

Local Market Update for October 2024

Provided by New Jersey REALTORS®



Hudson County

Hudson County

Single Family

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	100	103	+ 3.0%	984	1,057	+ 7.4%
Closed Sales	70	49	- 30.0%	602	565	- 6.1%
Days on Market Until Sale	41	31	- 24.4%	41	34	- 17.1%
Median Sales Price*	\$513,837	\$649,000	+ 26.3%	\$525,000	\$575,000	+ 9.5%
Percent of List Price Received*	100.1%	100.7%	+ 0.6%	100.2%	101.3%	+ 1.1%
Inventory of Homes for Sale	260	257	- 1.2%	--	--	--
Months Supply of Inventory	4.4	4.3	- 2.3%	--	--	--

Townhouse-Condo

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	393	525	+ 33.6%	4,208	4,964	+ 18.0%
Closed Sales	218	259	+ 18.8%	2,400	2,344	- 2.3%
Days on Market Until Sale	35	41	+ 17.1%	37	34	- 8.1%
Median Sales Price*	\$577,500	\$639,000	+ 10.6%	\$590,000	\$630,000	+ 6.8%
Percent of List Price Received*	99.9%	100.0%	+ 0.1%	99.8%	100.1%	+ 0.3%
Inventory of Homes for Sale	1,156	1,264	+ 9.3%	--	--	--
Months Supply of Inventory	4.8	5.2	+ 8.3%	--	--	--

Adult Community

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	0	0	--	1	0	- 100.0%
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	1	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

