

# Local Market Update for January 2023

Provided by New Jersey REALTORS®



## Hudson County

Hudson County

### Single Family

Key Metrics	January			Year to Date		
	2022	2023	Percent Change	Thru 1-2022	Thru 1-2023	Percent Change
New Listings	110	80	- 27.3%	110	80	- 27.3%
Closed Sales	90	45	- 50.0%	90	45	- 50.0%
Days on Market Until Sale	50	48	- 4.0%	50	48	- 4.0%
Median Sales Price*	\$472,500	<b>\$488,000</b>	+ 3.3%	\$472,500	<b>\$488,000</b>	+ 3.3%
Percent of List Price Received*	99.0%	<b>98.7%</b>	- 0.3%	99.0%	<b>98.7%</b>	- 0.3%
Inventory of Homes for Sale	264	213	- 19.3%	--	--	--
Months Supply of Inventory	3.1	3.1	0.0%	--	--	--

### Townhouse-Condo

Key Metrics	January			Year to Date		
	2022	2023	Percent Change	Thru 1-2022	Thru 1-2023	Percent Change
New Listings	577	414	- 28.2%	577	414	- 28.2%
Closed Sales	308	190	- 38.3%	308	190	- 38.3%
Days on Market Until Sale	49	54	+ 10.2%	49	54	+ 10.2%
Median Sales Price*	\$549,500	<b>\$492,500</b>	- 10.4%	\$549,500	<b>\$492,500</b>	- 10.4%
Percent of List Price Received*	99.1%	<b>97.8%</b>	- 1.3%	99.1%	<b>97.8%</b>	- 1.3%
Inventory of Homes for Sale	1,305	1,022	- 21.7%	--	--	--
Months Supply of Inventory	3.5	3.4	- 2.9%	--	--	--

### Adult Community

Key Metrics	January			Year to Date		
	2022	2023	Percent Change	Thru 1-2022	Thru 1-2023	Percent Change
New Listings	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Days on Market Until Sale	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	0.0	- 100.0%	--	--	--

\* 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

