

Local Market Update for March 2021

Provided by New Jersey REALTORS®



Hudson County

Hudson County

Single Family

| Key Metrics | March | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 3-2020 | Thru 3-2021 | Percent Change |
| New Listings | 86 | 142 | + 65.1% | 291 | 349 | + 19.9% |
| Closed Sales | 48 | 99 | + 106.3% | 175 | 256 | + 46.3% |
| Days on Market Until Sale | 59 | 57 | - 3.4% | 50 | 49 | - 2.0% |
| Median Sales Price* | \$371,000 | \$415,000 | + 11.9% | \$399,000 | \$446,500 | + 11.9% |
| Percent of List Price Received* | 96.3% | 98.6% | + 2.4% | 97.8% | 98.9% | + 1.1% |
| Inventory of Homes for Sale | 340 | 257 | - 24.4% | -- | -- | -- |
| Months Supply of Inventory | 4.6 | 3.0 | - 34.8% | -- | -- | -- |

Townhouse-Condo

| Key Metrics | March | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 3-2020 | Thru 3-2021 | Percent Change |
| New Listings | 496 | 759 | + 53.0% | 1,584 | 1,953 | + 23.3% |
| Closed Sales | 250 | 407 | + 62.8% | 705 | 950 | + 34.8% |
| Days on Market Until Sale | 64 | 57 | - 10.9% | 62 | 55 | - 11.3% |
| Median Sales Price* | \$566,000 | \$560,000 | - 1.1% | \$531,250 | \$541,000 | + 1.8% |
| Percent of List Price Received* | 98.3% | 98.1% | - 0.2% | 97.9% | 97.7% | - 0.2% |
| Inventory of Homes for Sale | 1,452 | 1,626 | + 12.0% | -- | -- | -- |
| Months Supply of Inventory | 5.2 | 5.1 | - 1.9% | -- | -- | -- |

Adult Community

| Key Metrics | March | | | Year to Date | | |
|---------------------------------|-------|------|----------------|--------------|-------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 3-2020 | Thru 3-2021 | Percent Change |
| New Listings | 0 | 0 | -- | 0 | 1 | -- |
| Closed Sales | 0 | 0 | -- | 0 | 0 | -- |
| Days on Market Until Sale | 0 | 0 | -- | 0 | 0 | -- |
| Median Sales Price* | \$0 | \$0 | -- | \$0 | \$0 | -- |
| Percent of List Price Received* | 0.0% | 0.0% | -- | 0.0% | 0.0% | -- |
| Inventory of Homes for Sale | 0 | 0 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.0 | -- | -- | -- | -- |

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type By Month

