

MARKET REPORT Q2 2024

JERSEY CITY HEIGHTS

SAIKIN
TEAM

SUMMARY OF DATA

SALE PRICE | YEAR-OVER-YEAR

	AVERAGE	MEDIAN
1 Bed Condo	+15.1%	+19.7%
2 Bed 1 Bath Condo	+20.5%	+13.7%
2 Bed 2 Bath Condo	+5.1%	+0.8%
3+ Bed Condo	+8.7%	+10.1%
Single-Family Homes	-5.6%	+3.4%
Multi-Family Homes	+2.3%	-2.8%

INVENTORY LEVELS

TOTAL HOMES LISTED

237

HOMES LISTED YEAR-OVER-YEAR

+16.2%

TOTAL HOMES UNDER CONTRACT

106

HOMES UNDER CONT. YEAR-OVER-YEAR

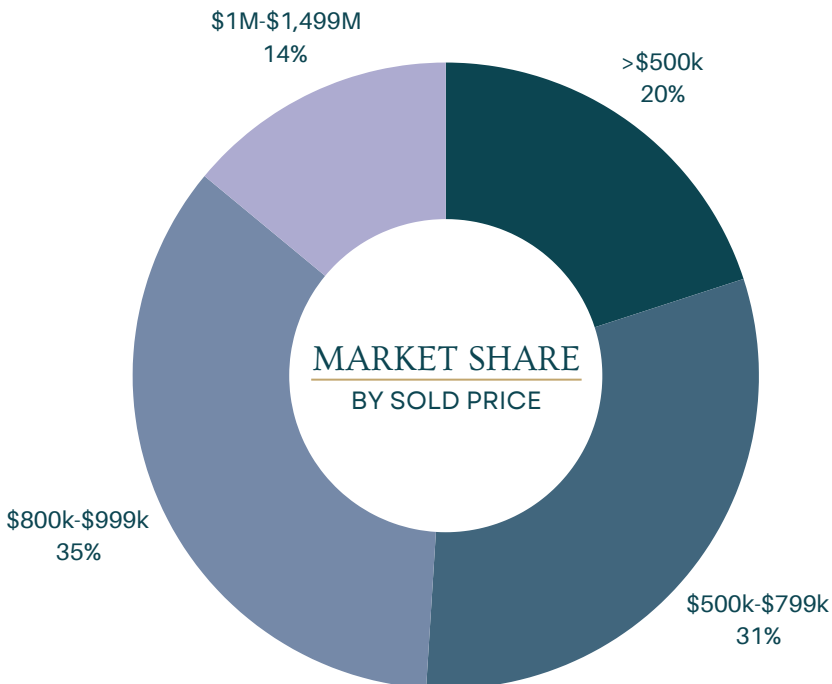
-15.2%

TOTAL HOMES SOLD

101

HOMES SOLD YEAR-OVER-YEAR

-10.6%



1 BED | 1 BATH CONDOS

	Q1 2024	Q2 2024
AVERAGE	\$349,200	\$329,666
MEDIAN	\$295,000	\$329,000

MARKET SHARE
BY SOLD PRICE

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



AVERAGE
DAYS ON
MARKET

32

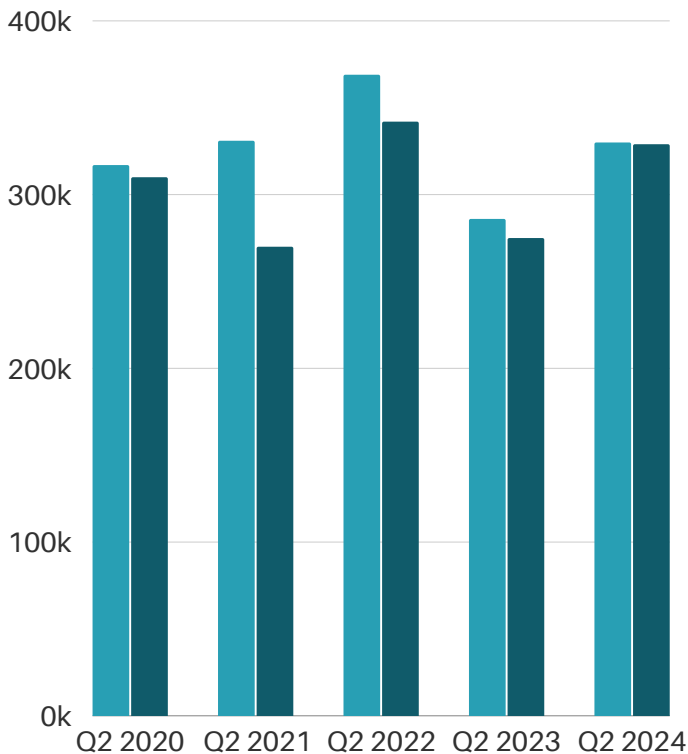
AVERAGE
Y-O-Y
PRICE
CHANGE

+15.1%

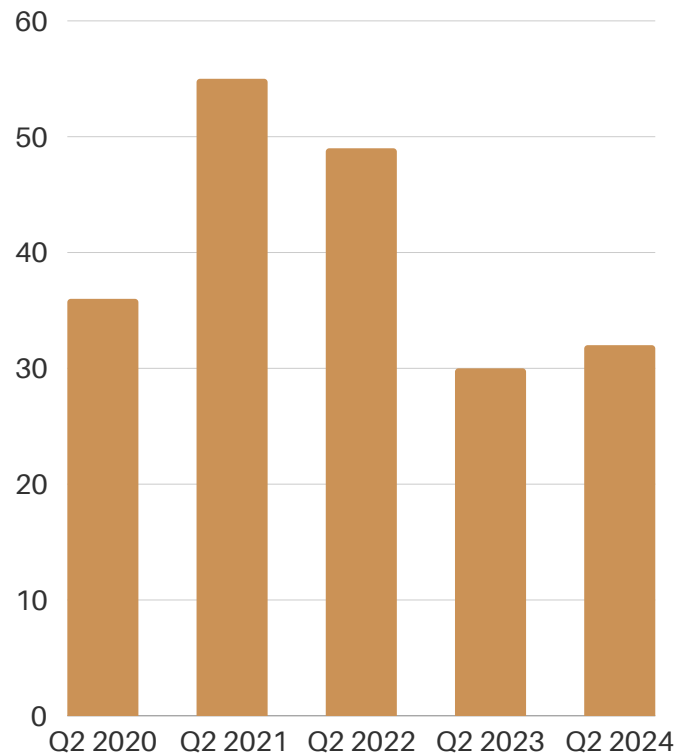
MEDIAN
Y-O-Y
PRICE
CHANGE

+19.7%

AVERAGE & MEDIAN PRICE



AVERAGE DAYS ON MARKET



2 BED | 1 BATH CONDOS

	Q1 2024	Q2 2024
AVERAGE	\$477,714	\$421,458
MEDIAN	\$425,000	\$420,000

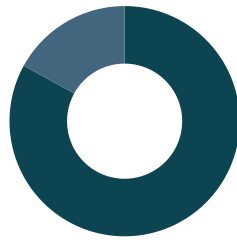
AVERAGE DAYS ON MARKET **30**

AVERAGE Y-O-Y PRICE CHANGE **+20.5%**

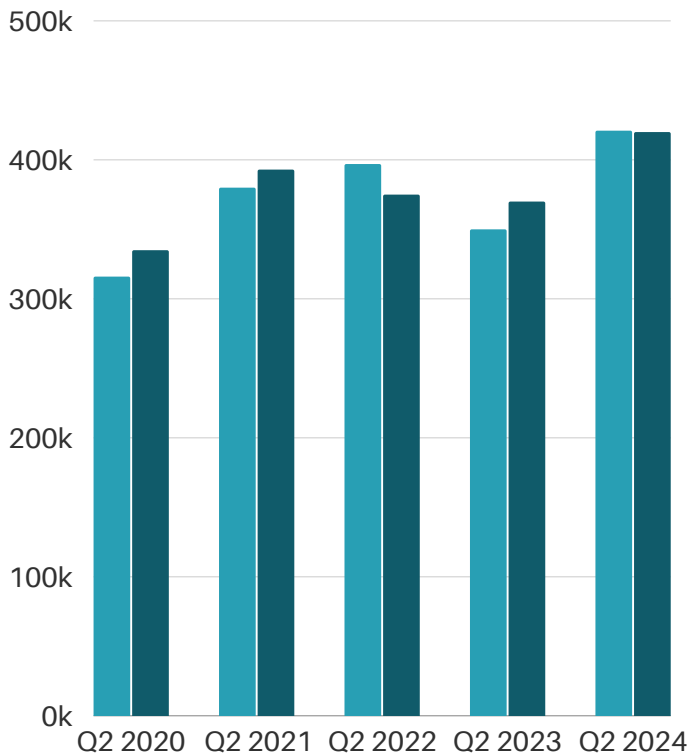
MEDIAN Y-O-Y PRICE CHANGE **+13.7%**

MARKET SHARE BY SOLD PRICE

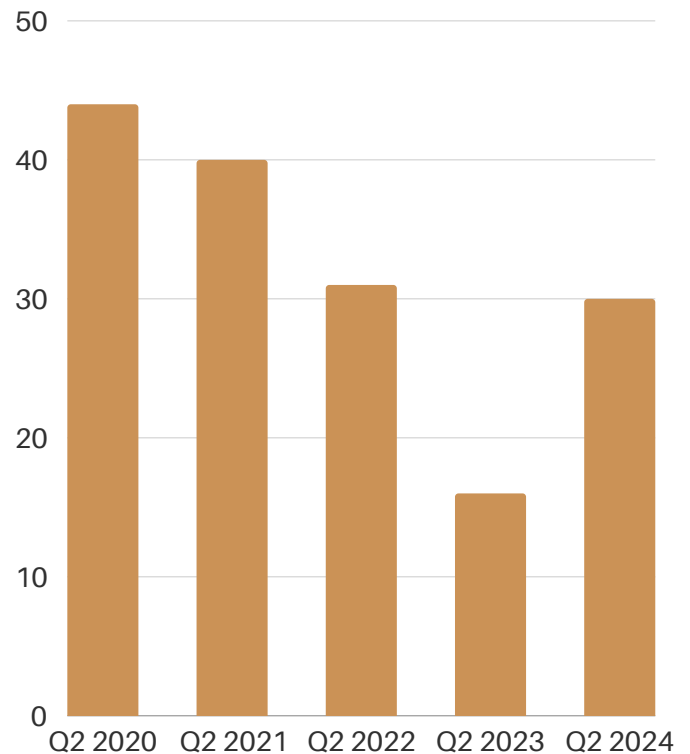
- 83% ● > \$500k
- 17% ● \$500k - \$799k
- 0% ● \$800k - \$999k
- 0% ● \$1M - \$1.499M
- 0% ● \$1.5M+



AVERAGE & MEDIAN PRICE



AVERAGE DAYS ON MARKET

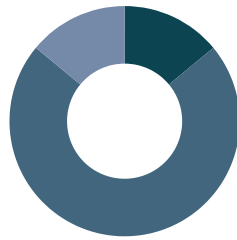


2 BED | 2 BATH CONDOS

	Q1 2024	Q2 2024
AVERAGE	\$552,000	\$616,707
MEDIAN	\$557,500	\$564,450

MARKET SHARE
BY SOLD PRICE

- 14% ● > \$500k
- 72% ● \$500k - \$799k
- 14% ● \$800k - \$999k
- 0% ● \$1M - \$1.499M
- 0% ● \$1.5M+

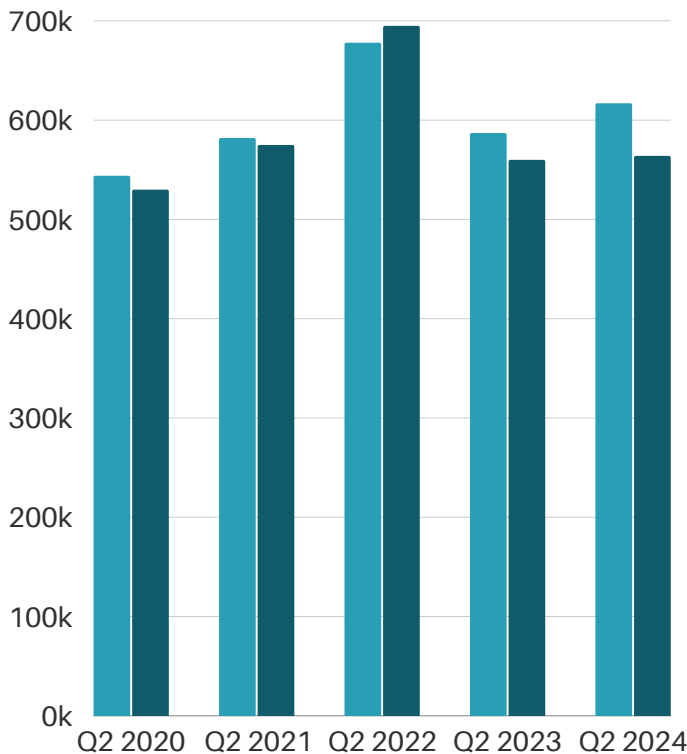


AVERAGE
DAYS ON
MARKET **24**

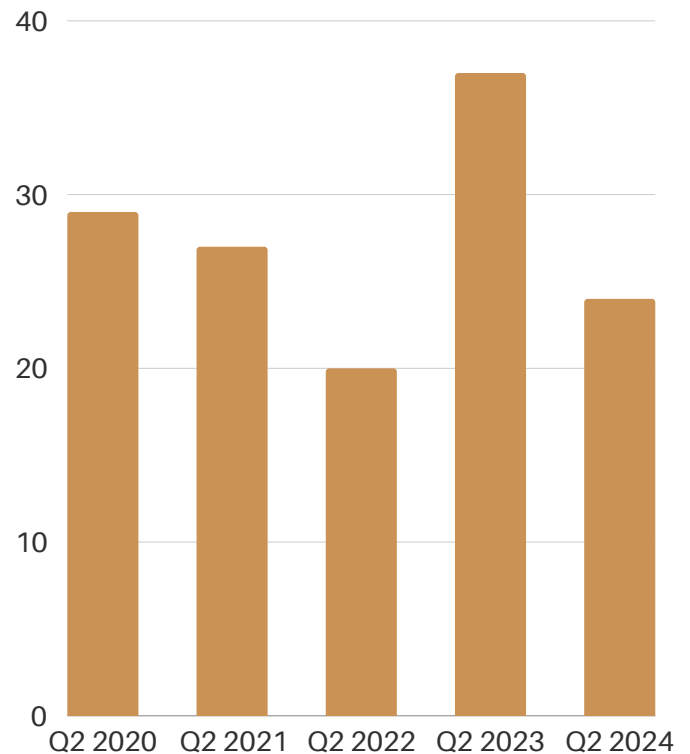
AVERAGE
Y-O-Y
PRICE
CHANGE **+5.1%**

MEDIAN
Y-O-Y
PRICE
CHANGE **+0.8%**

AVERAGE & MEDIAN
PRICE



AVERAGE
DAYS ON MARKET

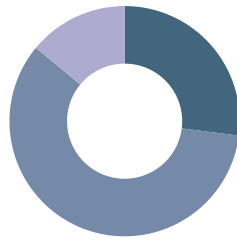


3+ BED | 2+ BATH CONDOS

	Q1 2024	Q2 2024
AVERAGE	\$910,909	\$884,168
MEDIAN	\$897,500	\$875,000

MARKET SHARE
BY SOLD PRICE

- 0% ● > \$500k
- 27% ● \$500k - \$799k
- 59% ● \$800k - \$999k
- 14% ● \$1M - \$1.499M
- 0% ● \$1.5M+



AVERAGE
DAYS ON
MARKET

24

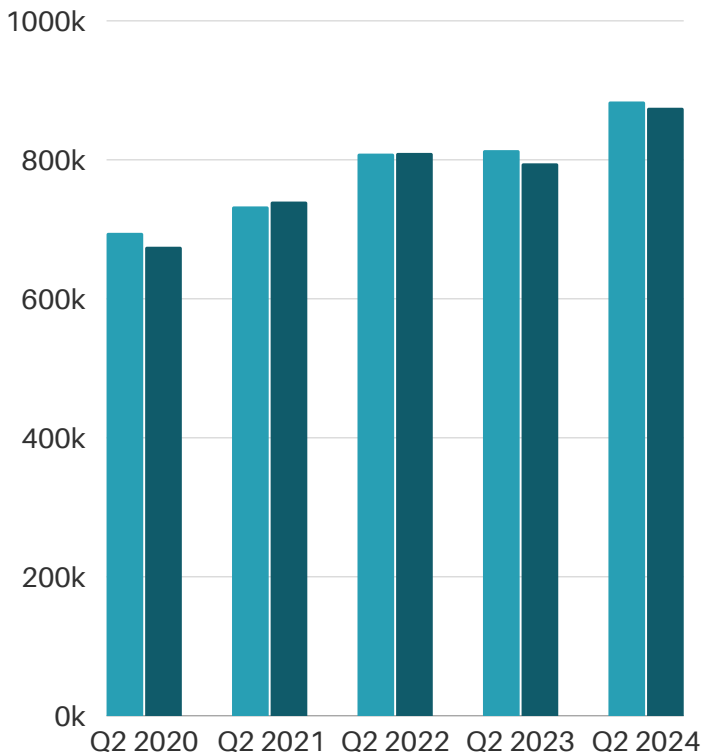
AVERAGE
Y-O-Y
PRICE
CHANGE

+8.7%

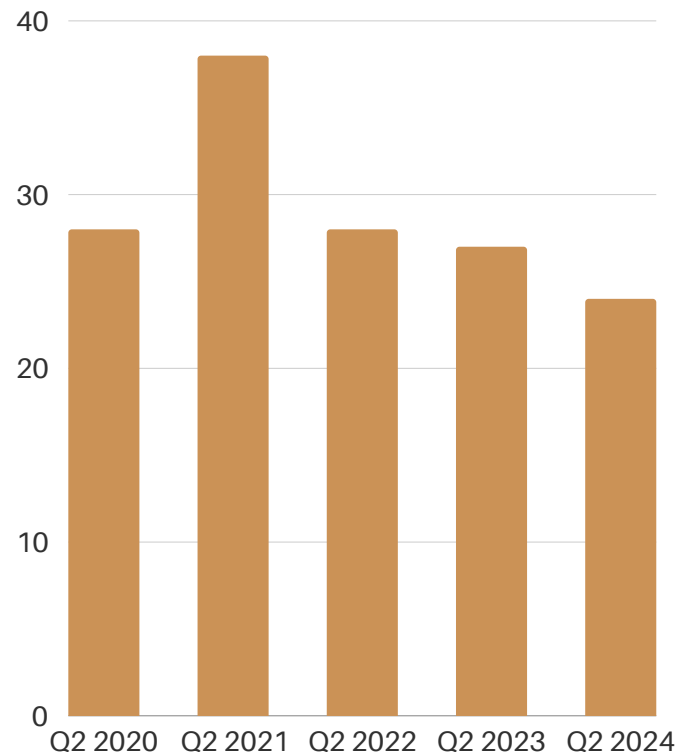
MEDIAN
Y-O-Y
PRICE
CHANGE

+10.1%

AVERAGE & MEDIAN PRICE



AVERAGE DAYS ON MARKET

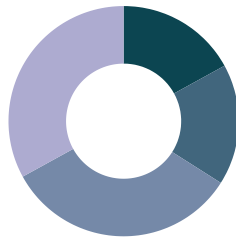


SINGLE FAMILY HOMES

	Q1 2024	Q2 2024
AVERAGE	\$906,600	\$873,390
MEDIAN	\$860,500	\$905,170

MARKET SHARE
BY SOLD PRICE

- 17% ● > \$500k
- 17% ● \$500k - \$799k
- 33% ● \$800k - \$999k
- 33% ● \$1M - \$1.499M
- 0% ● \$1.5M+

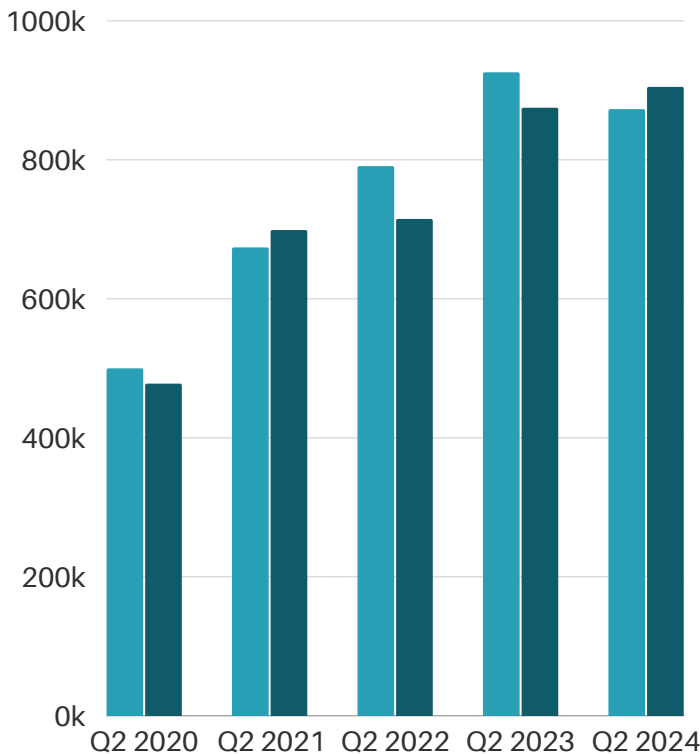


AVERAGE
DAYS ON
MARKET **35**

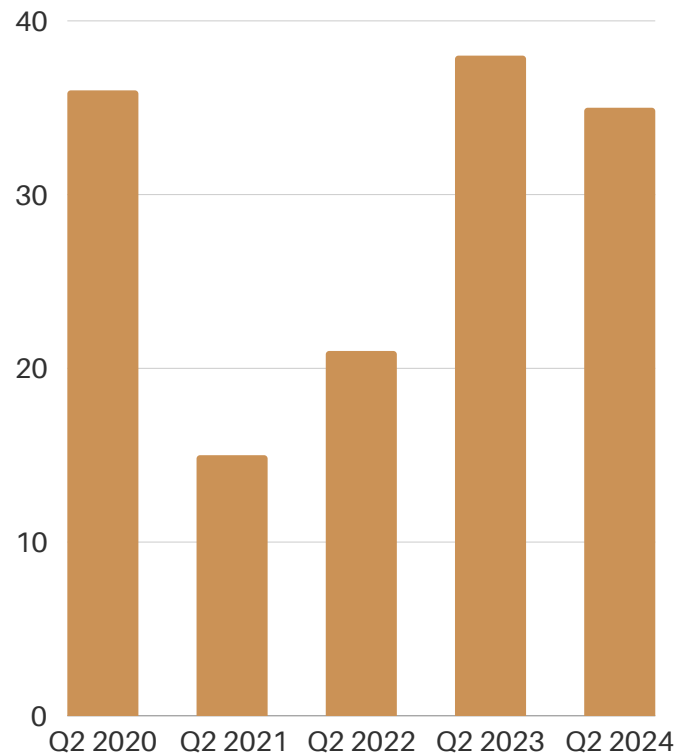
AVERAGE
Y-O-Y
PRICE
CHANGE **-5.6%**

MEDIAN
Y-O-Y
PRICE
CHANGE **+3.4%**

AVERAGE & MEDIAN PRICE



AVERAGE DAYS ON MARKET

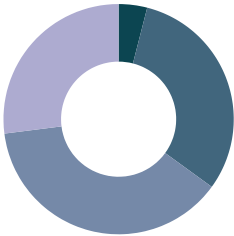


MULTI FAMILY HOMES

	Q1 2024	Q2 2024
AVERAGE	\$1,014,565	\$897,500
MEDIAN	\$895,000	\$860,500

MARKET SHARE
BY SOLD PRICE

- 4% ● > \$500k
- 31% ● \$500k - \$799k
- 38% ● \$800k - \$999k
- 27% ● \$1M - \$1.499M
- 0% ● \$1.5M+



AVERAGE
DAYS ON
MARKET

26

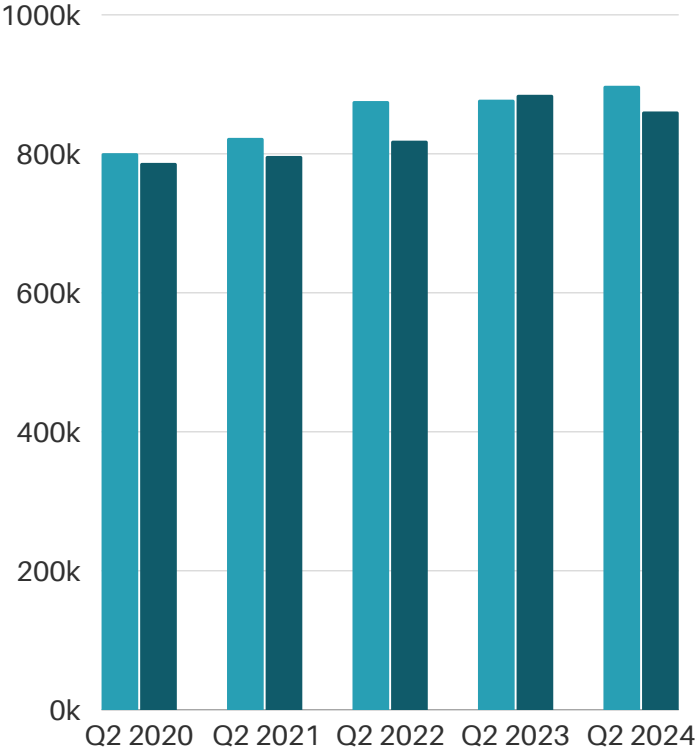
AVERAGE
Y-O-Y
PRICE
CHANGE

+2.3%

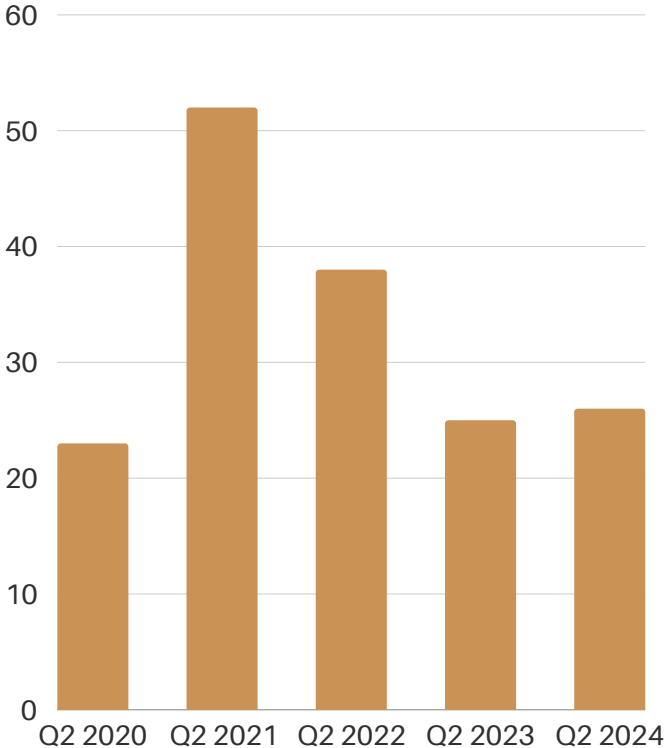
MEDIAN
Y-O-Y
PRICE
CHANGE

-2.8%

AVERAGE & MEDIAN PRICE



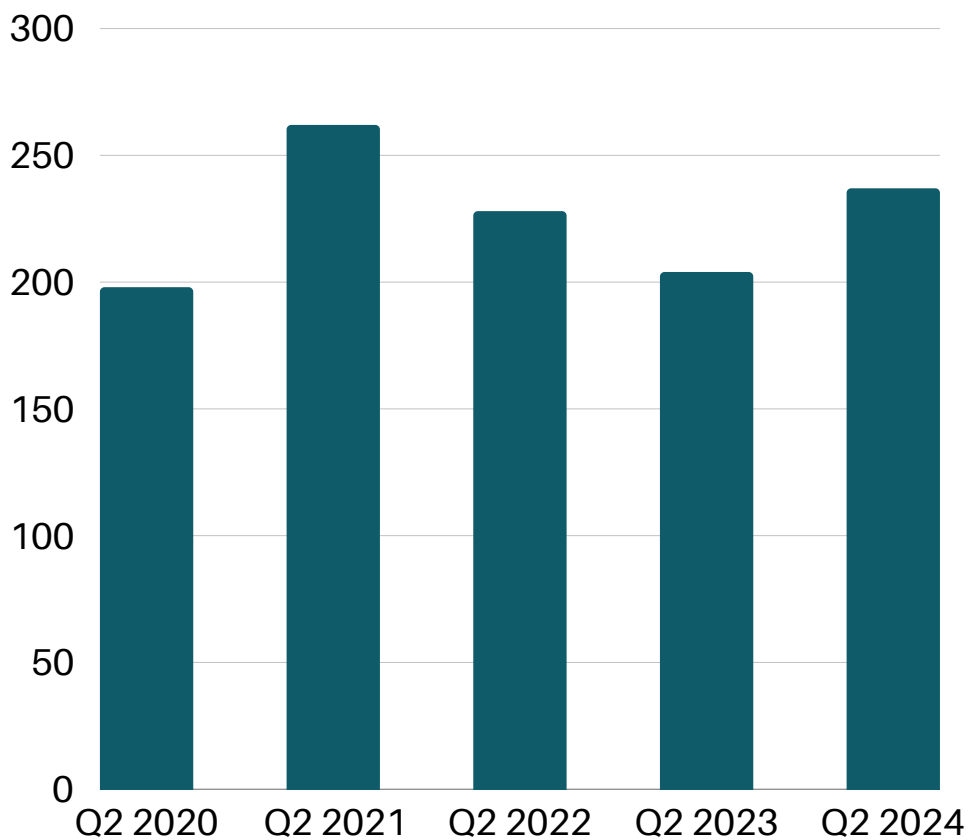
AVERAGE DAYS ON MARKET



HOMES LISTED

	Q2 2023	Q2 2024	% CHANGE
1 BEDROOM CONDOS	16	11	-31.3%
2 BED / 1 BATH CONDOS	14	18	+28.6%
2 BED / 2 BATH CONDOS	37	30	-18.9%
3+ BEDROOM CONDOS	72	92	+27.8%
SINGLE FAMILY HOMES	10	22	+120.0%
MULTIFAMILY HOMES	55	64	+16.4%
TOTAL	204	237	+16.2%

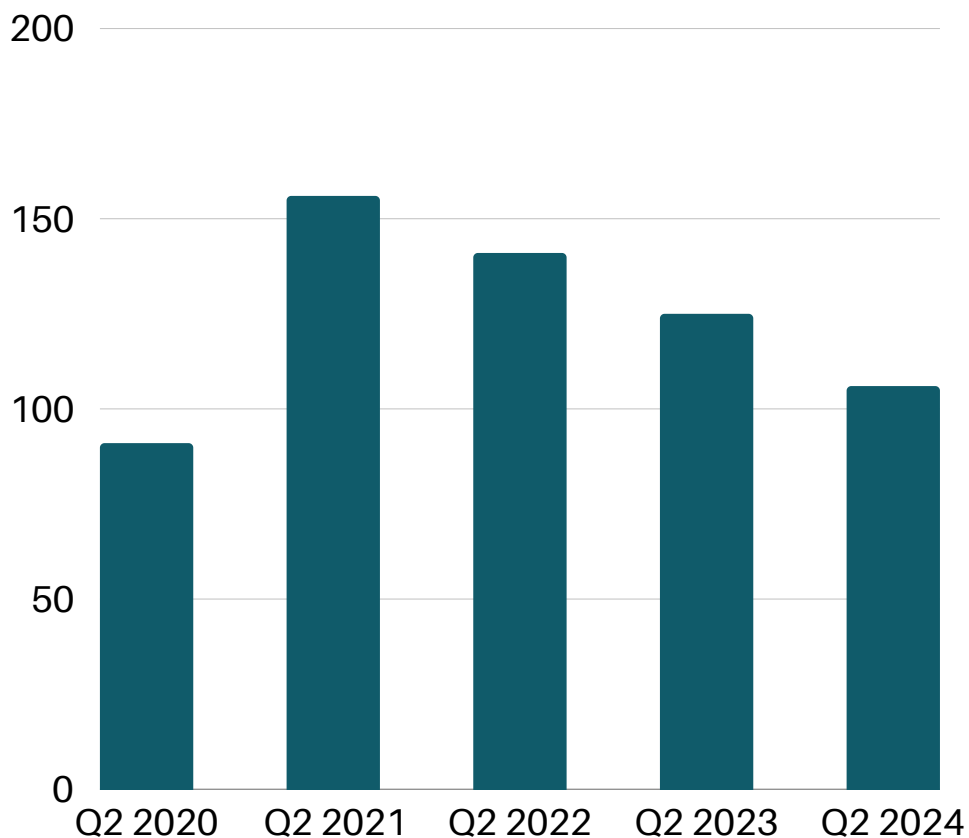
TOTAL LISTED



HOMES UNDER CONTRACT

	Q2 2023	Q2 2024	% CHANGE
1 BEDROOM CONDOS	12	8	-33.3%
2 BED / 1 BATH CONDOS	9	12	+33.3%
2 BED / 2 BATH CONDOS	18	15	-16.7%
3+ BEDROOM CONDOS	45	30	-33.3%
SINGLE FAMILY HOMES	7	11	+57.1%
MULTIFAMILY HOMES	34	30	-11.8%
TOTAL	125	106	-15.2%

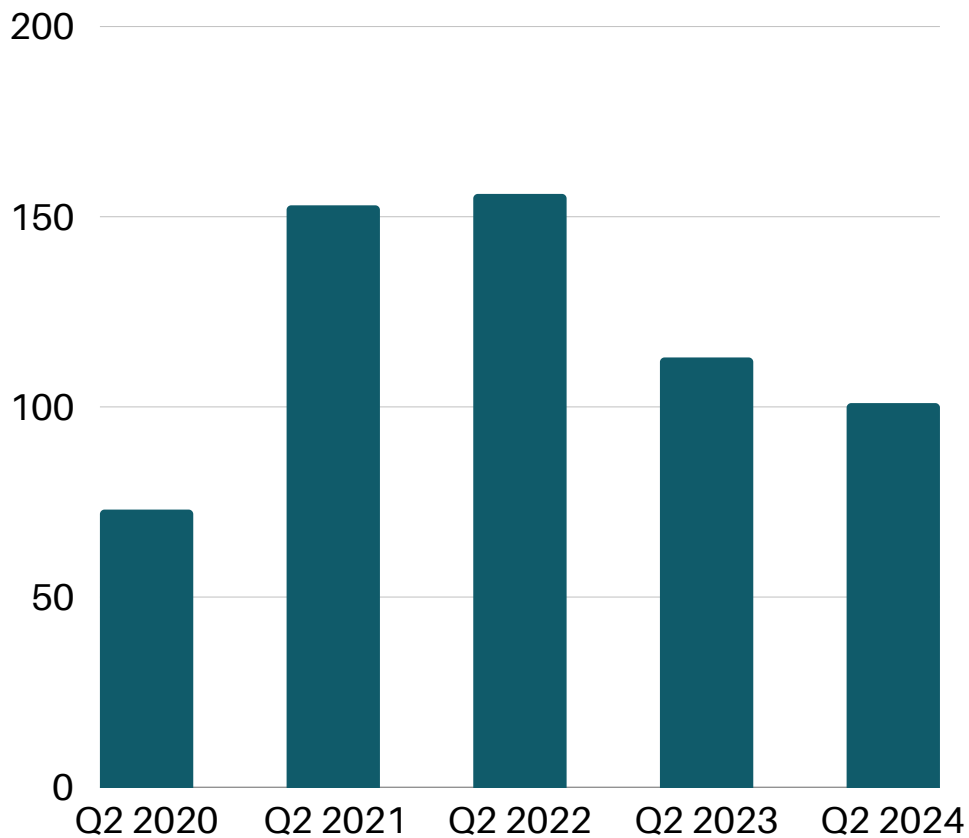
TOTAL UCON.



HOMES SOLD

	Q2 2023	Q2 2024	% CHANGE
1 BEDROOM CONDOS	7	6	-14.3%
2 BED / 1 BATH CONDOS	10	12	+20.0%
2 BED / 2 BATH CONDOS	24	14	-41.7%
3+ BEDROOM CONDOS	42	37	-11.9%
SINGLE FAMILY HOMES	5	6	+20.0%
MULTIFAMILY HOMES	25	26	+4.0%
TOTAL	113	101	-10.6%

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.