Local Market Update for October 2025

Provided by New Jersey REALTORS®



Hudson County

Hudson County

Single Family		October			Year to Date			
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change		
New Listings	104	91	- 12.5%	977	959	- 1.8%		
Closed Sales	49	43	- 12.2%	527	525	- 0.4%		
Days on Market Until Sale	31	33	+ 6.5%	33	36	+ 9.1%		
Median Sales Price*	\$625,000	\$735,000	+ 17.6%	\$585,000	\$625,000	+ 6.8%		
Percent of List Price Received*	101.0%	99.4%	- 1.6%	101.1%	100.4%	- 0.7%		
Inventory of Homes for Sale	188	163	- 13.3%					
Months Supply of Inventory	3.4	2.9	- 14.7%					

Townhouse-Condo	October			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	486	530	+ 9.1%	4,639	5,147	+ 11.0%
Closed Sales	253	212	- 16.2%	2,234	2,238	+ 0.2%
Days on Market Until Sale	39	41	+ 5.1%	35	37	+ 5.7%
Median Sales Price*	\$639,000	\$570,000	- 10.8%	\$625,000	\$625,000	0.0%
Percent of List Price Received*	100.3%	99.4%	- 0.9%	100.1%	99.5%	- 0.6%
Inventory of Homes for Sale	825	941	+ 14.1%			
Months Supply of Inventory	3.7	4.1	+ 10.8%			

Adult Community		October			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	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

