

MARKET REPORT Q3 2023



JERSEY CITY
HEIGHTS

SAIKIN
TEAM

SUMMARY OF DATA

SALE PRICE | YEAR-OVER-YEAR

	AVERAGE	MEDIAN
1 Bed Condo	-18.3%	-2.6%
2 Bed 1 Bath Condo	+0.5%	+5.6%
2 Bed 2 Bath Condo	+7.2%	+22.1%
3+ Bed Condo	+5.7%	+1.5%
Single-Family Homes	+9.4%	+2.2%
Multi-Family Homes	-9.5%	+4.2%

TOTAL HOMES LISTED

159

HOMES LISTED YEAR-OVER-YEAR

-32.1%

TOTAL HOMES UNDER CONTRACT

93

HOMES UNDER CNT. YEAR-OVER-YEAR

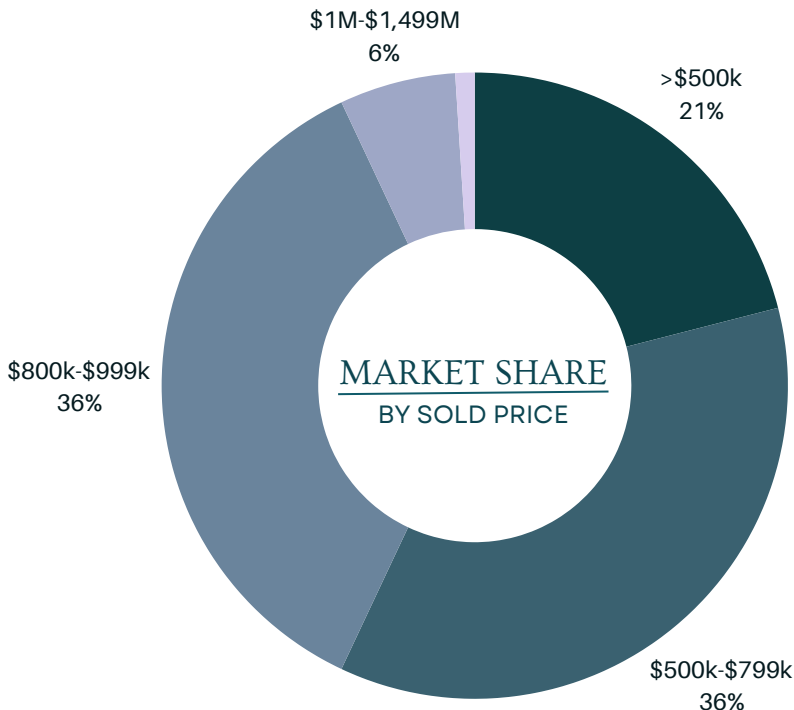
-7.0%

TOTAL HOMES SOLD

113

HOMES SOLD YEAR-OVER-YEAR

-6.6%



1 BEDROOM CONDOS

	Q3 2022	Q3 2023
AVERAGE	\$395,250	\$323,000
MEDIAN	\$325,500	\$317,000

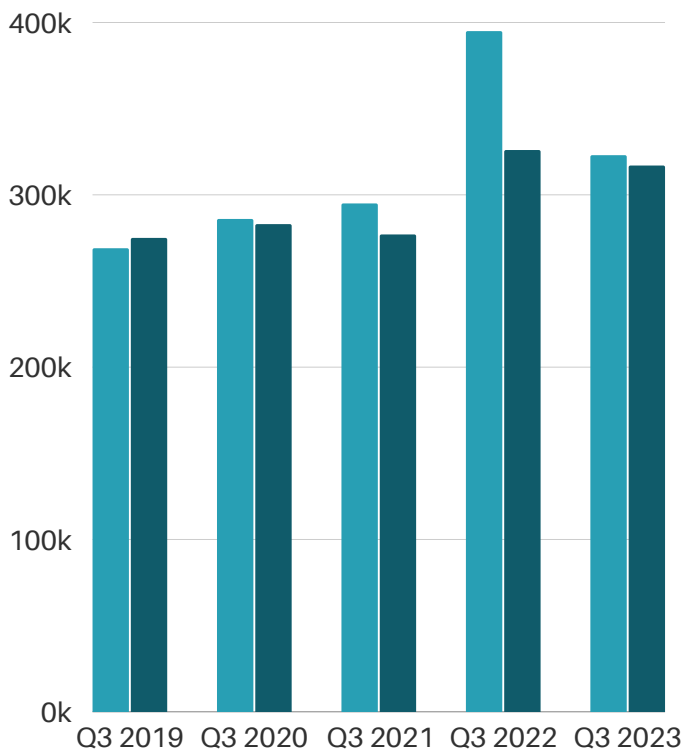


AVERAGE
DAYS ON
MARKET **11**

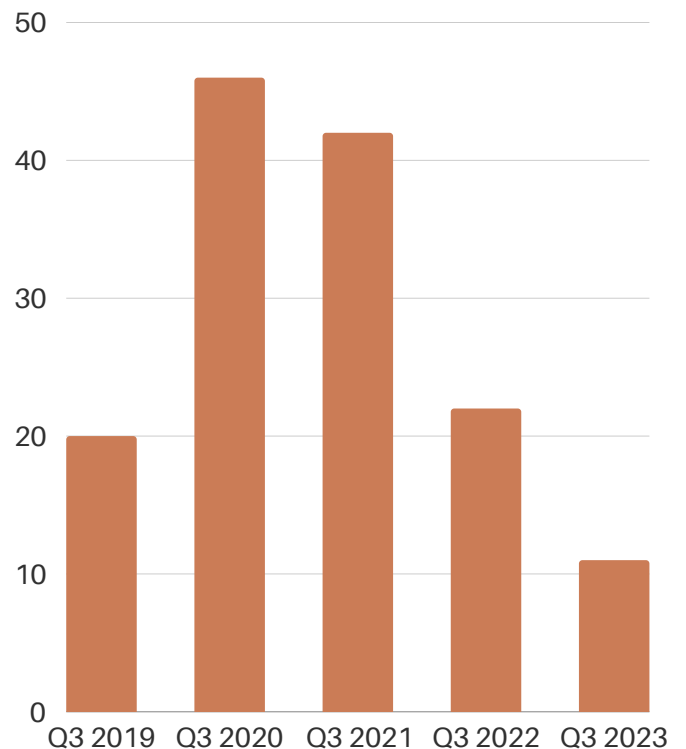
AVERAGE
Y-O-Y
PRICE
CHANGE **-18.3%**

MEDIAN
Y-O-Y
PRICE
CHANGE **-2.6%**

AVERAGE & MEDIAN PRICE



AVERAGE DAYS ON MARKET



2 BED | 1 BATH CONDOS

	Q3 2022	Q3 2023
AVERAGE	\$384,875	\$386,681
MEDIAN	\$347,500	\$367,000

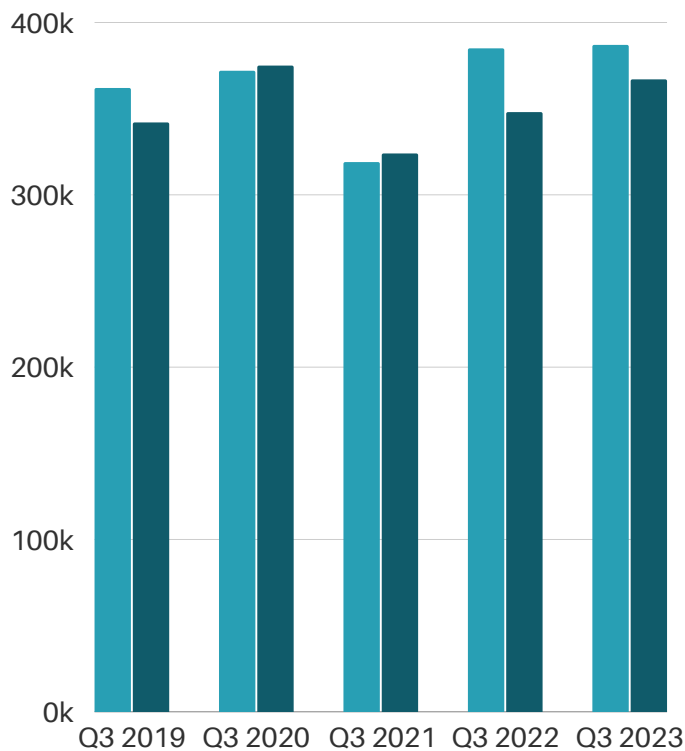


AVERAGE
DAYS ON
MARKET **31**

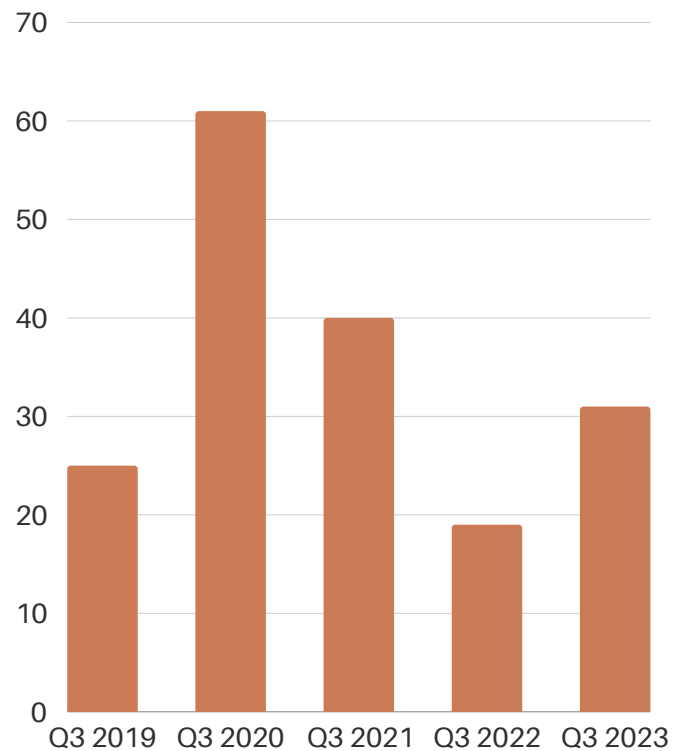
AVERAGE
Y-O-Y
PRICE
CHANGE **+0.5%**

MEDIAN
Y-O-Y
PRICE
CHANGE **+5.6%**

AVERAGE & MEDIAN PRICE



AVERAGE DAYS ON MARKET



2 BED | 2 BATH CONDOS

	Q3 2022	Q3 2023
AVERAGE	\$571,668	\$613,111
MEDIAN	\$512,000	\$625,000

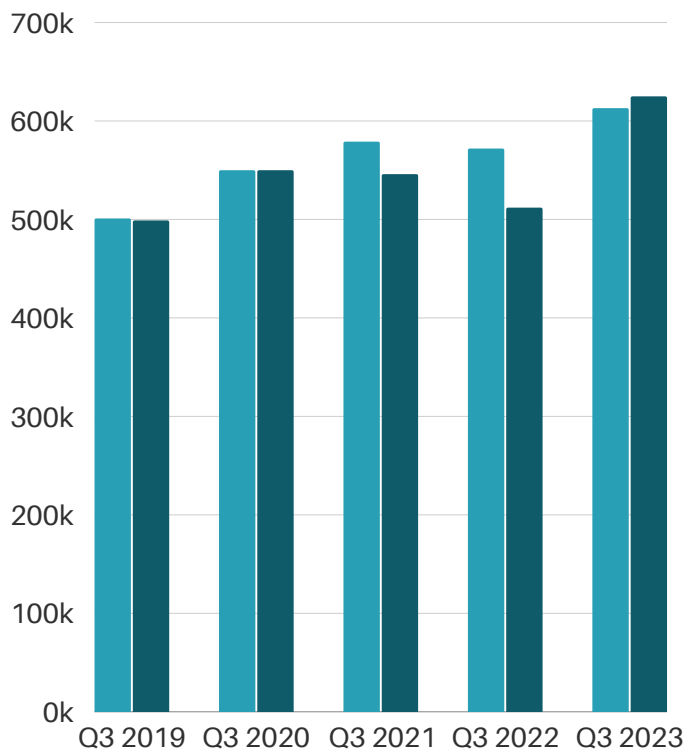


AVERAGE
DAYS ON
MARKET **22**

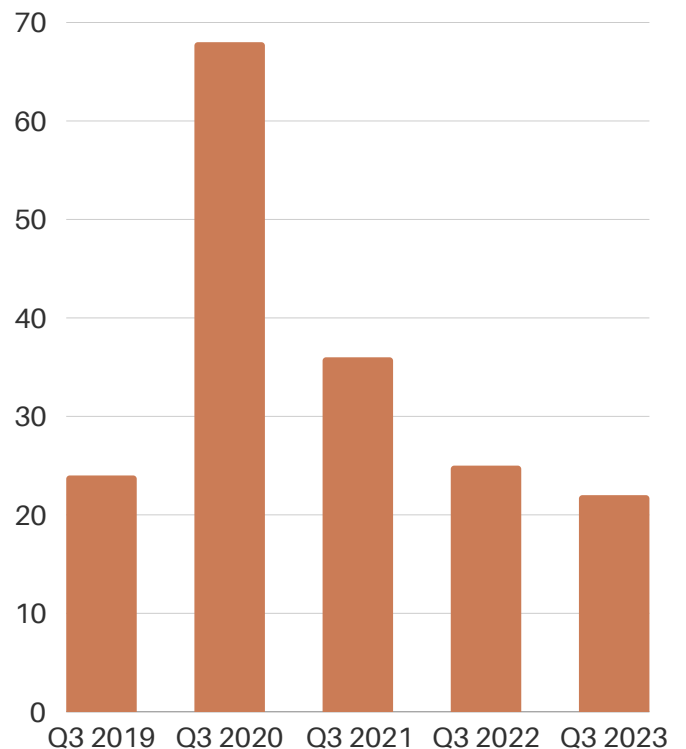
AVERAGE
Y-O-Y
PRICE
CHANGE **+7.2%**

MEDIAN
Y-O-Y
PRICE
CHANGE **+22.1%**

AVERAGE & MEDIAN PRICE



AVERAGE DAYS ON MARKET



3+ BED | 2+ BATH CONDOS

	Q3 2022	Q3 2023
AVERAGE	\$787,909	\$832,653
MEDIAN	\$832,500	\$845,000



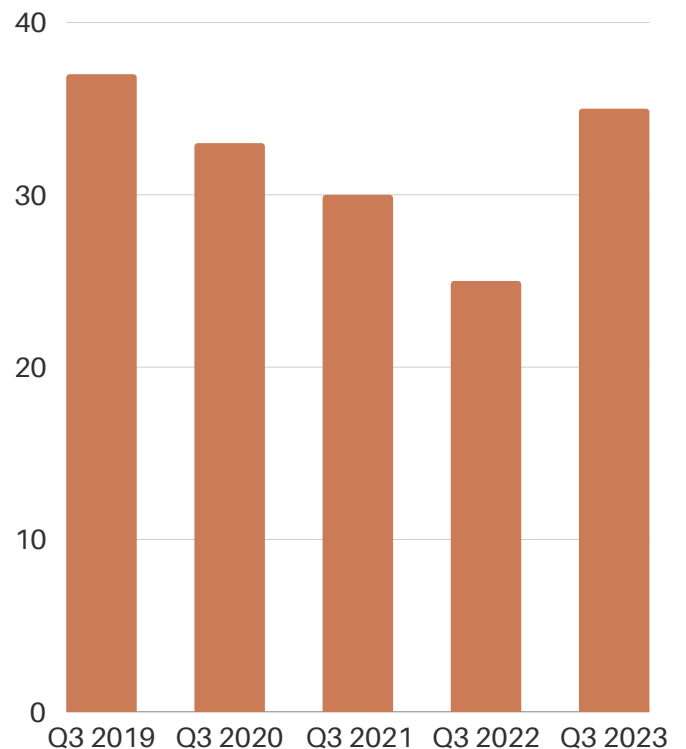
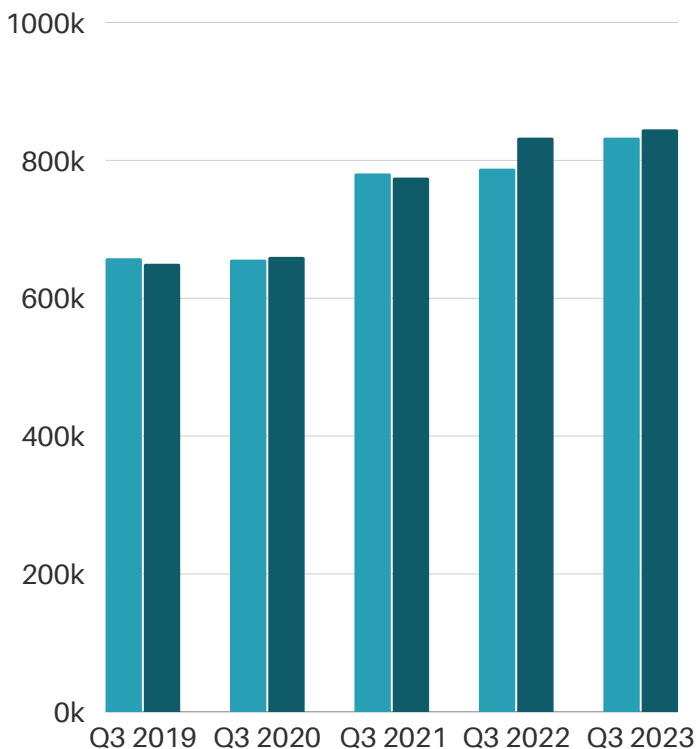
AVERAGE
DAYS ON
MARKET **35**

AVERAGE
Y-O-Y
PRICE
CHANGE **+5.7%**

MEDIAN
Y-O-Y
PRICE
CHANGE **+1.5%**

AVERAGE & MEDIAN PRICE

AVERAGE DAYS ON MARKET



SINGLE FAMILY HOMES

	Q3 2022	Q3 2023
AVERAGE	\$773,250	\$845,592
MEDIAN	\$759,000	\$776,000

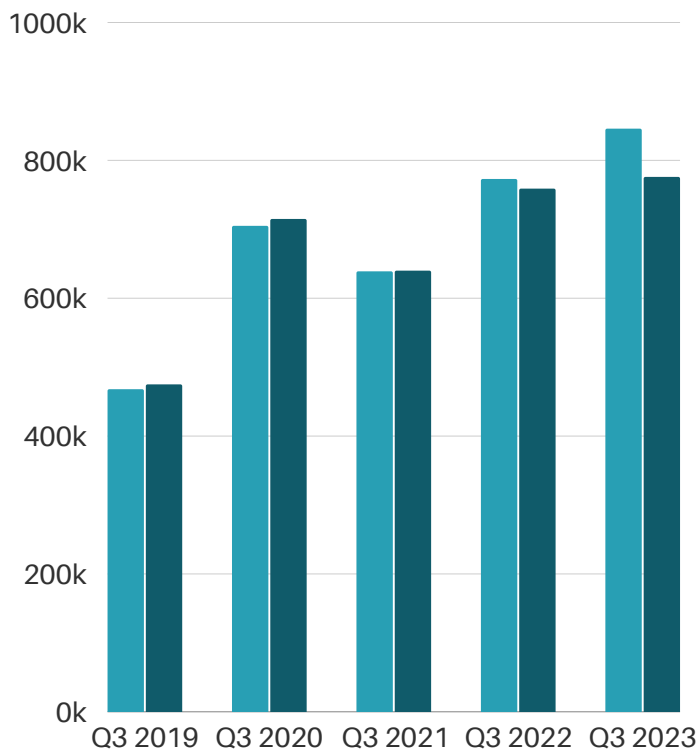


AVERAGE
DAYS ON
MARKET **44**

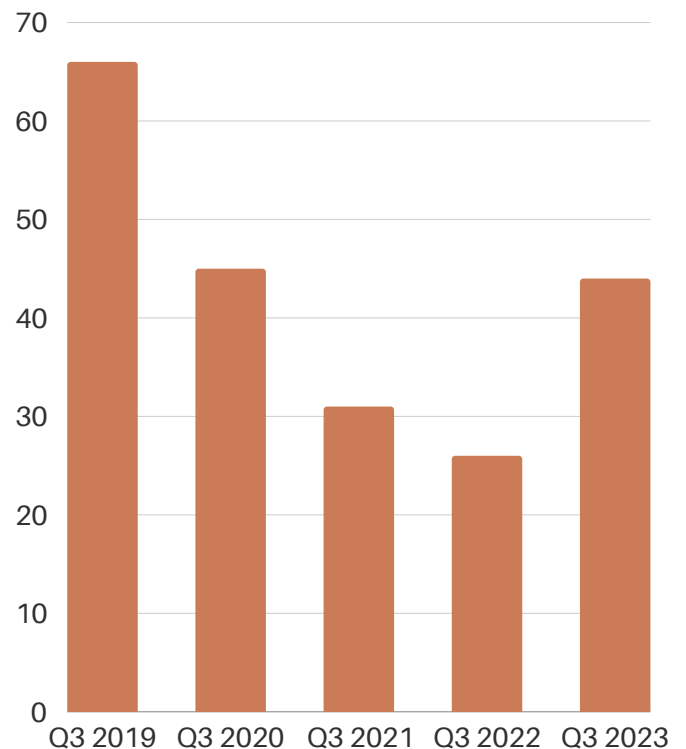
AVERAGE
Y-O-Y
PRICE
CHANGE **+9.4%**

MEDIAN
Y-O-Y
PRICE
CHANGE **+2.2%**

AVERAGE & MEDIAN PRICE



AVERAGE DAYS ON MARKET



MULTI FAMILY HOMES

	Q3 2022	Q3 2023
AVERAGE	\$981,569	\$888,646
MEDIAN	\$806,000	\$840,000

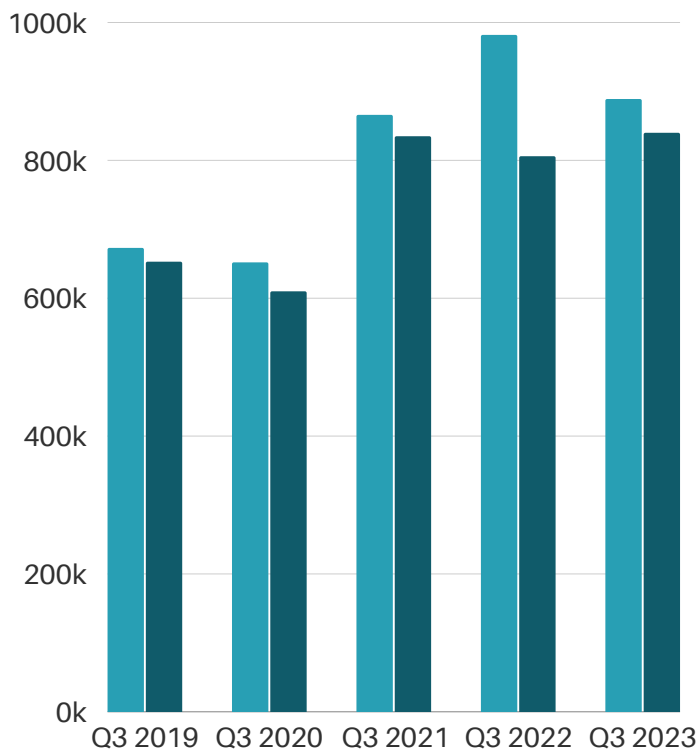


AVERAGE
DAYS ON
MARKET **28**

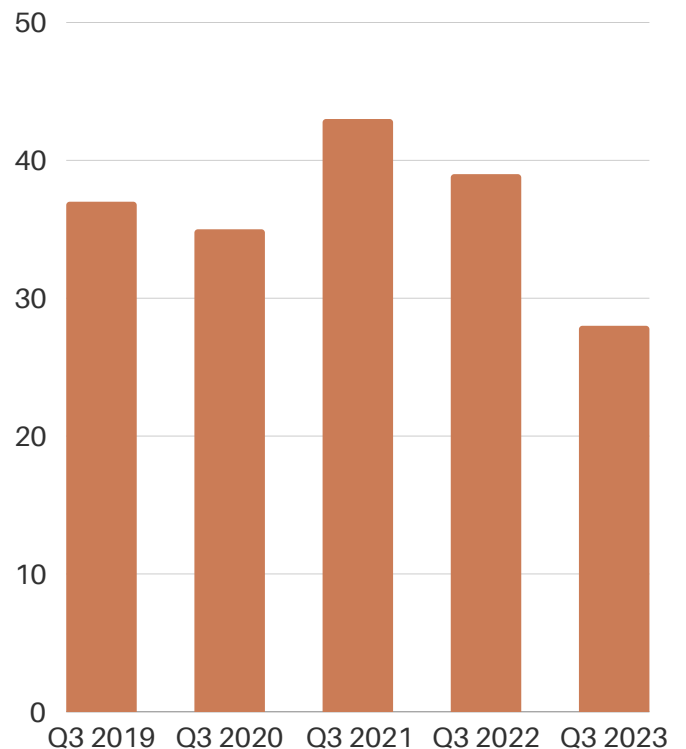
AVERAGE
Y-O-Y
PRICE
CHANGE **-9.5%**

MEDIAN
Y-O-Y
PRICE
CHANGE **+4.2%**

AVERAGE & MEDIAN PRICE



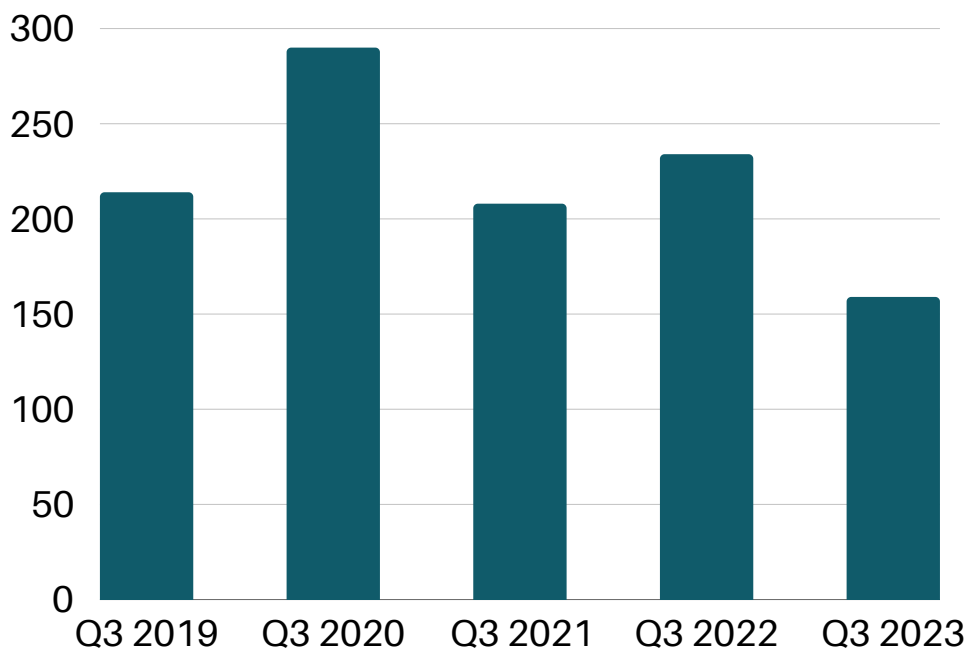
AVERAGE DAYS ON MARKET



HOMES LISTED

	Q3 2022	Q3 2023	% CHANGE
1 BEDROOM CONDOS	19	8	-57.9%
2 BED / 1 BATH CONDOS	19	14	-26.3%
2 BED / 2 BATH CONDOS	41	25	-39.0%
3+ BEDROOM CONDOS	84	56	-33.3%
SINGLE FAMILY HOMES	18	11	-38.9%
MULTIFAMILY HOMES	53	45	-15.1%
TOTAL	234	159	-32.1%

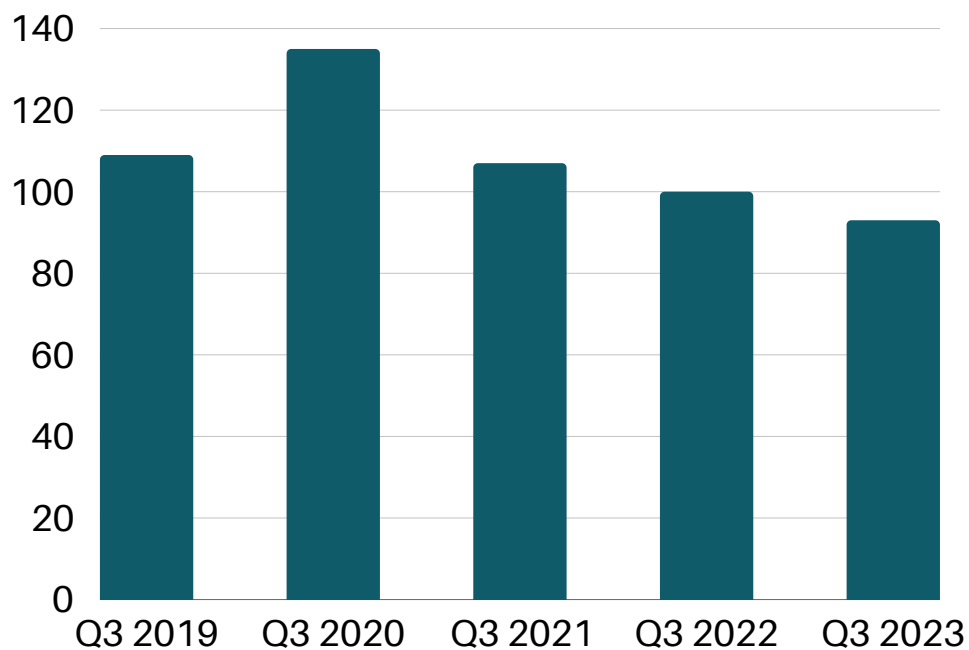
TOTAL LISTED



HOMES UNDER CONTRACT

	Q3 2022	Q3 2023	% CHANGE
1 BEDROOM CONDOS	14	6	-57.1%
2 BED / 1 BATH CONDOS	9	12	+33.3%
2 BED / 2 BATH CONDOS	11	15	+36.4%
3+ BEDROOM CONDOS	29	27	-6.9%
SINGLE FAMILY HOMES	9	8	-11.1%
MULTIFAMILY HOMES	28	25	-10.7%
TOTAL	100	93	-7.0%

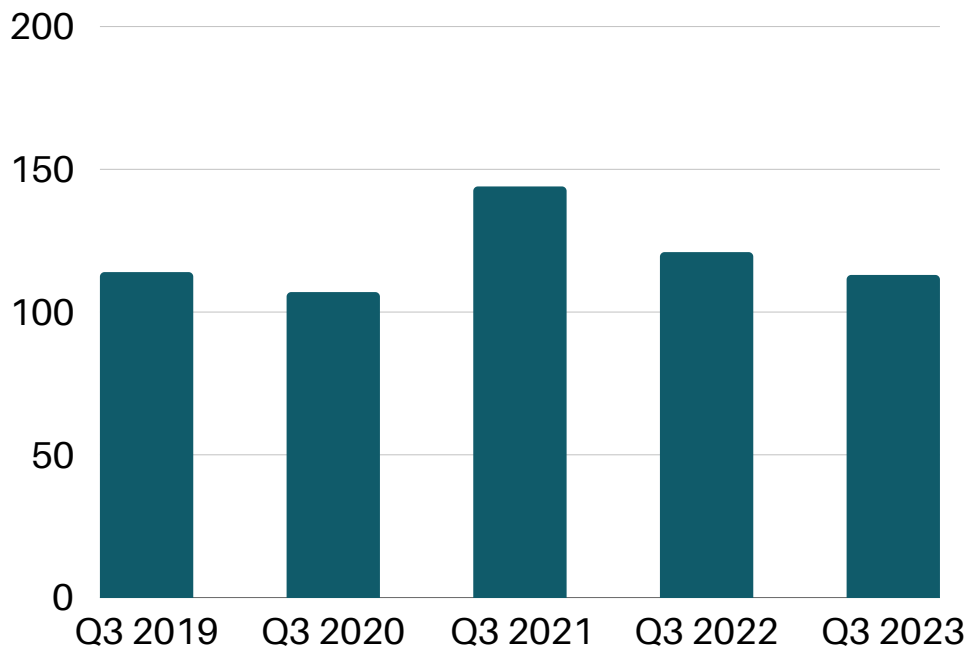
TOTAL UCON.



HOMES SOLD

	Q3 2022	Q3 2023	% CHANGE
1 BEDROOM CONDOS	12	11	-8.3%
2 BED / 1 BATH CONDOS	12	11	-8.3%
2 BED / 2 BATH CONDOS	21	17	-19.0%
3+ BEDROOM CONDOS	28	35	+25.0%
SINGLE FAMILY HOMES	12	9	-25.0%
MULTIFAMILY HOMES	36	30	-16.7%
TOTAL	121	113	-6.6%

TOTAL SOLD



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.

SAIKIN
TEAM