



2022

YEARLY  
REPORT

JERSEY CITY  
HEIGHTS

SAIKIN  
TEAM

# SUMMARY OF DATA

## SALE PRICE YEAR-OVER-YEAR

	AVERAGE	MEDIAN
1 Bed Condo	+22.9%	+20.3%
2 Bed 1 Bath Condo	+7.2%	+3.6%
2 Bed 2 Bath Condo	+7.2%	+4.9%
3+ Bed Condo	+6.0%	+7.5%
Single-Family Homes	+18.1%	+10.1%
Multi-Family Homes	+9.0%	+3.4%

TOTAL HOMES LISTED 768	TOTAL HOMES UNDER CONTRACT 434	TOTAL HOMES SOLD 509
HOMES LISTED YEAR-OVER-YEAR +0.26%	HOMES UNDER CONTRACT YEAR-OVER-YEAR -20.4%	HOMES SOLD YEAR-OVER-YEAR -8.0%

# 1 BEDROOM CONDOS

	2021	2022
AVERAGE	\$290,525	\$357,153
MEDIAN	\$253,500	\$305,000

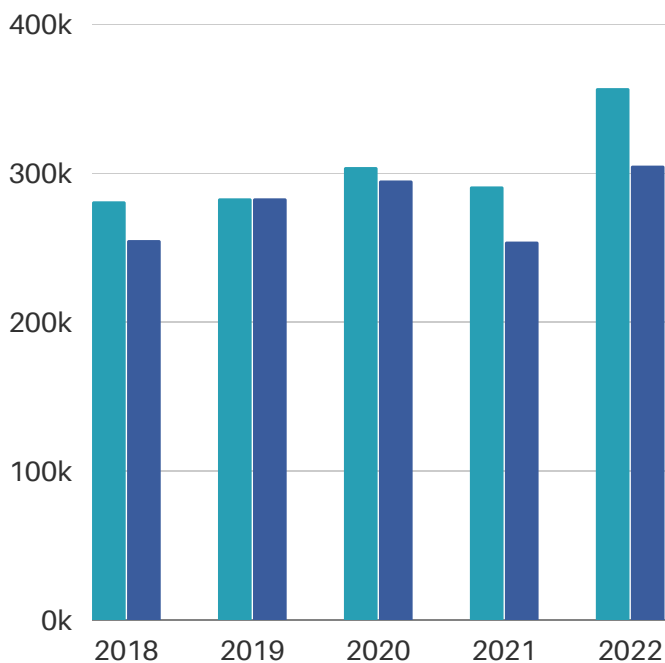


AVERAGE  
DAYS ON  
MARKET **46**

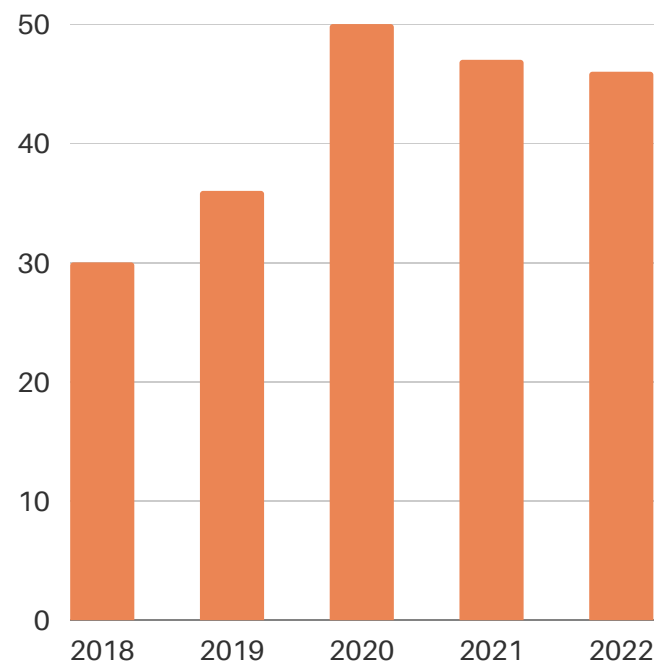
AVERAGE  
SALE  
PRICE  
CHANGE **+22.9%**

MEDIAN  
SALE  
PRICE  
CHANGE **+20.3%**

AVERAGE & MEDIAN  
PRICE



AVERAGE  
DAYS ON MARKET



# 2 BED 1 BATH CONDOS

	2021	2022
AVERAGE	\$363,020	\$389,152
MEDIAN	\$343,750	\$356,160

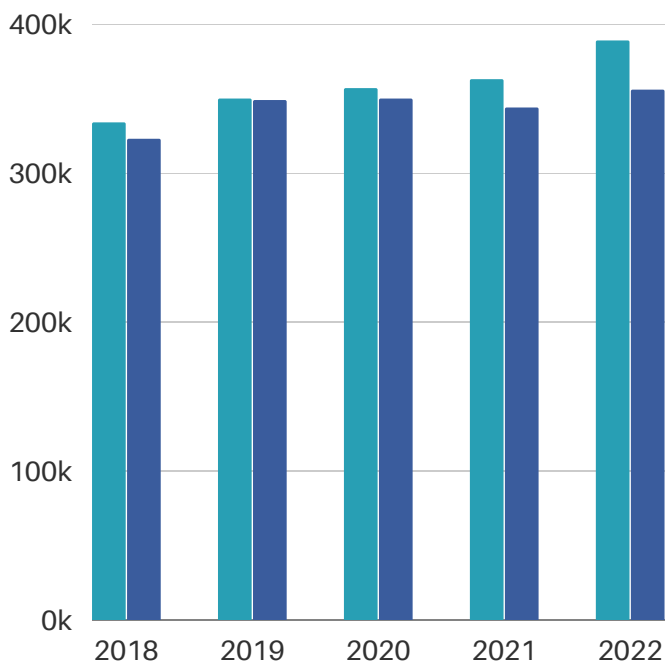


AVERAGE  
DAYS ON  
MARKET **35**

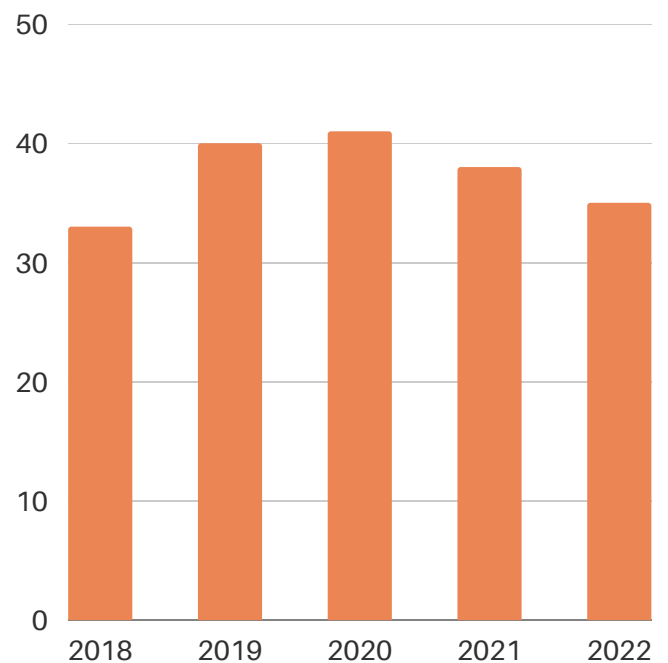
AVERAGE  
SALE  
PRICE  
CHANGE **+7.2%**

MEDIAN  
SALE  
PRICE  
CHANGE **+3.6%**

## AVERAGE & MEDIAN PRICE



## AVERAGE DAYS ON MARKET



# 2 BED 2 BATH CONDOS

	2021	2022
AVERAGE	\$552,471	\$592,130
MEDIAN	\$550,000	\$577,000

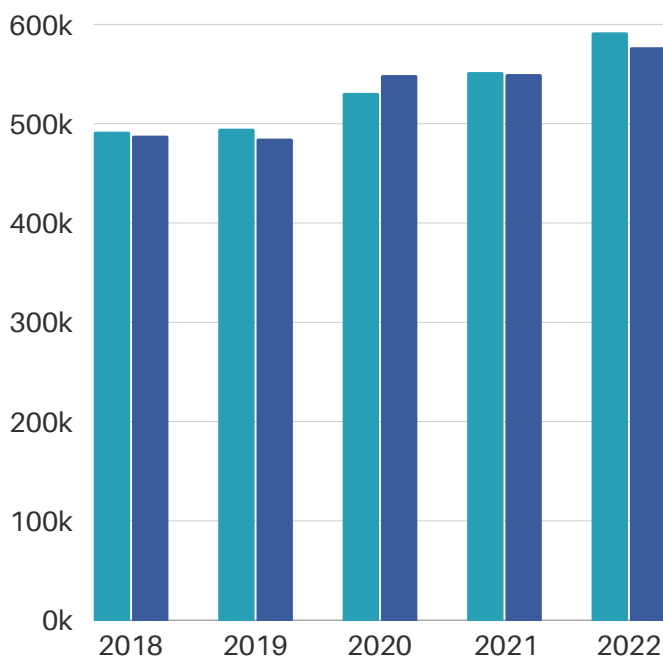


AVERAGE  
DAYS ON  
MARKET **25**

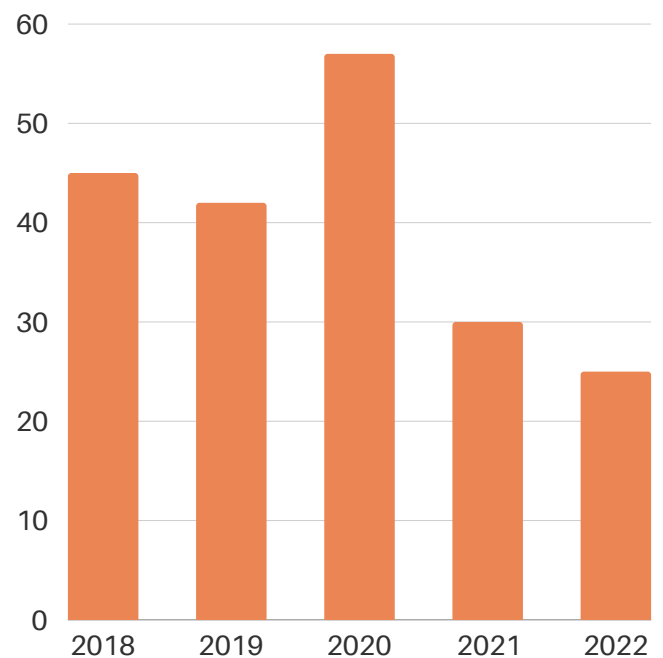
AVERAGE  
SALE  
PRICE  
CHANGE **+7.2%**

MEDIAN  
SALE  
PRICE  
CHANGE **+4.9%**

AVERAGE & MEDIAN  
PRICE



AVERAGE  
DAYS ON MARKET



# 3+ BEDROOM CONDOS

	2021	2022
AVERAGE	\$757,187	\$802,309
MEDIAN	\$760,500	\$817,500

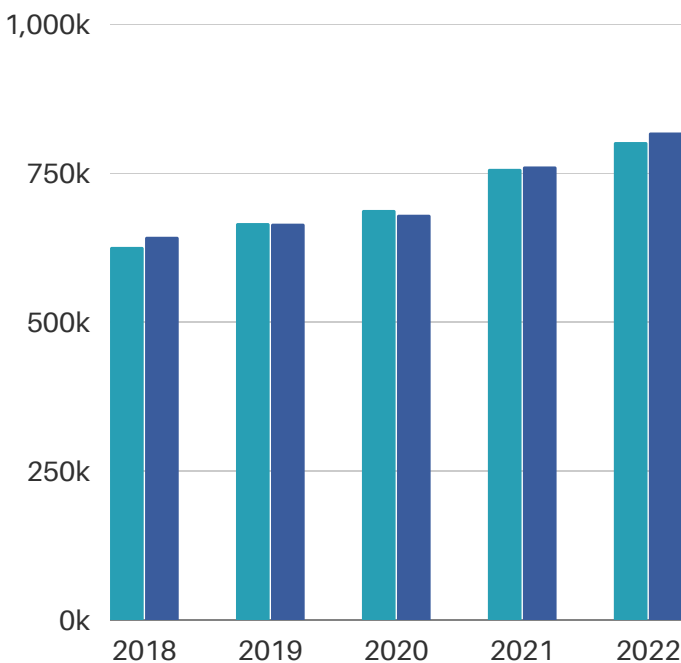


AVERAGE  
DAYS ON  
MARKET **31**

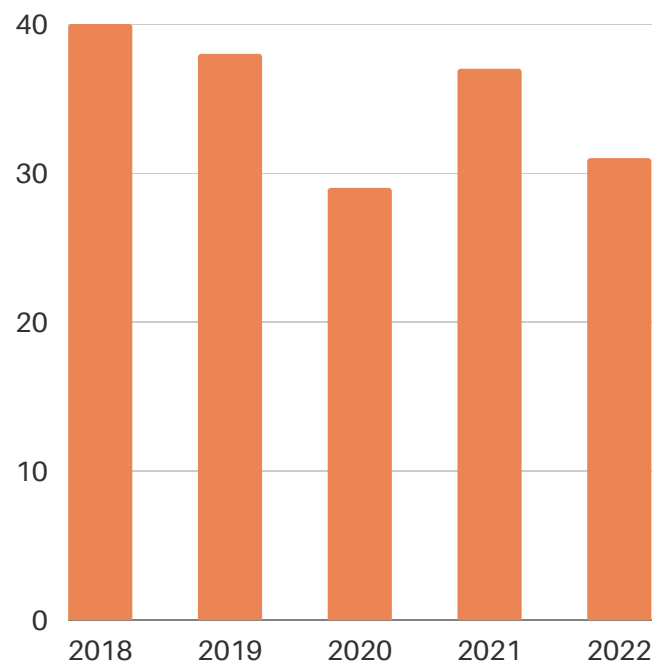
AVERAGE  
SALE  
PRICE  
CHANGE **+6.0%**

MEDIAN  
SALE  
PRICE  
CHANGE **+7.5%**

AVERAGE & MEDIAN  
PRICE



AVERAGE  
DAYS ON MARKET





# SINGLE FAMILY HOMES

	2021	2022
AVERAGE	\$646,326	\$763,572
MEDIAN	\$625,000	\$688,000

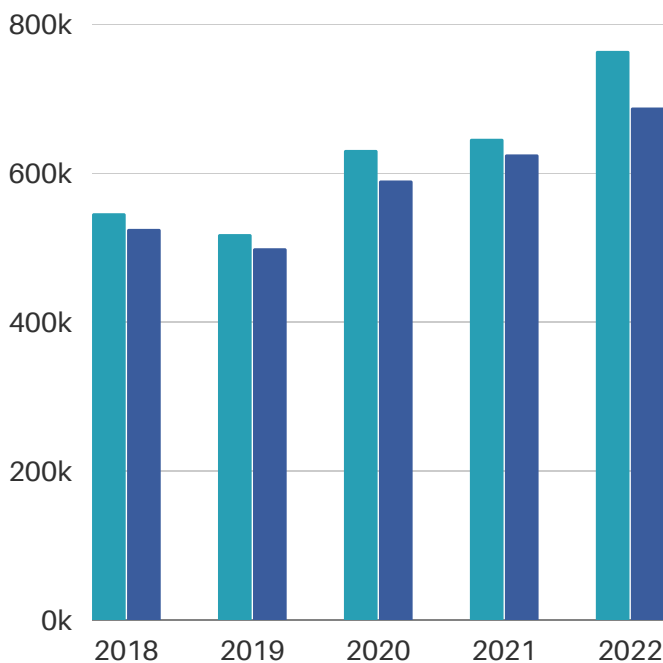


AVERAGE  
DAYS ON  
MARKET **30**

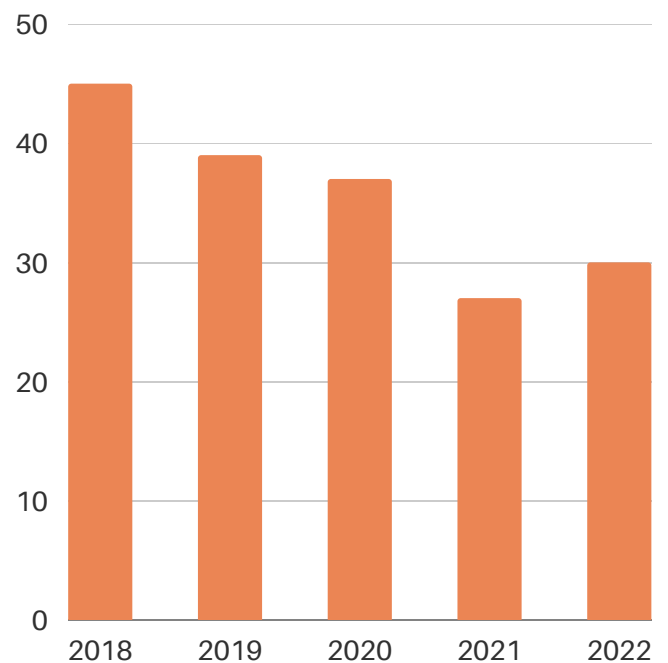
AVERAGE  
SALE  
PRICE  
CHANGE **+18.1%**

MEDIAN  
SALE  
PRICE  
CHANGE **+10.1%**

AVERAGE & MEDIAN  
PRICE



AVERAGE  
DAYS ON MARKET



# MULTIFAMILY HOMES

	2021	2022
AVERAGE	\$815,519	\$889,054
MEDIAN	\$797,499	\$825,000

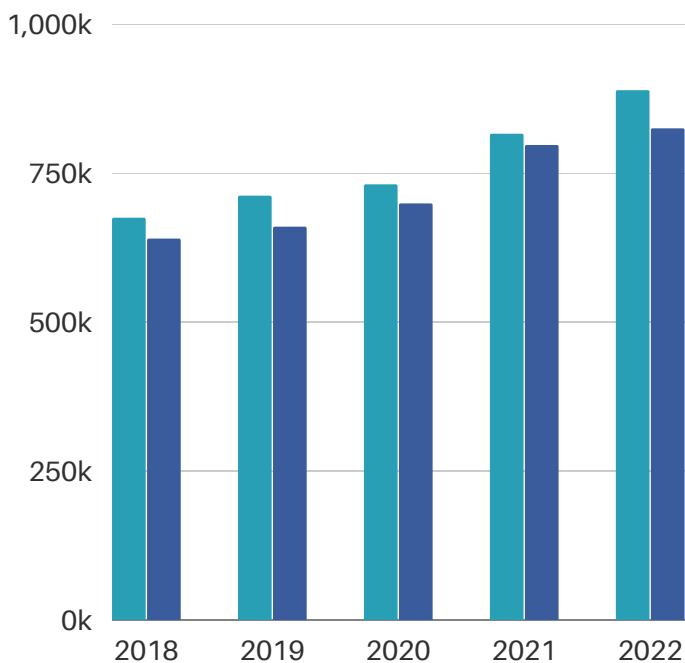


AVERAGE  
DAYS ON  
MARKET **44**

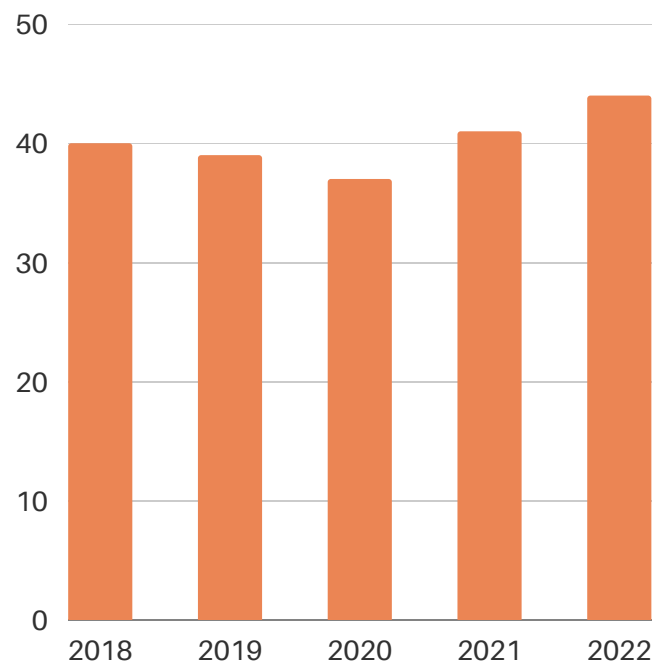
AVERAGE  
SALE  
PRICE  
CHANGE **+9.0%**

MEDIAN  
SALE  
PRICE  
CHANGE **+3.4%**

AVERAGE & MEDIAN  
PRICE



AVERAGE  
DAYS ON MARKET

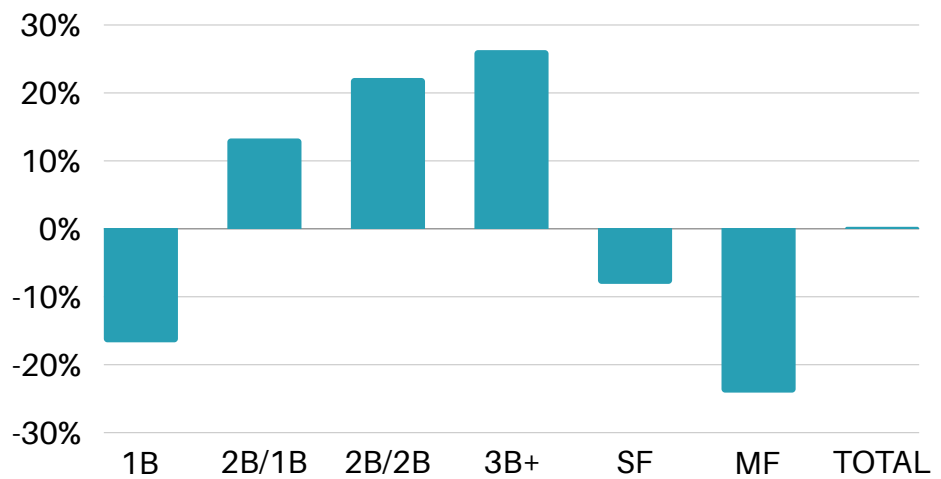




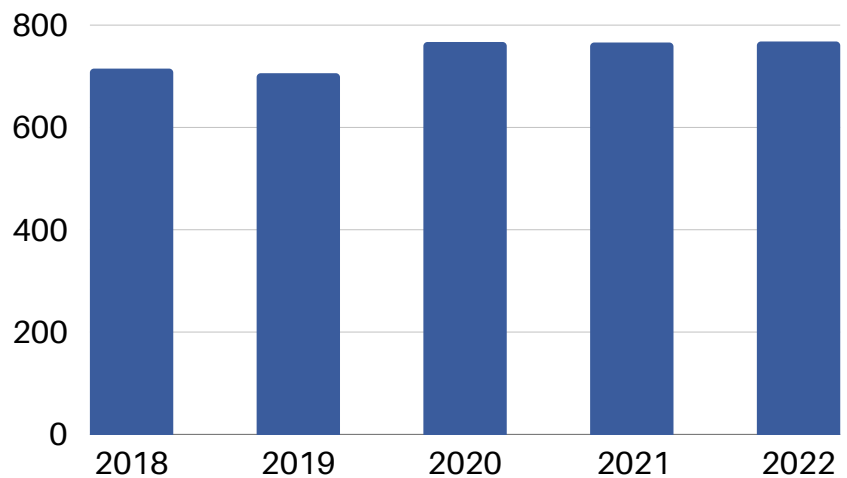
# HOMES LISTED

	2021	2022	% CHANGE
1 BEDROOM CONDOS	72	60	-16.7%
2 BED / 1 BATH CONDOS	60	68	+13.3%
2 BED / 2 BATH CONDOS	109	134	+22.9%
3+ BEDROOM CONDOS	190	240	+26.3%
SINGLE FAMILY HOMES	74	68	-8.1%
MULTIFAMILY HOMES	261	198	-24.1%
TOTAL	766	768	+0.3%

## YEAR OVER YEAR



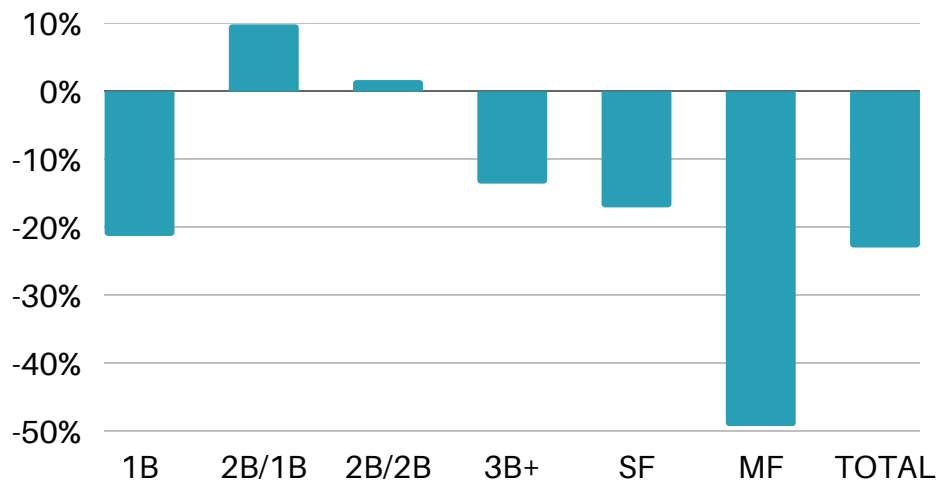
## TOTAL LISTED



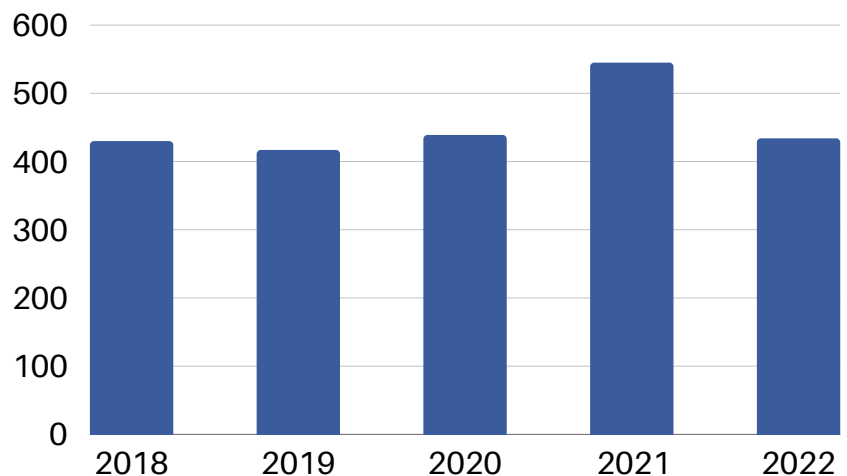
# HOMES UNDER CONTRACT

	2021	2022	% CHANGE
1 BEDROOM CONDOS	52	41	-21.2%
2 BED / 1 BATH CONDOS	41	45	+9.8%
2 BED / 2 BATH CONDOS	72	85	+18.1%
3+ BEDROOM CONDOS	148	128	-13.5%
SINGLE FAMILY HOMES	53	44	-17.0%
MULTIFAMILY HOMES	179	91	-49.2%
TOTAL	545	434	-20.4%

YEAR  
OVER  
YEAR



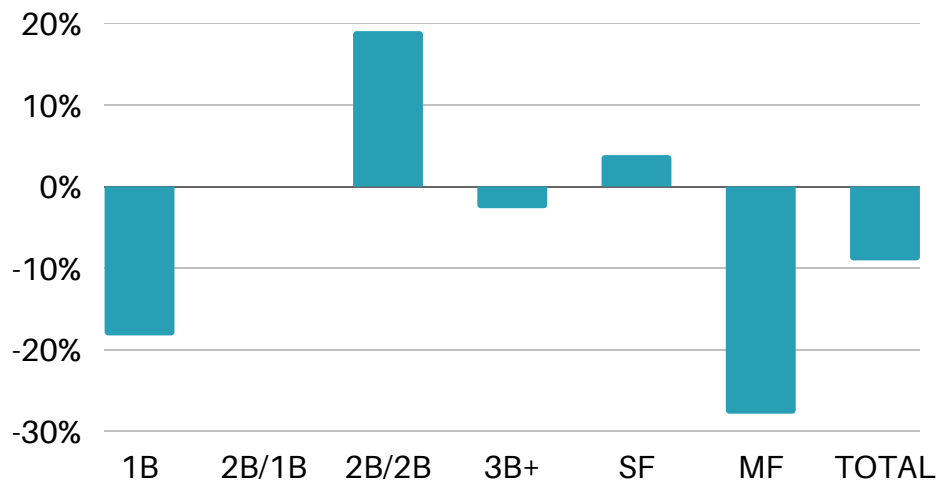
TOTAL  
UNDER  
CONTRACT



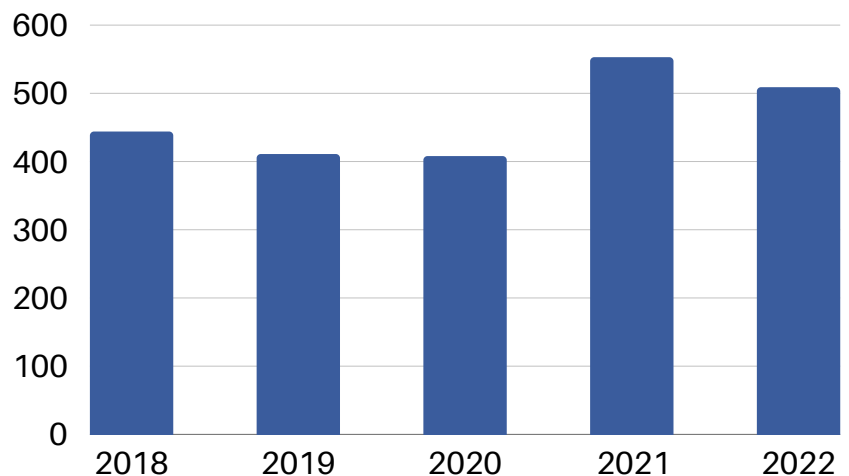
# HOMES SOLD

	2021	2022	% CHANGE
1 BEDROOM CONDOS	55	45	-18.2%
2 BED / 1 BATH CONDOS	48	48	+0.0%
2 BED / 2 BATH CONDOS	69	86	+24.6%
3+ BEDROOM CONDOS	152	148	-2.6%
SINGLE FAMILY HOMES	53	55	+3.8%
MULTIFAMILY HOMES	176	127	-27.8%
<b>TOTAL</b>	<b>553</b>	<b>509</b>	<b>-8.0%</b>

## YEAR OVER YEAR

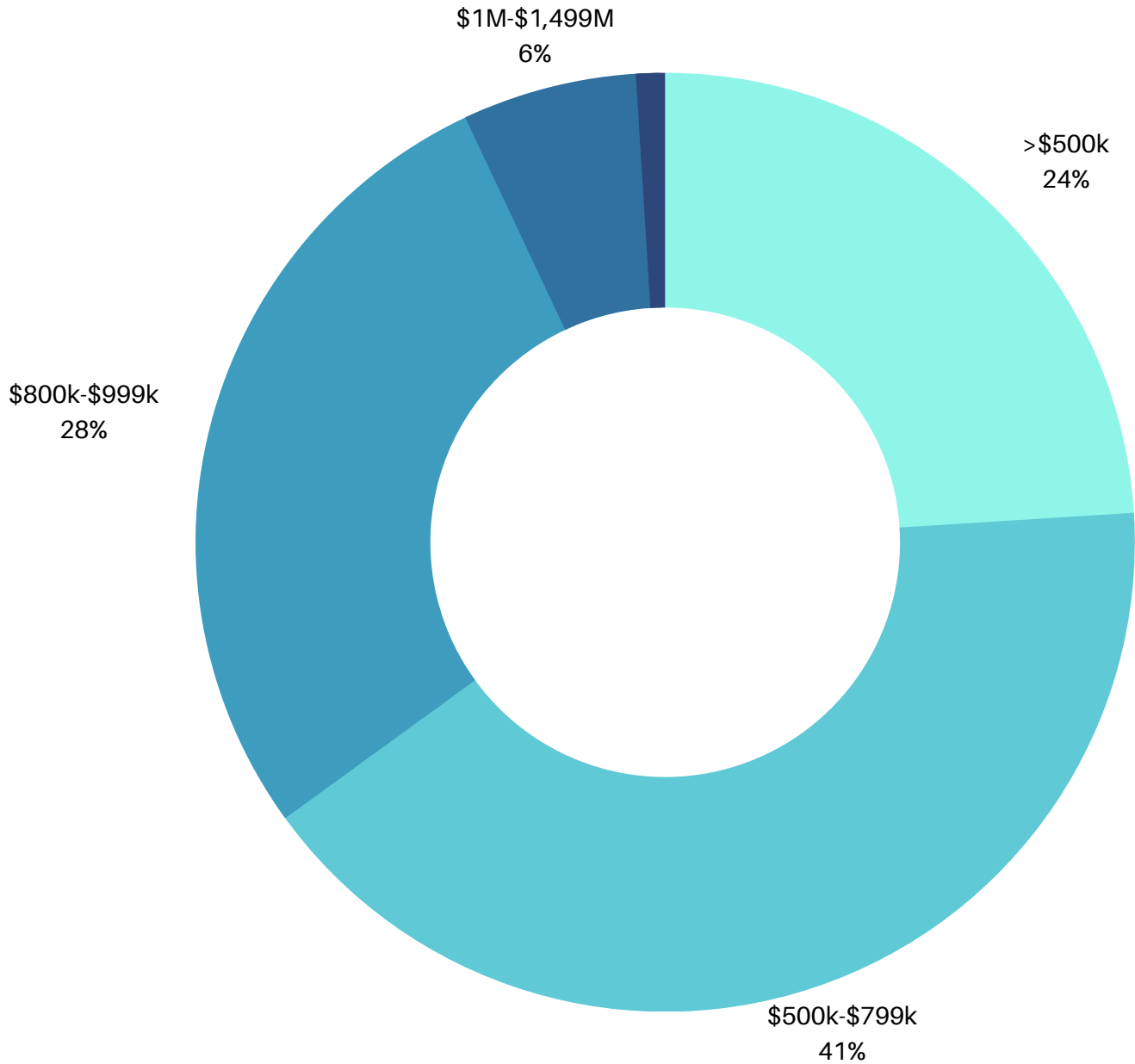


## TOTAL SOLD



# MARKET SHARE

PERCENTAGE OF UNITS SOLD BY PRICE



# METHODOLOGY

ZIP CODES COVERED:  
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.

