



2022
YEARLY
REPORT

JOURNAL
SQUARE

SAIKIN
TEAM

SUMMARY OF DATA

SALE PRICE YEAR-OVER-YEAR

	AVERAGE	MEDIAN
1 Bed Condo	+15.1%	+21.3%
2 Bed 1 Bath Condo	+11.7%	+10.5%
2 Bed 2 Bath Condo	+21.8%	+16.7%
3+ Bed Condo	+12.7%	+7.9%
Single-Family Homes	-4.6%	-7.7%
Multi-Family Homes	+10.1%	+10.7%

TOTAL HOMES LISTED 549	TOTAL HOMES UNDER CONTRACT 327	TOTAL HOMES SOLD 385
HOMES LISTED YEAR-OVER-YEAR +1.9%	HOMES UNDER CONTRACT YEAR-OVER-YEAR -17.8%	HOMES SOLD YEAR-OVER-YEAR -0.3%

1 BEDROOM CONDOS

	2021	2022
AVERAGE	\$277,868	\$319,716
MEDIAN	\$265,000	\$321,500

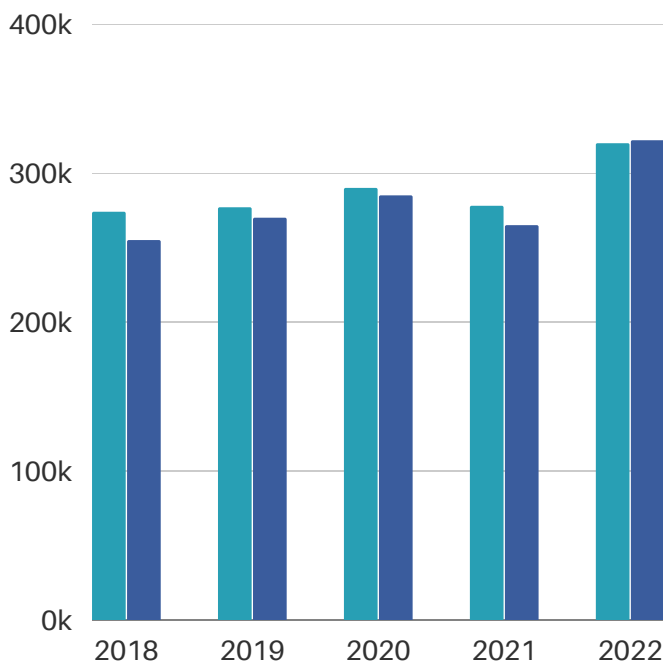


AVERAGE
DAYS ON
MARKET **33**

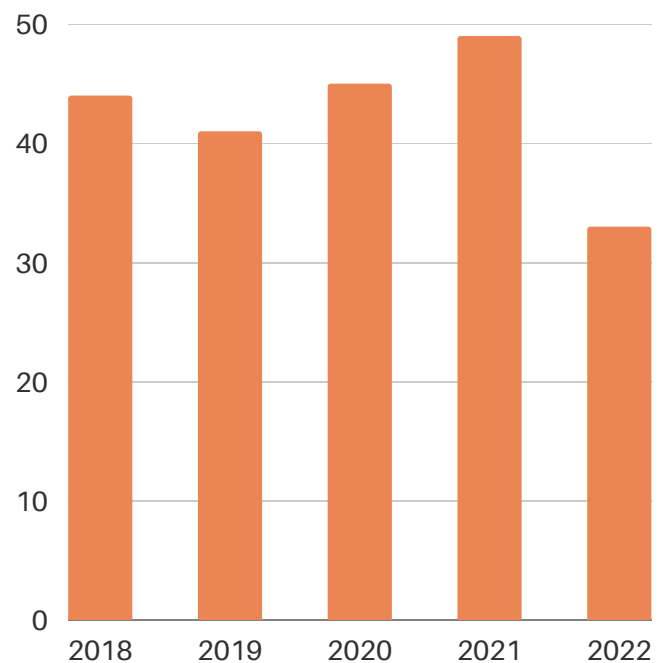
AVERAGE
SALE
PRICE
CHANGE **+15.1%**

MEDIAN
SALE
PRICE
CHANGE **+21.3%**

AVERAGE & MEDIAN
PRICE



AVERAGE
DAYS ON MARKET



2 BED 1 BATH CONDOS

	2021	2022
AVERAGE	\$308,997	\$345,008
MEDIAN	\$300,000	\$331,500

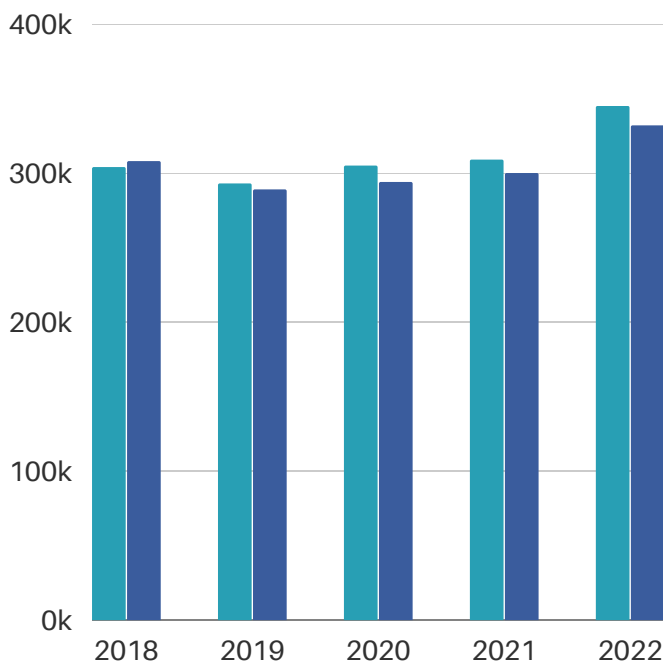


AVERAGE
DAYS ON
MARKET **28**

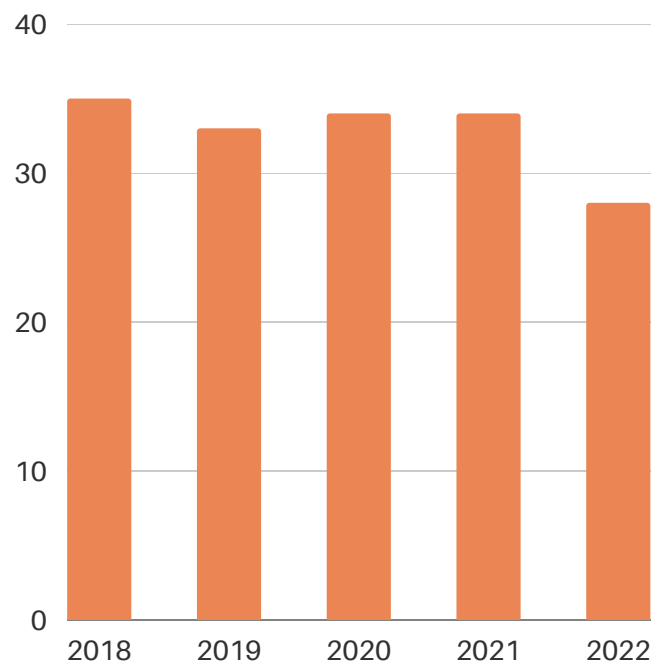
AVERAGE
SALE
PRICE
CHANGE **+11.7%**

MEDIAN
SALE
PRICE
CHANGE **+10.5%**

AVERAGE & MEDIAN PRICE



AVERAGE DAYS ON MARKET



2 BED 2 BATH CONDOS

	2021	2022
AVERAGE	\$450,111	\$548,417
MEDIAN	\$450,000	\$525,003

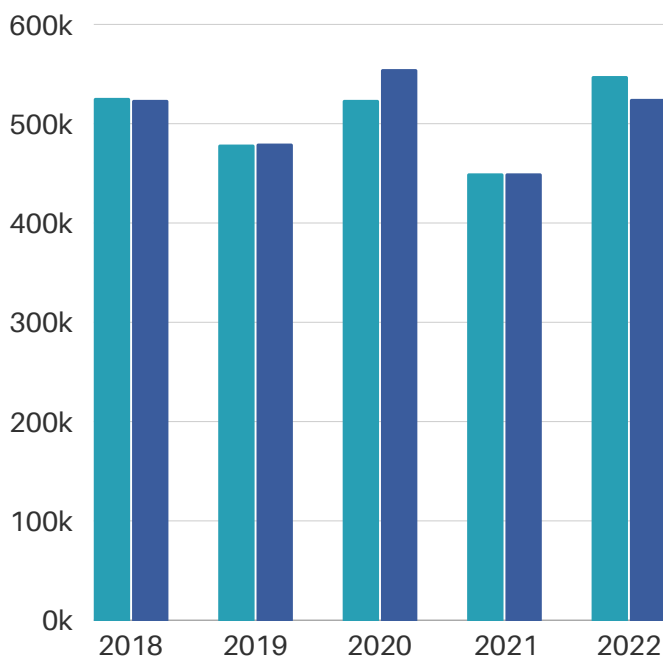


AVERAGE
DAYS ON
MARKET **35**

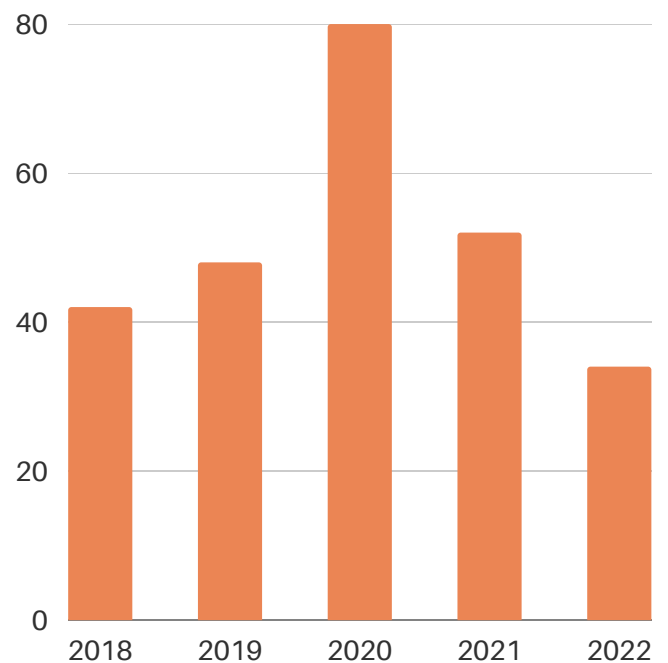
AVERAGE
SALE
PRICE
CHANGE **+21.8%**

MEDIAN
SALE
PRICE
CHANGE **+16.7%**

AVERAGE & MEDIAN
PRICE



AVERAGE
DAYS ON MARKET



3+ BEDROOM CONDOS

	2021	2022
AVERAGE	\$607,000	\$683,952
MEDIAN	\$649,000	\$700,000

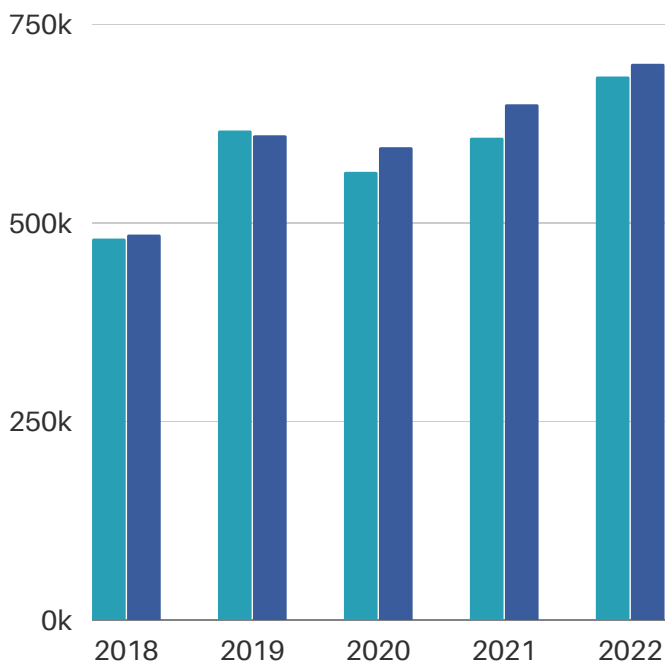


AVERAGE
DAYS ON
MARKET **37**

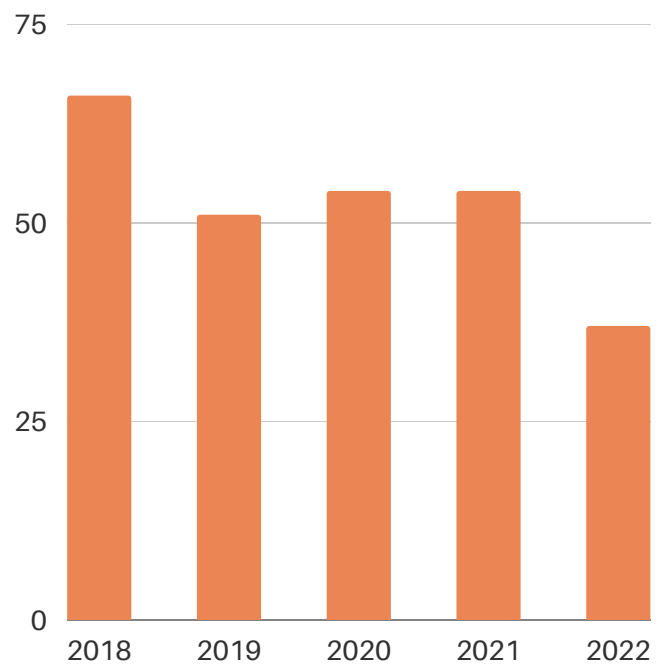
AVERAGE
SALE
PRICE
CHANGE **+12.7%**

MEDIAN
SALE
PRICE
CHANGE **+7.9%**

AVERAGE & MEDIAN
PRICE



AVERAGE
DAYS ON MARKET



SINGLE FAMILY HOMES

	2021	2022
AVERAGE	\$689,375	\$657,561
MEDIAN	\$692,500	\$639,500

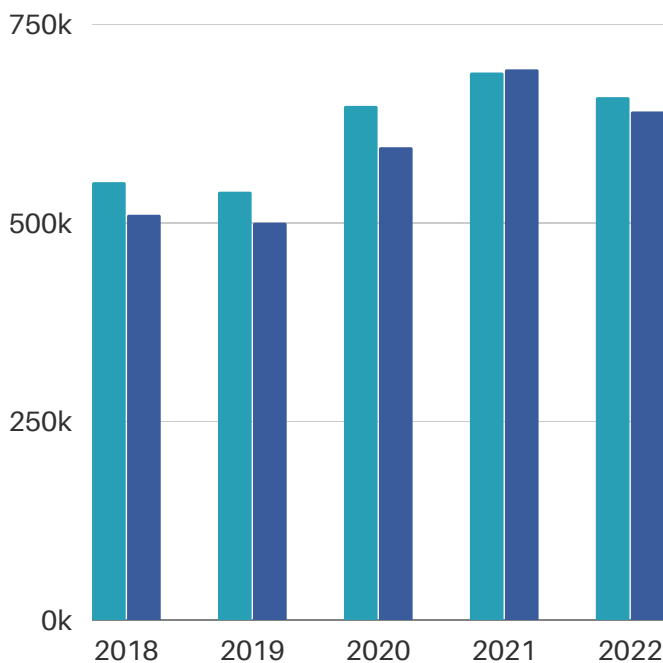


AVERAGE
DAYS ON
MARKET **41**

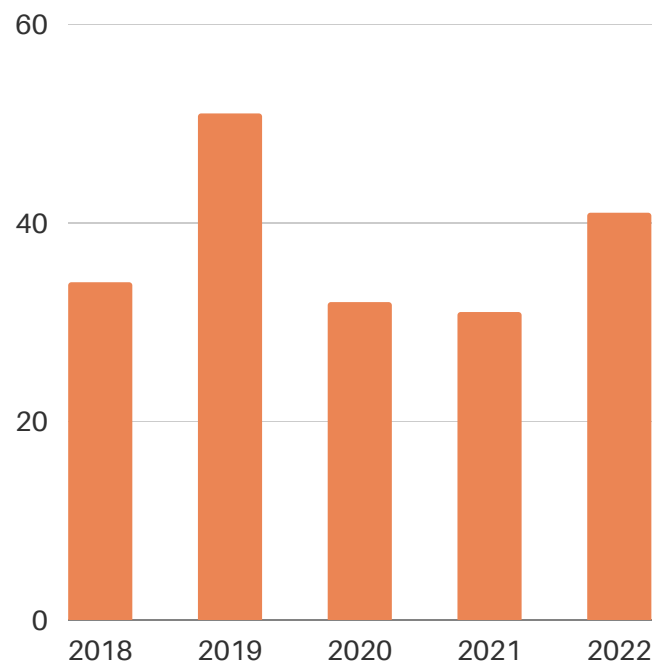
AVERAGE
SALE
PRICE
CHANGE **-4.6%**

MEDIAN
SALE
PRICE
CHANGE **-7.7%**

AVERAGE & MEDIAN
PRICE



AVERAGE
DAYS ON MARKET



MULTIFAMILY HOMES

	2021	2022
AVERAGE	\$750,224	\$825,842
MEDIAN	\$700,000	\$775,000

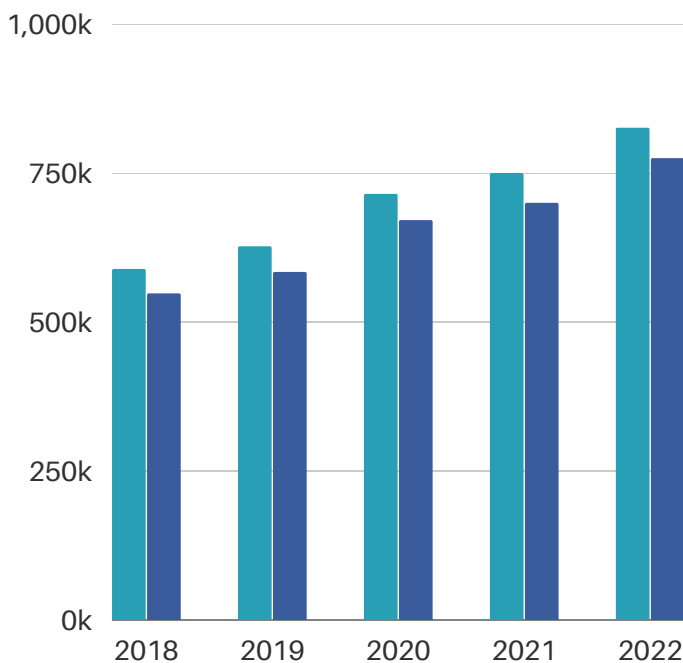


AVERAGE
DAYS ON
MARKET **37**

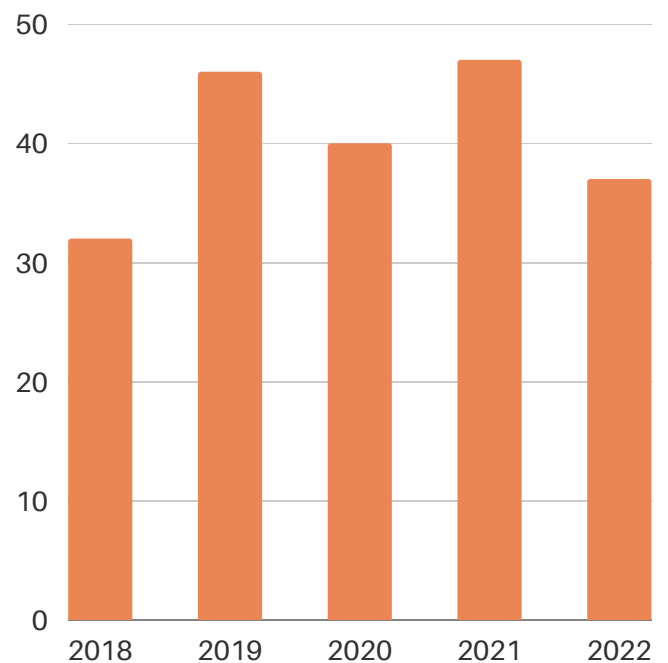
AVERAGE
SALE
PRICE
CHANGE **+10.1%**

MEDIAN
SALE
PRICE
CHANGE **+10.7%**

AVERAGE & MEDIAN
PRICE



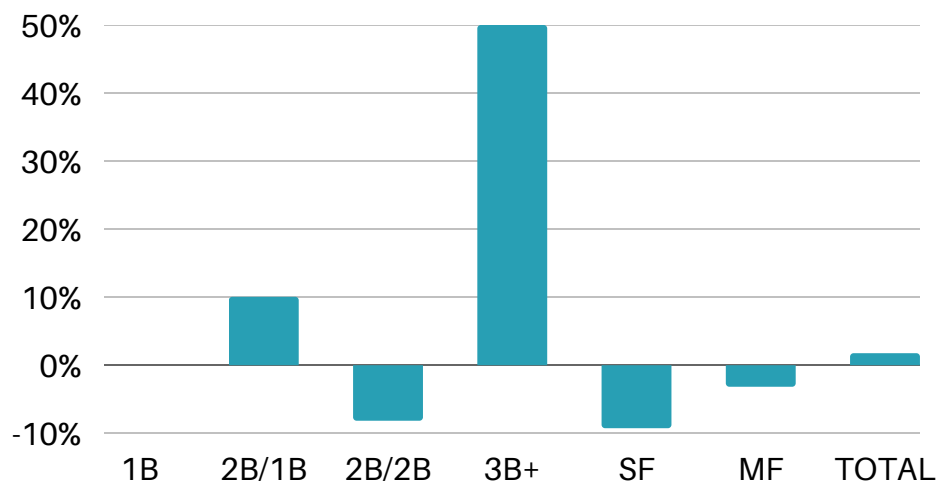
AVERAGE
DAYS ON MARKET



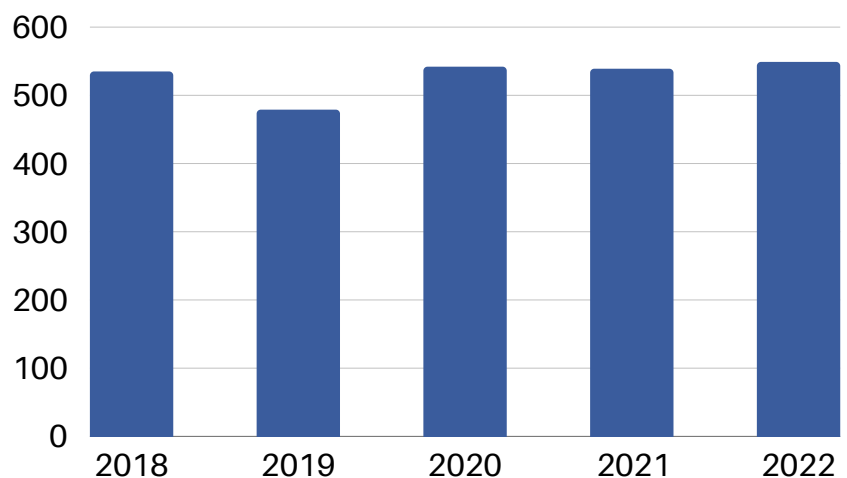
HOMES LISTED

	2021	2022	% CHANGE
1 BEDROOM CONDOS	156	156	+0.0%
2 BED / 1 BATH CONDOS	60	66	+10.0%
2 BED / 2 BATH CONDOS	66	62	-6.1%
3+ BEDROOM CONDOS	40	60	+50.0%
SINGLE FAMILY HOMES	87	79	-9.2%
MULTIFAMILY HOMES	130	126	-3.1%
TOTAL	539	549	+1.9%

YEAR OVER YEAR

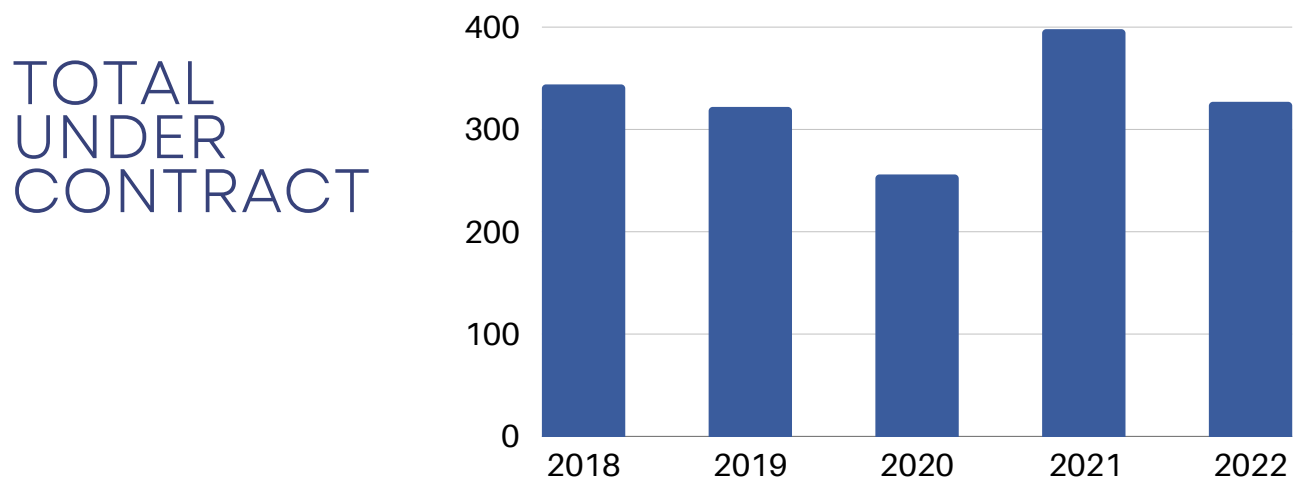
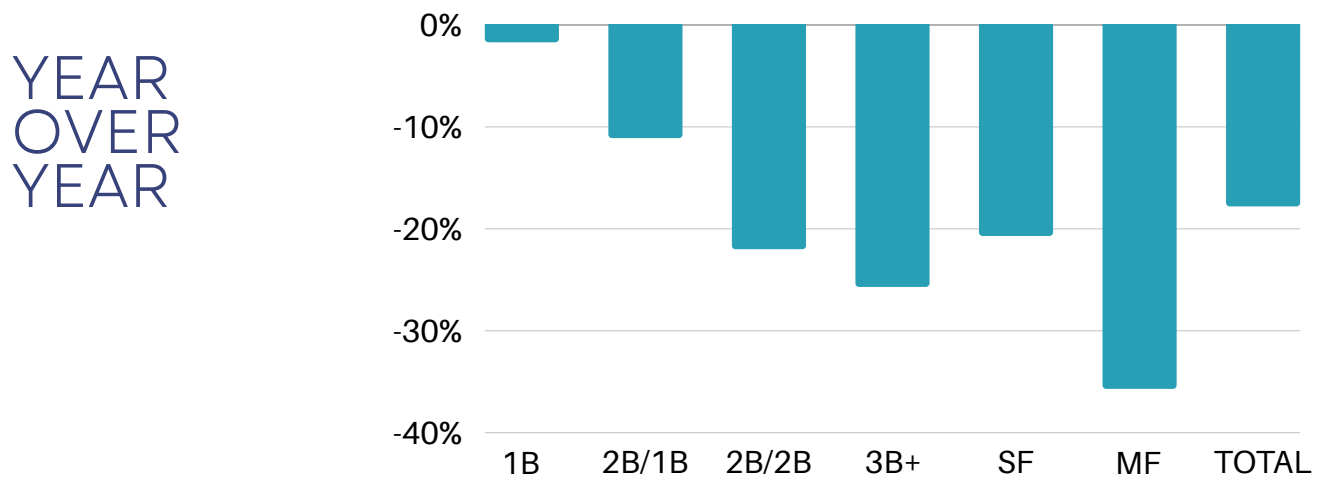


TOTAL LISTED



HOMES UNDER CONTRACT

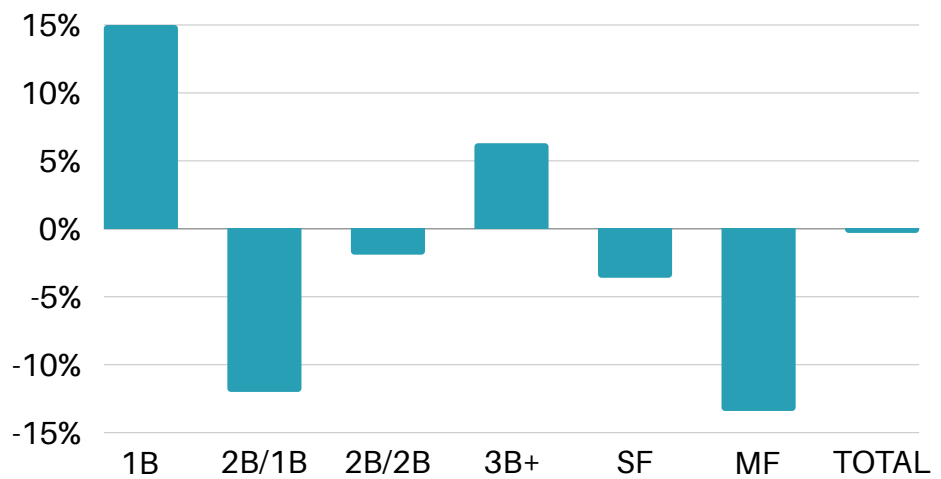
	2021	2022	% CHANGE
1 BEDROOM CONDOS	117	115	-1.7%
2 BED / 1 BATH CONDOS	45	40	-11.1%
2 BED / 2 BATH CONDOS	59	46	-22.0%
3+ BEDROOM CONDOS	35	26	-25.7%
SINGLE FAMILY HOMES	58	46	-20.7%
MULTIFAMILY HOMES	84	54	-35.7%
TOTAL	398	327	-17.8%



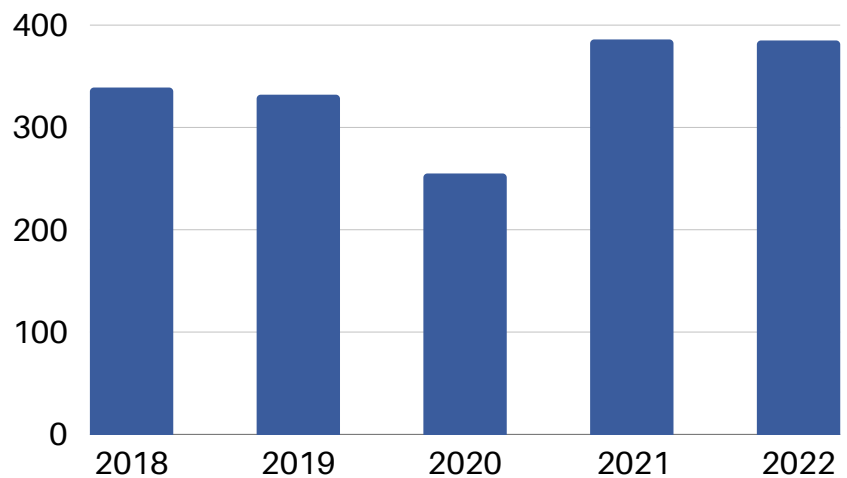
HOMES SOLD

	2021	2022	% CHANGE
1 BEDROOM CONDOS	113	130	+15.0%
2 BED / 1 BATH CONDOS	50	44	-12.0%
2 BED / 2 BATH CONDOS	53	52	-1.9%
3+ BEDROOM CONDOS	32	34	+6.3%
SINGLE FAMILY HOMES	56	54	-3.6%
MULTIFAMILY HOMES	82	71	-13.4%
TOTAL	386	385	-0.3%

YEAR OVER YEAR

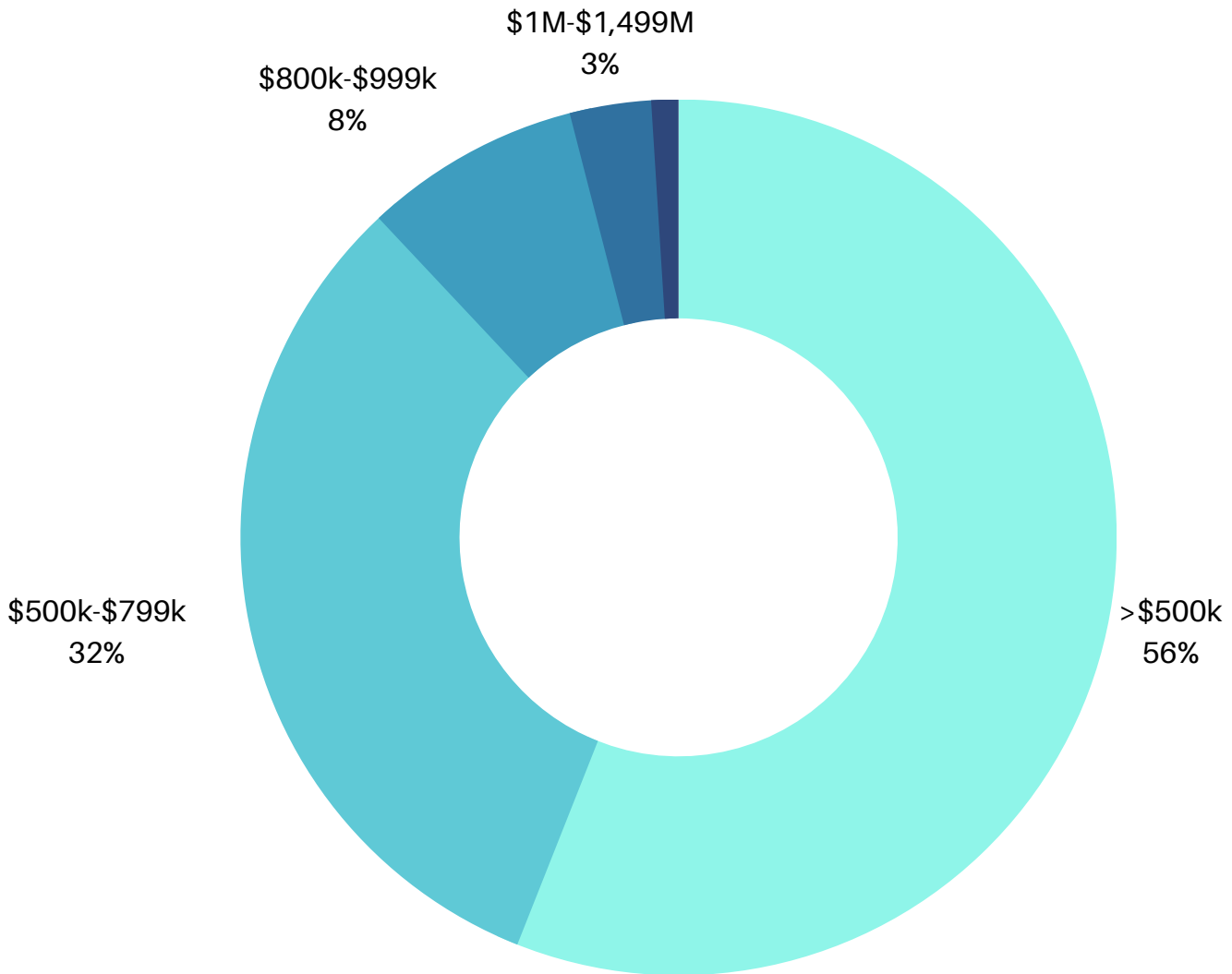


TOTAL SOLD



MARKET SHARE

PERCENTAGE OF UNITS SOLD BY 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.

