

MARKET REPORT Q3 2024

JERSEY CITY HEIGHTS

SAIKIN
TEAM

SUMMARY OF DATA

SALE PRICE | YEAR-OVER-YEAR

	AVERAGE	MEDIAN
1 Bed Condo	-4.8%	-6.2%
2 Bed 1 Bath Condo	-4.2%	-1.2%
2 Bed 2 Bath Condo	-5.7%	-8.0%
3+ Bed Condo	+10.5%	+7.4%
Single-Family Homes	+21.5%	+16.6%
Multi-Family Homes	+3.3%	+3.0%

INVENTORY LEVELS

TOTAL HOMES LISTED

221

HOMES LISTED YEAR-OVER-YEAR

+39.0%

TOTAL HOMES UNDER CONTRACT

109

HOMES UNDER CONT. YEAR-OVER-YEAR

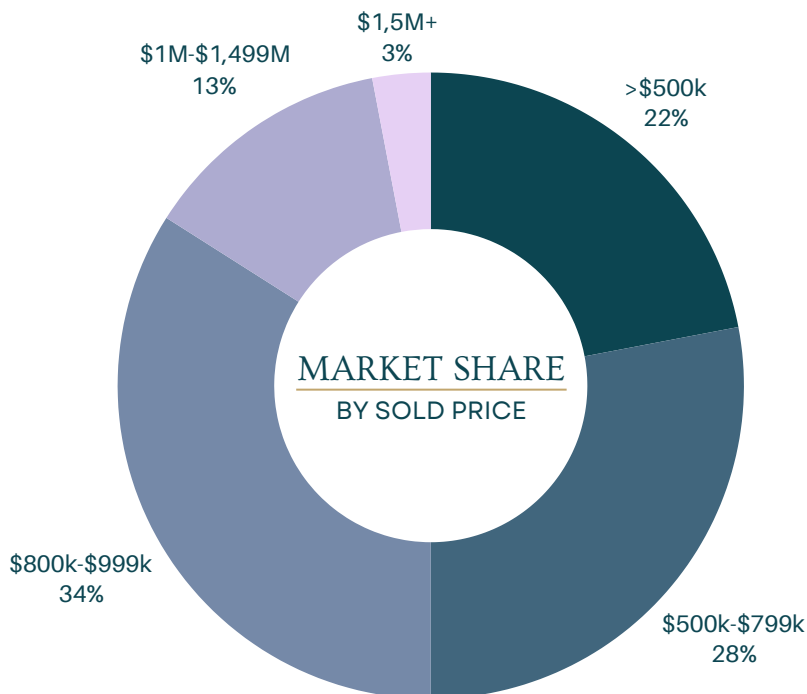
+17.2%

TOTAL HOMES SOLD

91

HOMES SOLD YEAR-OVER-YEAR

-19.5%



1 BED | 1 BATH CONDOS

	Q2 2024	Q3 2024
AVERAGE	\$329,666	\$307,416
MEDIAN	\$329,000	\$297,500

AVERAGE DAYS ON MARKET **37**

AVERAGE Y-O-Y PRICE CHANGE **-4.8%**

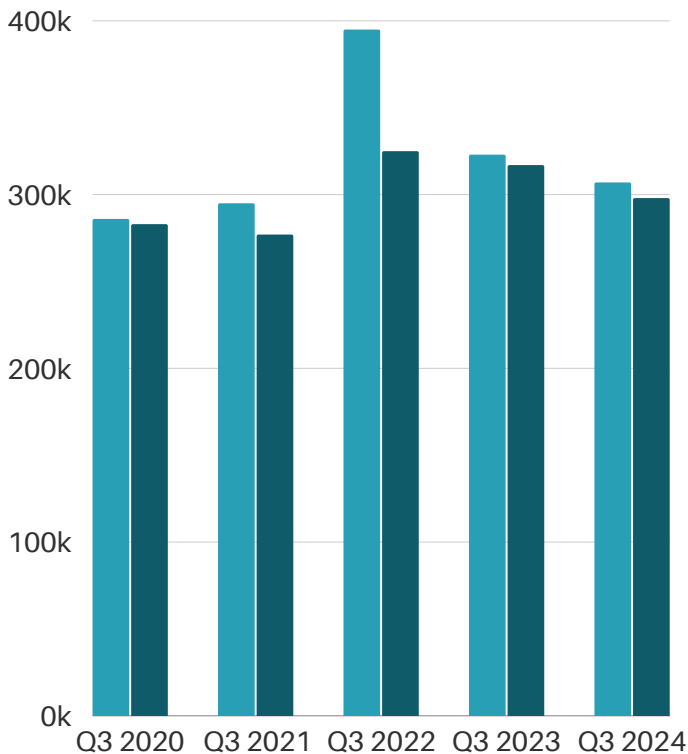
MEDIAN Y-O-Y PRICE CHANGE **-6.2%**

MARKET SHARE BY SOLD PRICE

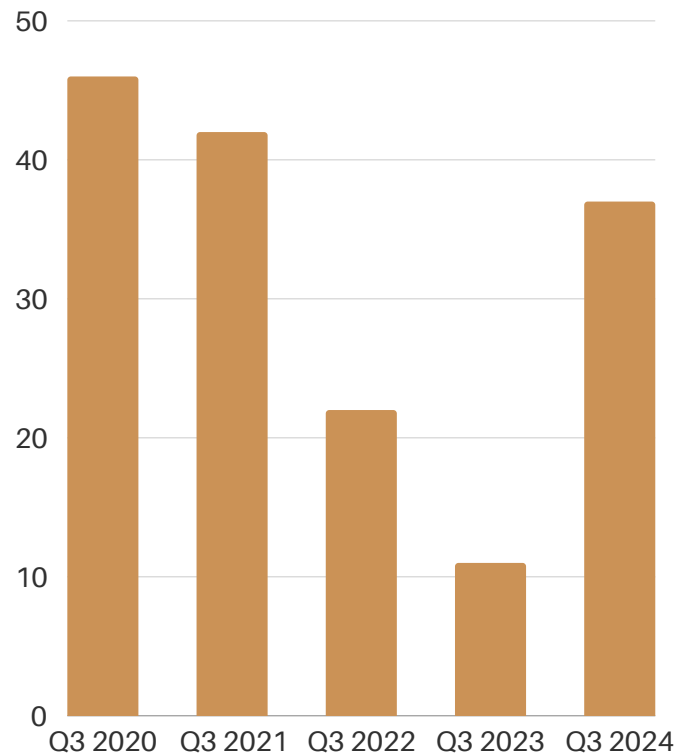
- 100% ● > \$500k
- 0% ● \$500k - \$799k
- 0% ● \$800k - \$999k
- 0% ● \$1M - \$1.499M
- 0% ● \$1.5M+



AVERAGE & MEDIAN PRICE



AVERAGE DAYS ON MARKET



2 BED | 1 BATH CONDOS

	Q2 2024	Q3 2024
AVERAGE	\$421,458	\$370,500
MEDIAN	\$420,000	\$362,500

MARKET SHARE BY SOLD PRICE

- 100% ● > \$500k
- 0% ● \$500k - \$799k
- 0% ● \$800k - \$999k
- 0% ● \$1M - \$1.499M
- 0% ● \$1.5M+

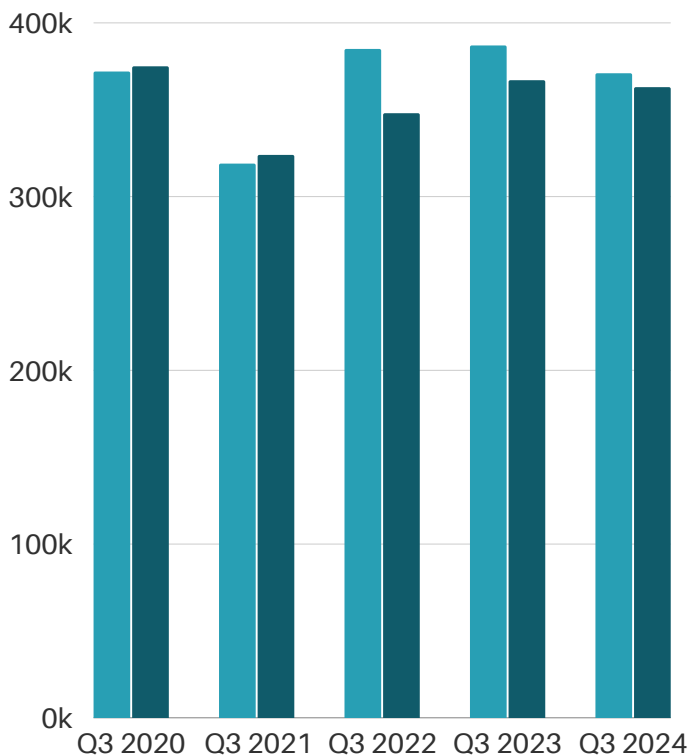


AVERAGE
DAYS ON
MARKET **23**

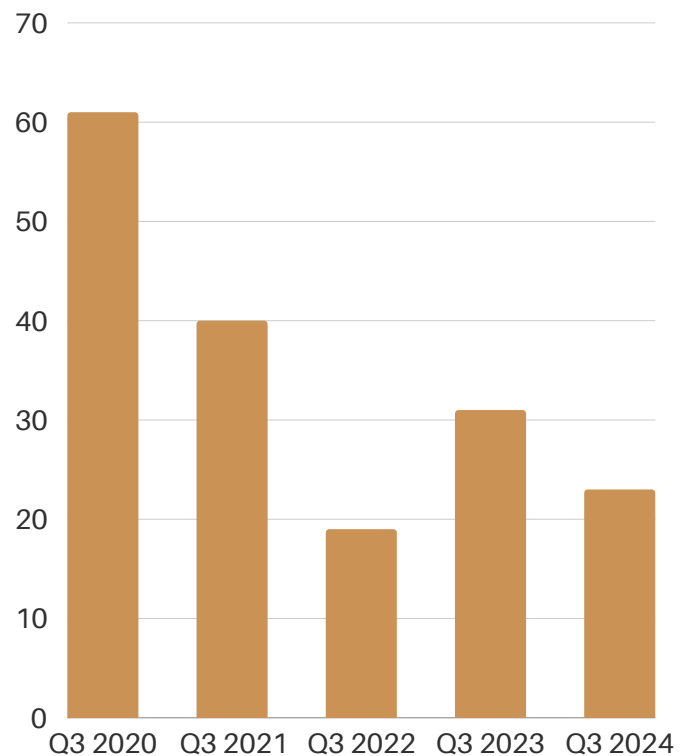
AVERAGE
Y-O-Y
PRICE
CHANGE **-4.2%**

MEDIAN
Y-O-Y
PRICE
CHANGE **-1.2%**

AVERAGE & MEDIAN PRICE



AVERAGE DAYS ON MARKET

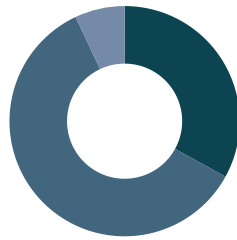


2 BED | 2 BATH CONDOS

	Q2 2024	Q3 2024
AVERAGE	\$616,707	\$578,357
MEDIAN	\$564,450	\$575,000

MARKET SHARE
BY SOLD PRICE

- 33% ● > \$500k
- 60% ● \$500k - \$799k
- 7% ● \$800k - \$999k
- 0% ● \$1M - \$1.499M
- 0% ● \$1.5M+

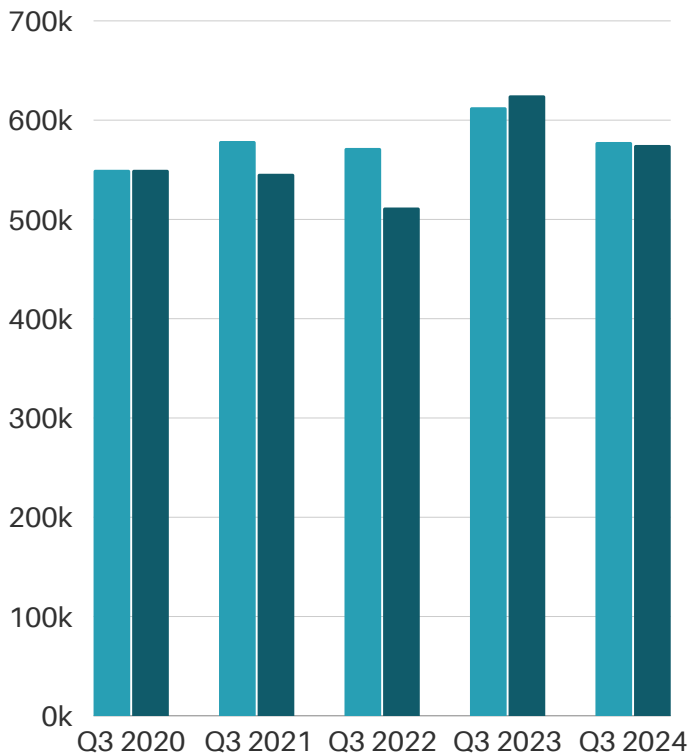


AVERAGE
DAYS ON
MARKET **24**

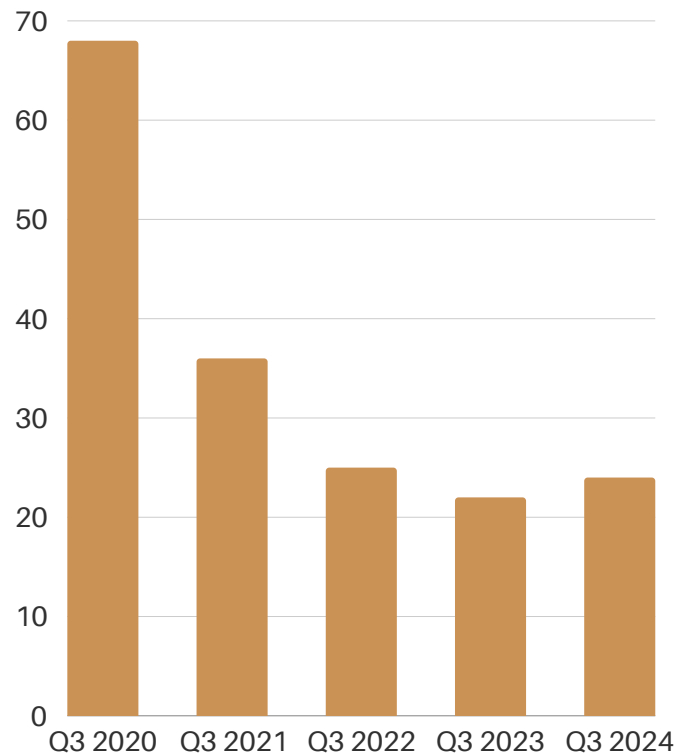
AVERAGE
Y-O-Y
PRICE
CHANGE **-5.7%**

MEDIAN
Y-O-Y
PRICE
CHANGE **-8.0%**

AVERAGE & MEDIAN
PRICE



AVERAGE
DAYS ON MARKET

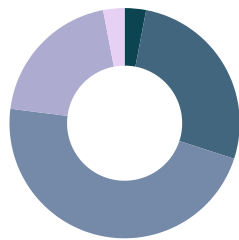


3+ BED | 2+ BATH CONDOS

	Q2 2024	Q3 2024
AVERAGE	\$884,168	\$920,236
MEDIAN	\$875,000	\$907,500

MARKET SHARE
BY SOLD PRICE

- 3% ● > \$500k
- 27% ● \$500k - \$799k
- 47% ● \$800k - \$999k
- 20% ● \$1M - \$1.499M
- 3% ● \$1.5M+

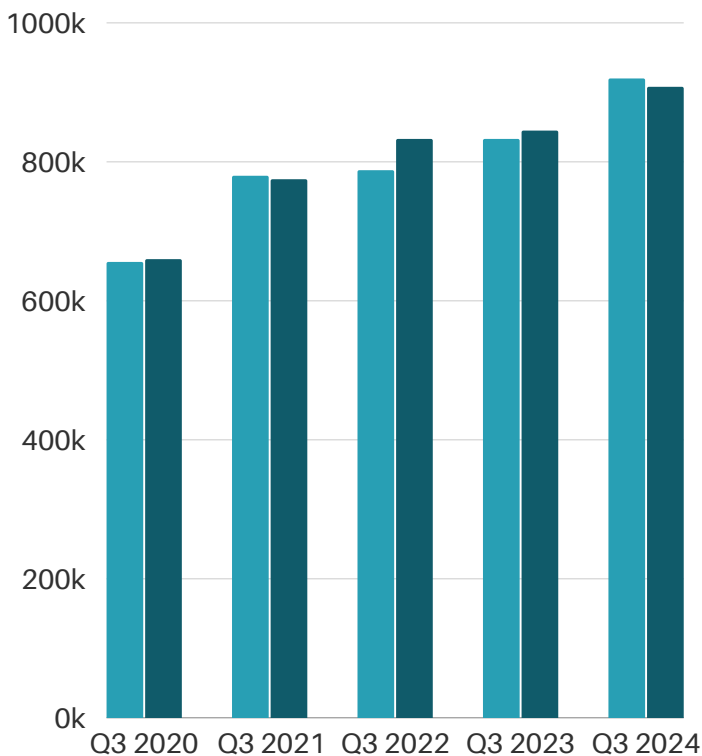


AVERAGE
DAYS ON
MARKET **29**

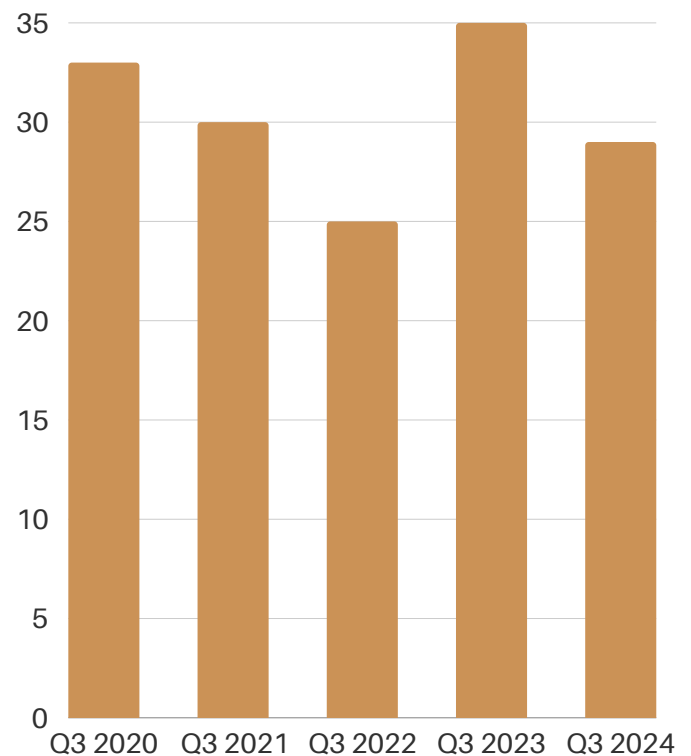
AVERAGE
Y-O-Y
PRICE
CHANGE **+10.5%**

MEDIAN
Y-O-Y
PRICE
CHANGE **+7.4%**

AVERAGE & MEDIAN PRICE



AVERAGE DAYS ON MARKET



SINGLE FAMILY HOMES

	Q2 2024	Q3 2024
AVERAGE	\$873,390	\$1,027,669
MEDIAN	\$905,170	\$905,000

MARKET SHARE
BY SOLD PRICE

- 0% ● > \$500k
- 18% ● \$500k - \$799k
- 45% ● \$800k - \$999k
- 27% ● \$1M - \$1.499M
- 9% ● \$1.5M+

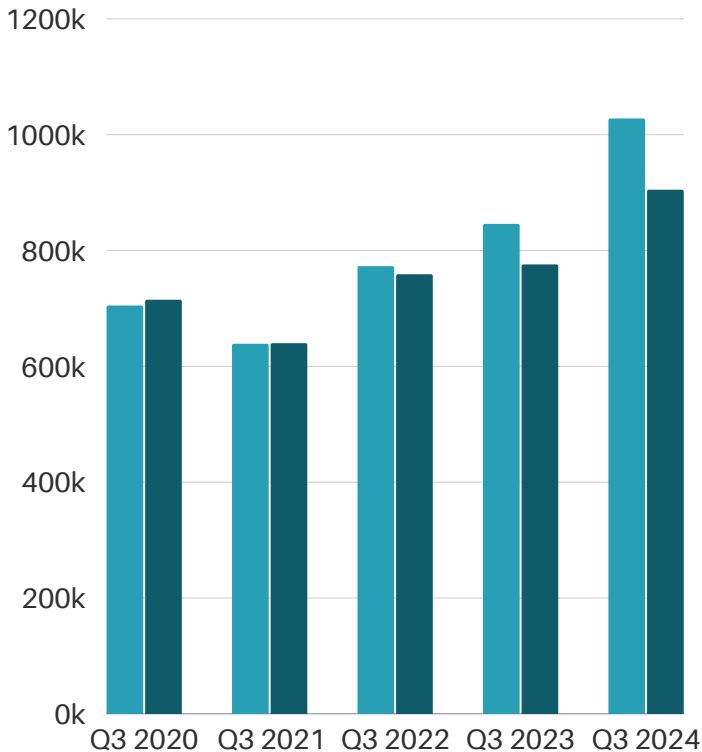


AVERAGE
DAYS ON
MARKET **20**

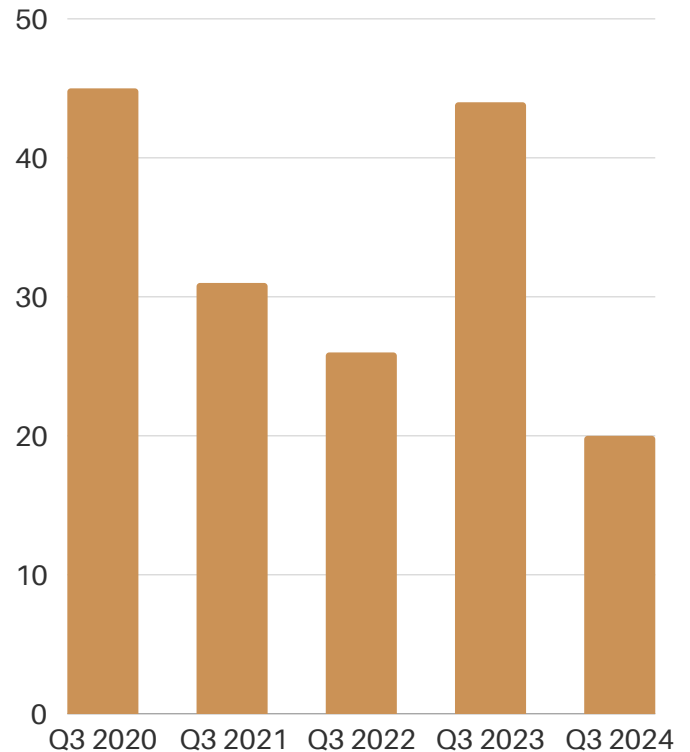
AVERAGE
Y-O-Y
PRICE
CHANGE **+21.5%**

MEDIAN
Y-O-Y
PRICE
CHANGE **+16.6%**

AVERAGE & MEDIAN PRICE



AVERAGE DAYS ON MARKET

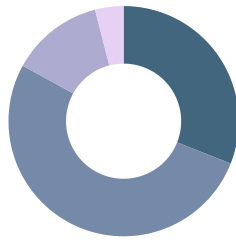


MULTI FAMILY HOMES

	Q2 2024	Q3 2024
AVERAGE	\$897,500	\$917,596
MEDIAN	\$860,500	\$865,000

MARKET SHARE
BY SOLD PRICE

- 0% ● > \$500k
- 31% ● \$500k - \$799k
- 52% ● \$800k - \$999k
- 13% ● \$1M - \$1.499M
- 4% ● \$1.5M+



AVERAGE
DAYS ON
MARKET

23

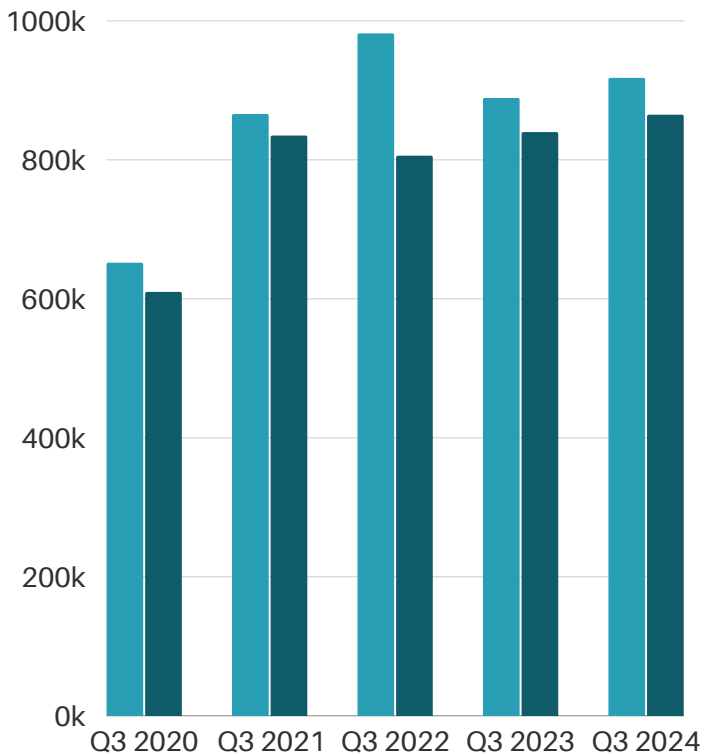
AVERAGE
Y-O-Y
PRICE
CHANGE

+3.3%

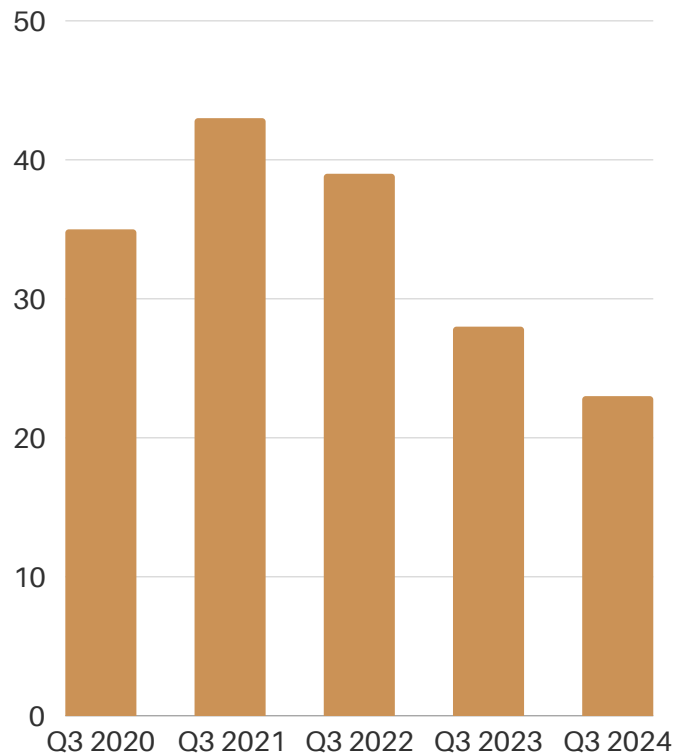
MEDIAN
Y-O-Y
PRICE
CHANGE

+3.0%

AVERAGE & MEDIAN PRICE



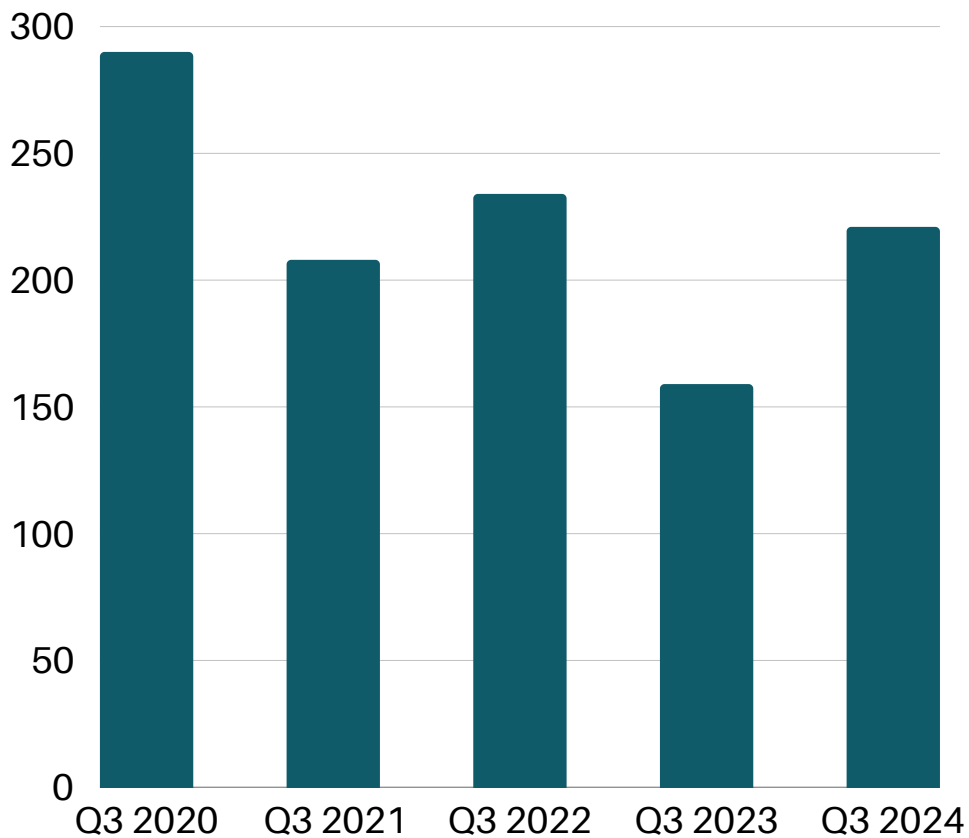
AVERAGE DAYS ON MARKET



HOMES LISTED

	Q3 2023	Q3 2024	% CHANGE
1 BEDROOM CONDOS	8	9	+12.5%
2 BED / 1 BATH CONDOS	14	13	-7.1%
2 BED / 2 BATH CONDOS	25	18	-28.0%
3+ BEDROOM CONDOS	56	101	+80.4%
SINGLE FAMILY HOMES	11	26	+136.4%
MULTIFAMILY HOMES	45	54	+20.0%
TOTAL	159	221	+39.0%

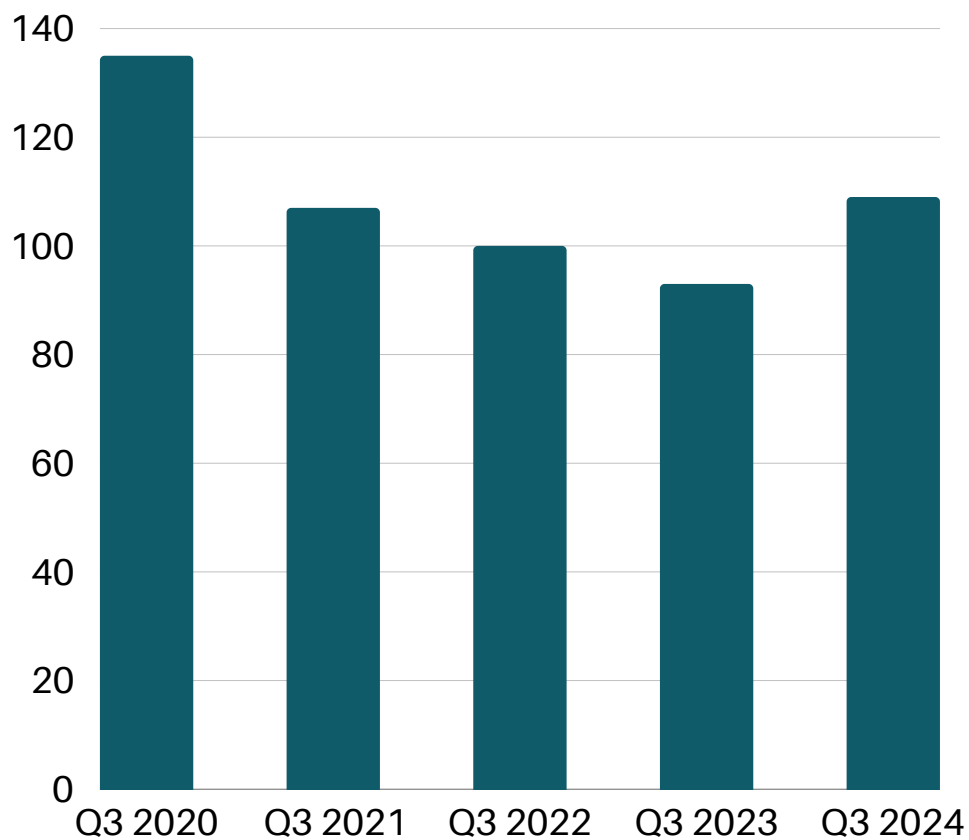
TOTAL LISTED



HOMES UNDER CONTRACT

	Q3 2023	Q3 2024	% CHANGE
1 BEDROOM CONDOS	6	7	+16.7%
2 BED / 1 BATH CONDOS	12	8	-33.3%
2 BED / 2 BATH CONDOS	15	16	+6.7%
3+ BEDROOM CONDOS	27	41	+51.9%
SINGLE FAMILY HOMES	8	8	0.0%
MULTIFAMILY HOMES	25	29	+16.0%
TOTAL	93	109	+17.2%

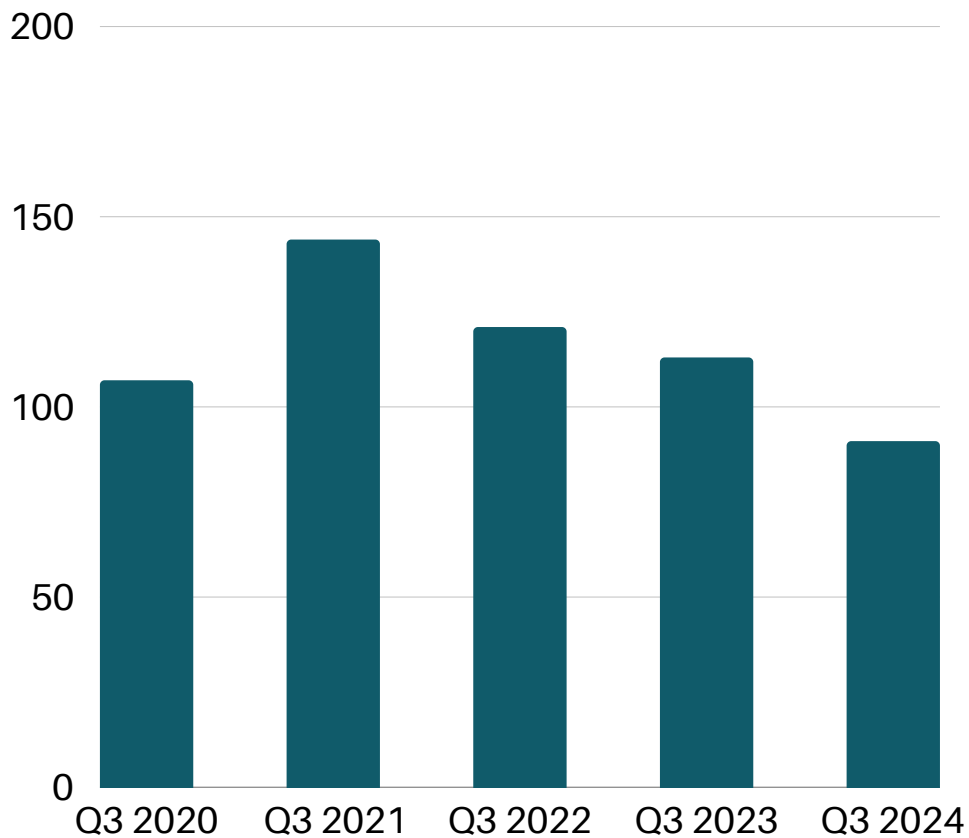
TOTAL UCON.



HOMES SOLD

	Q3 2023	Q3 2024	% CHANGE
1 BEDROOM CONDOS	11	6	-45.5%
2 BED / 1 BATH CONDOS	11	7	-36.4%
2 BED / 2 BATH CONDOS	17	14	-17.6%
3+ BEDROOM CONDOS	35	30	-14.3%
SINGLE FAMILY HOMES	9	11	+22.2%
MULTIFAMILY HOMES	30	23	-23.3%
TOTAL	113	91	-19.5%

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.