

Local Market Update for May 2025

Provided by New Jersey REALTORS®



Hudson County

Hudson County

Single Family

	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	120	101	- 15.8%	454	461	+ 1.5%
Closed Sales	55	54	- 1.8%	252	255	+ 1.2%
Days on Market Until Sale	39	44	+ 12.8%	39	43	+ 10.3%
Median Sales Price*	\$605,000	\$622,600	+ 2.9%	\$560,000	\$615,000	+ 9.8%
Percent of List Price Received*	100.1%	99.9%	- 0.2%	100.1%	99.9%	- 0.2%
Inventory of Homes for Sale	171	157	- 8.2%	--	--	--
Months Supply of Inventory	3.1	2.8	- 9.7%	--	--	--

Townhouse-Condo

	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	544	585	+ 7.5%	2,324	2,586	+ 11.3%
Closed Sales	257	246	- 4.3%	1,005	1,000	- 0.5%
Days on Market Until Sale	32	37	+ 15.6%	36	44	+ 22.2%
Median Sales Price*	\$650,000	\$700,000	+ 7.7%	\$620,000	\$640,000	+ 3.2%
Percent of List Price Received*	100.6%	100.3%	- 0.3%	99.9%	99.7%	- 0.2%
Inventory of Homes for Sale	821	955	+ 16.3%	--	--	--
Months Supply of Inventory	3.8	4.2	+ 10.5%	--	--	--

Adult Community

	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	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	\$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

