

Local Market Update for February 2025

Provided by New Jersey REALTORS®



Hudson County

Hudson County

Single Family

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	81	73	- 9.9%	167	157	- 6.0%
Closed Sales	46	47	+ 2.2%	95	95	0.0%
Days on Market Until Sale	36	43	+ 19.4%	42	47	+ 11.9%
Median Sales Price*	\$575,000	\$550,000	- 4.3%	\$539,000	\$594,000	+ 10.2%
Percent of List Price Received*	98.6%	98.4%	- 0.2%	99.6%	99.2%	- 0.4%
Inventory of Homes for Sale	230	186	- 19.1%	--	--	--
Months Supply of Inventory	3.8	3.1	- 18.4%	--	--	--

Townhouse-Condo

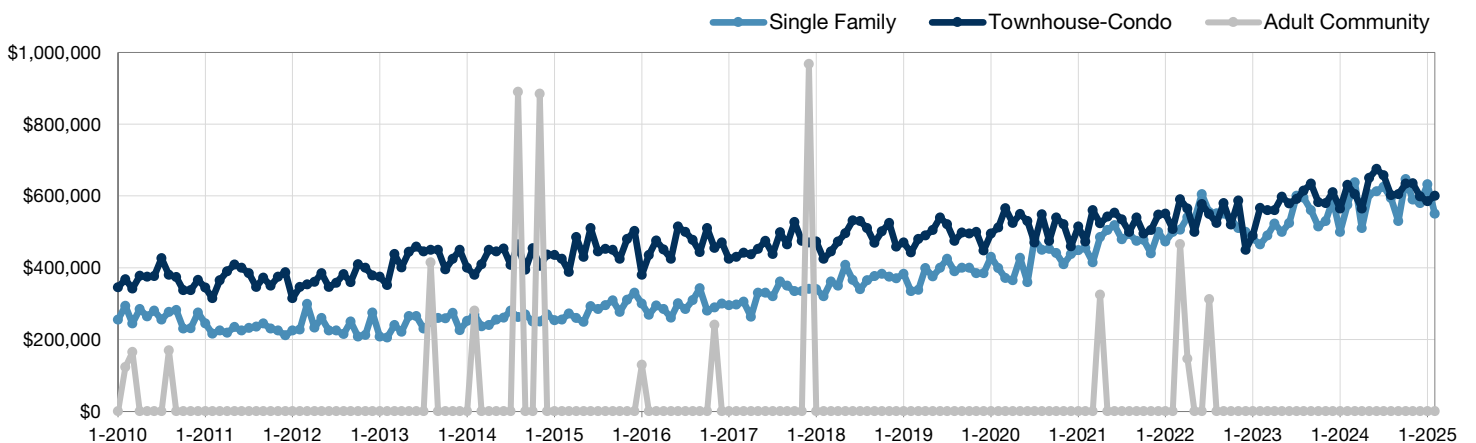
Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	454	416	- 8.4%	906	888	- 2.0%
Closed Sales	160	181	+ 13.1%	331	382	+ 15.4%
Days on Market Until Sale	36	48	+ 33.3%	36	47	+ 30.6%
Median Sales Price*	\$631,000	\$600,000	- 4.9%	\$620,000	\$592,500	- 4.4%
Percent of List Price Received*	99.4%	99.9%	+ 0.5%	99.4%	99.5%	+ 0.1%
Inventory of Homes for Sale	1,100	1,180	+ 7.3%	--	--	--
Months Supply of Inventory	4.7	4.9	+ 4.3%	--	--	--

Adult Community

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	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	2	0	- 100.0%	--	--	--
Months Supply of Inventory	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



Current as of March 20, 2025. All data from the multiple listing services in the state of New Jersey. Margin of error for reported statewide numbers is +/- 4% at a 95% confidence level. Report © 2025 ShowingTime Plus, LLC.