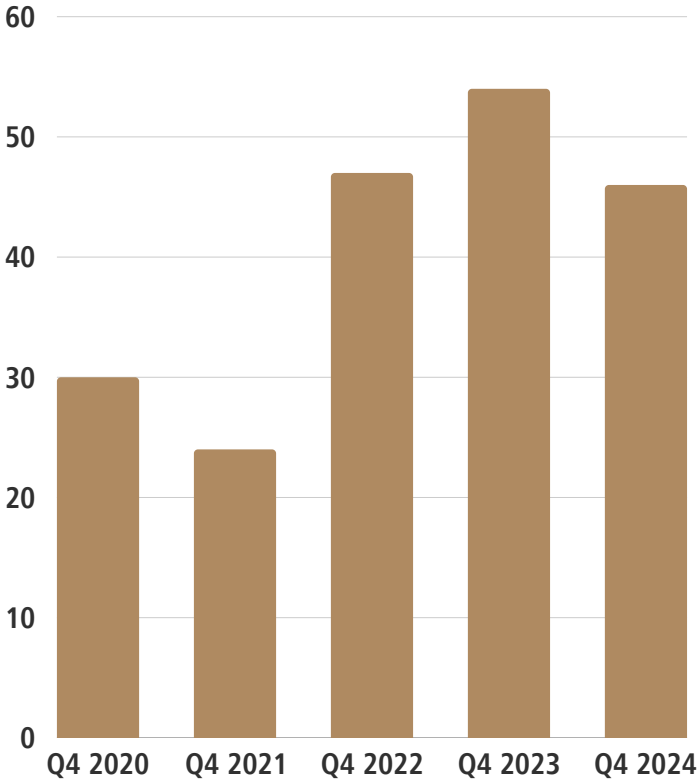
58% • \$500k - \$799k

17% • \$800k - \$999k

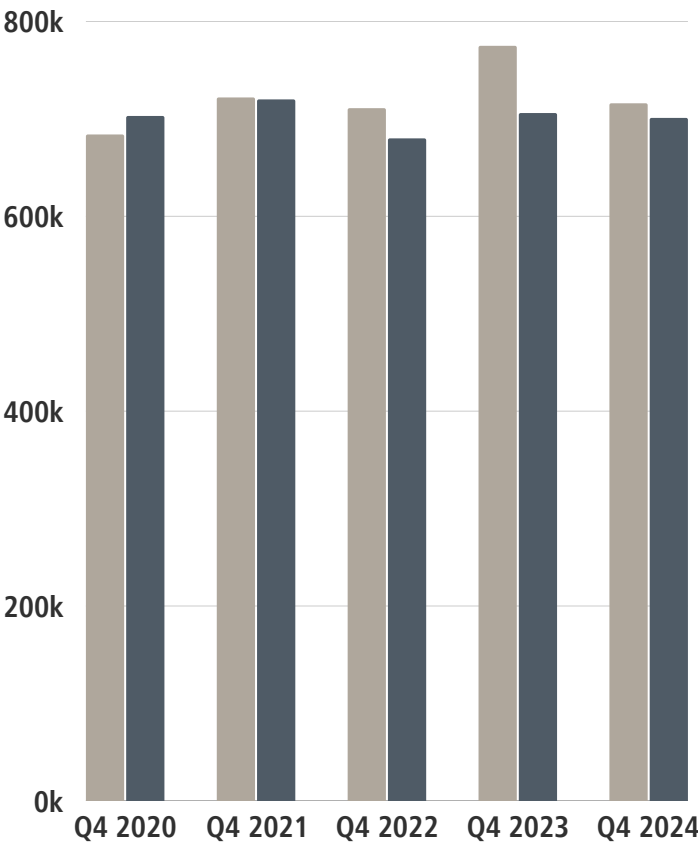
8% • \$1M - \$1.5M

0% • > \$1,500,000

AVERAGE  
DAYS ON MARKET  
46



AVERAGE & MEDIAN  
SOLD PRICE



# SINGLE FAMILY HOMES

	Q4 2023	Q4 2024	CHANGE
AVERAGE PRICE	\$740,125	\$723,125	-2.3%
MEDIAN PRICE	\$697,000	\$775,000	+11.2%
TOTAL LISTED	22	18	-18.2%
TOTAL CONTRACTS	11	8	-27.3%
TOTAL SOLD	8	8	0.0%

MARKET SHARE

CASH VS. MORTGAGE

12% • CASH

88% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

13% • < \$500,000

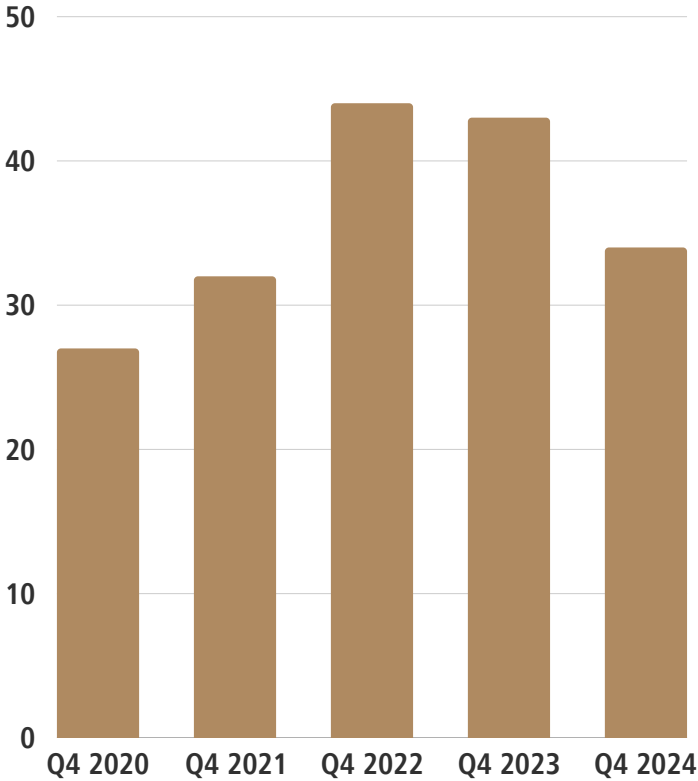
50% • \$500k - \$799k

37% • \$800k - \$999k

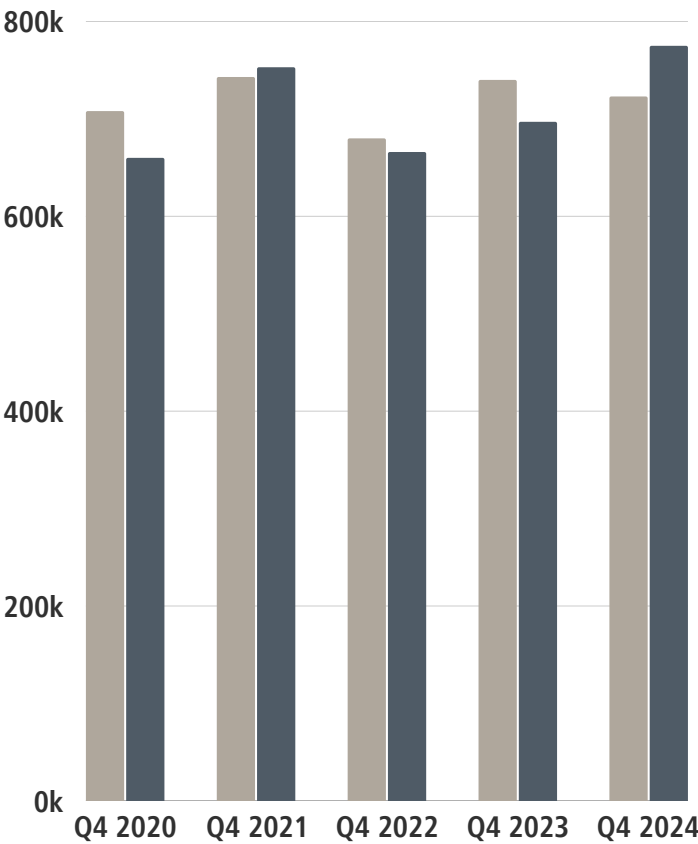
0% • \$1M - \$1.5M

0% • > \$1,500,000

AVERAGE  
DAYS ON MARKET  
34



AVERAGE & MEDIAN  
SOLD PRICE



# MULTI FAMILY HOMES

	Q4 2023	Q4 2024	CHANGE
AVERAGE PRICE	\$877,200	\$871,615	-0.6%
MEDIAN PRICE	\$837,500	\$850,000	+1.5%
TOTAL LISTED	21	22	+4.8%
TOTAL CONTRACTS	14	12	-14.3%
TOTAL SOLD	10	13	+30.0%

MARKET SHARE

CASH VS. MORTGAGE

8% • CASH

92% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% • < \$500,000

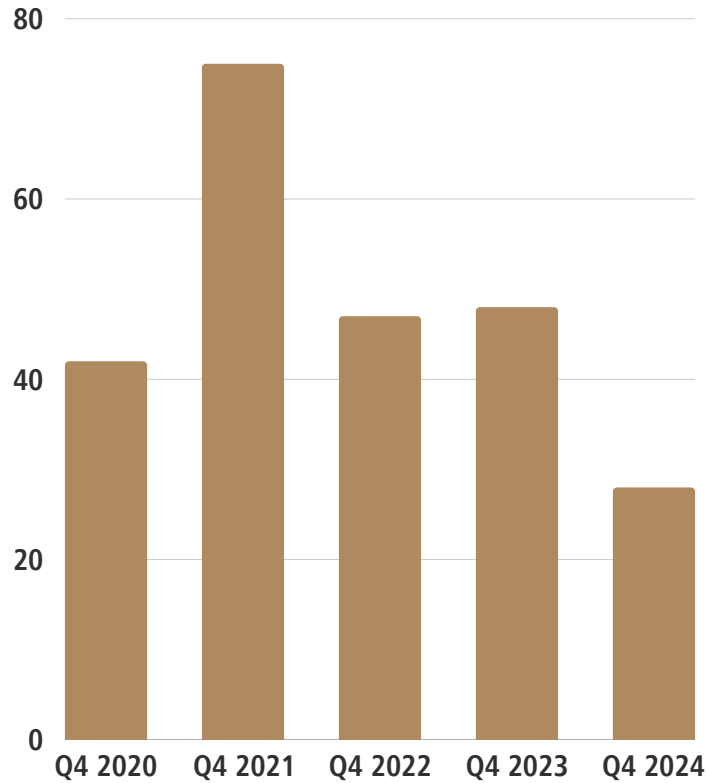
38% • \$500k - \$799k

38% • \$800k - \$999k

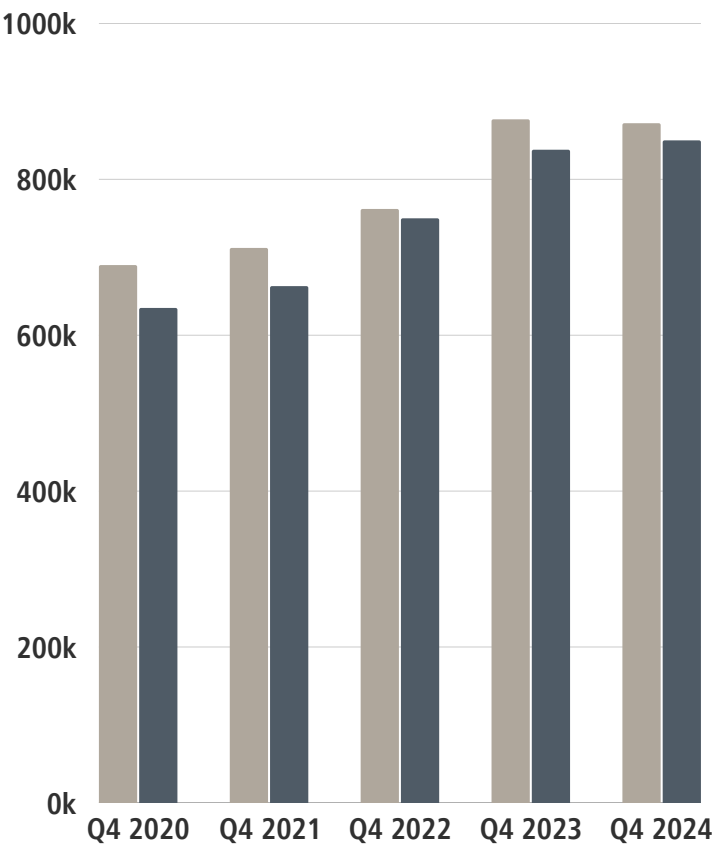
24% • \$1M - \$1.5M

0% • > \$1,500,000

AVERAGE  
DAYS ON MARKET  
28



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.