



# MADISON ADAMS™

## REAL ESTATE MARKET REPORT

### JC HEIGHTS

HUDSON COUNTY—NEW JERSEY—GOLD COAST ON THE HUDSON™

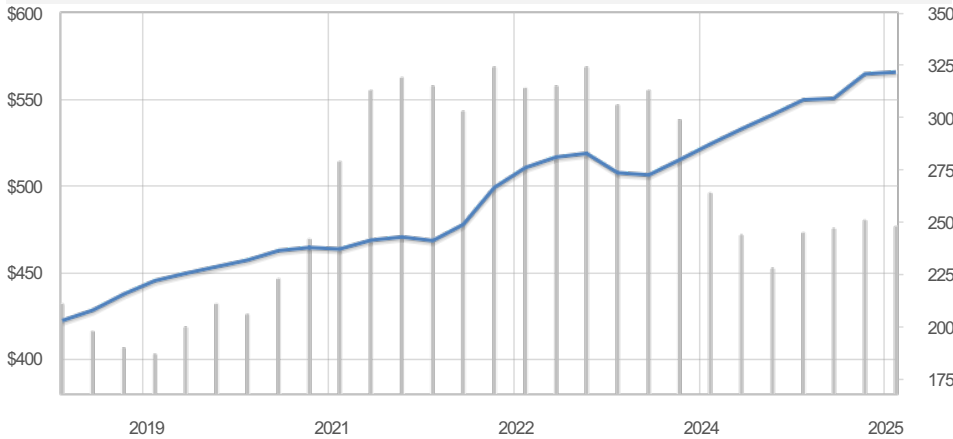
**Q3 2025**  
**MARKET TRENDS**

Quarterly Market Report

7 Y-O-Y QUARTERLY

■ AVG SALE / SQFT

■ NUMBER OF SALES



## CONDO SALES

& MARKET TRENDS

YEAR-OVER-YEAR

**AVG PRICE**  
Average Sale

**\$689,873** ↑

**PER SqFt**  
Average Sale

**\$566** ↑

**DAYS ON MARKET**  
From Last List Date

**34** ↑

| YEAR-OVER-YEAR                       | Q3-2025       | Q3-2024       | △%     |
|--------------------------------------|---------------|---------------|--------|
| Average Sales Price                  | \$689,873     | \$634,915     | 8.7%   |
| Average Sales Price per SqFt         | \$566         | \$541         | 4.5%   |
| Number of Sales                      | 248           | 228           | 8.8%   |
| Days on Market (From Last List Date) | 34            | 28            | 21.4%  |
| Discount Rate (From Last List Price) | 1.1%          | 0.1%          | 791.1% |
| Total Volume                         | \$184,879,648 | \$158,514,992 | 16.6%  |
| Average Sale 1 Bed                   | \$363,940     | \$300,020     | 21.3%  |
| Average Sale 2 Bed                   | \$529,685     | \$512,625     | 3.3%   |
| Average Sale 3+ Bed                  | \$887,771     | \$877,420     | 1.2%   |

**1 BR**  
Average Sale

**\$363,940** ↑

**2 BR**  
Average Sale

**\$529,685** ↑

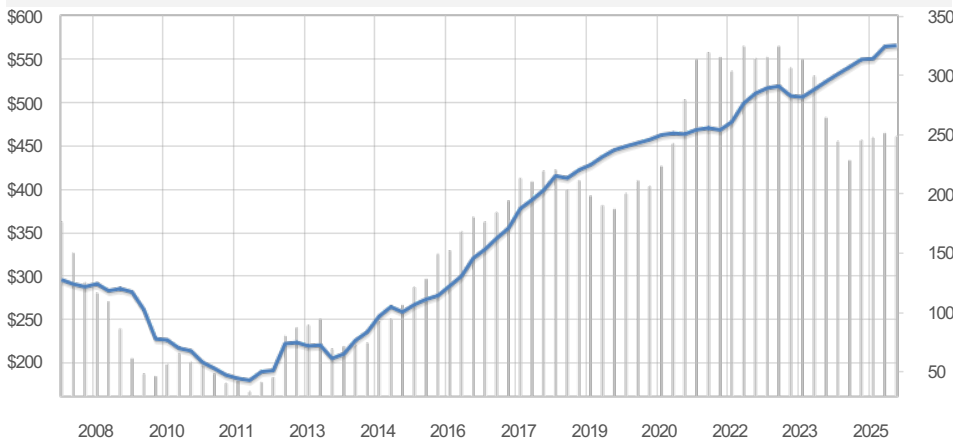
**3+ BR**  
Average Sale

**\$887,771** ↑

18 Y-O-Y QUARTERLY

■ AVG SALE / SQFT

■ NUMBER OF SALES



## TOWN STATS

|                           |          |
|---------------------------|----------|
| Population                | 267,345  |
| Total Housing Units       | 104,018  |
| Apartments                | 36,684   |
| General Tax Rate (2023)   | 2.246%   |
| Effective Tax Rate (2023) | 1.944%   |
| Typical 1 Bed Unit        | 684 sf   |
| Typical 2 Bed Unit        | 965 sf   |
| Typical 3+ Bed Unit       | 1,517 sf |

# JERSEY CITY

## CONDO MARKET

As of 02/28/26

### ACTIVE LISTINGS

As of 02/28/26 includes Coops

438

### UNITS SOLD

Past 12 months

1,096

### ORIG DISCOUNT

From First List Price

1.7%

### DISCOUNT

From Last List Price

0.8%

### ABSORPTION

March 2019

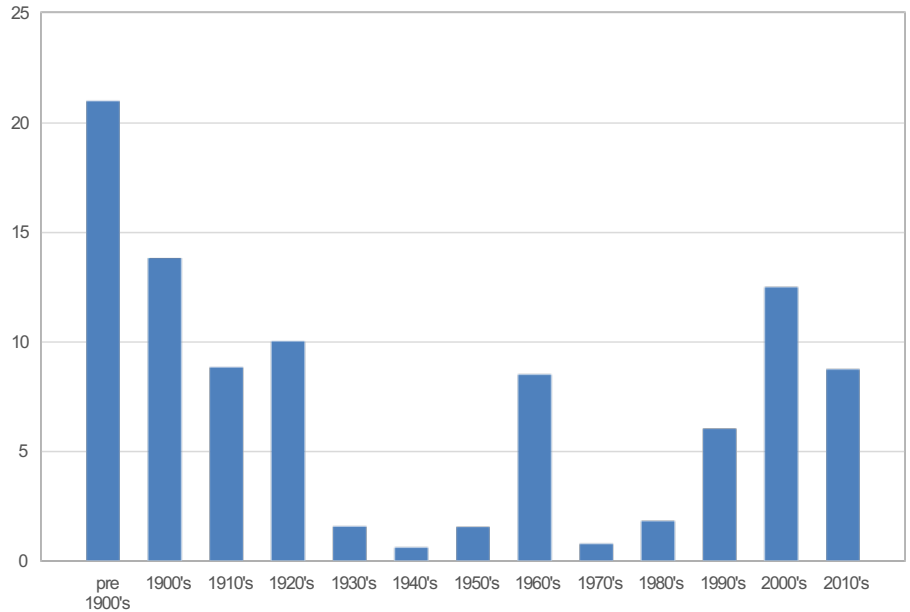
4.9

Months

## VIBRANCY & DEVELOPMENT

AGE OF ALL PROPERTIES IN TOWN

■ YEAR BUILT % SHARE



## GOLD COAST ON THE HUDSON™ CONDO MARKET

## THE BIG PICTURE

| Y-O-Y 2025-Q3        | VOLUME        | AVG SALE  | UNITS SOLD | DISC RATE | DOM | PRICE/SQFT | MKT SHARE |
|----------------------|---------------|-----------|------------|-----------|-----|------------|-----------|
| Cliffside Park       | \$127,822,186 | \$644,376 | 182        | 1.35%     | 54  | \$408      | 5.81%     |
| Edgewater            | \$105,808,398 | \$683,598 | 138        | 1.22%     | 49  | \$506      | 4.81%     |
| Fort Lee             | \$203,815,067 | \$611,240 | 287        | 1.01%     | 45  | \$436      | 9.27%     |
| Bayonne              | \$29,619,283  | \$314,838 | 86         | 0.39%     | 29  | \$353      | 1.35%     |
| Guttenberg           | \$24,941,287  | \$375,306 | 62         | 2.73%     | 53  | \$349      | 1.13%     |
| Hoboken              | \$550,287,002 | \$911,153 | 526        | -0.65%    | 23  | \$908      | 25.02%    |
| North Bergen         | \$68,003,594  | \$413,794 | 139        | 0.74%     | 46  | \$450      | 3.09%     |
| Union City           | \$71,417,925  | \$456,046 | 141        | -0.58%    | 27  | \$491      | 3.25%     |
| Weehawken            | \$66,136,114  | \$883,889 | 64         | 1.10%     | 40  | \$714      | 3.01%     |
| West New York        | \$80,263,887  | \$584,222 | 111        | 0.84%     | 37  | \$597      | 3.65%     |
| JC, Bergen-Lafayette | \$36,917,249  | \$566,273 | 61         | 1.47%     | 44  | \$476      | 1.68%     |
| JC, Downtown         | \$520,219,300 | \$861,956 | 556        | 0.75%     | 38  | \$885      | 23.66%    |
| JC, Greenville       | \$32,275,276  | \$451,468 | 62         | 1.62%     | 55  | \$378      | 1.47%     |
| JC, Heights          | \$184,879,648 | \$689,873 | 248        | 1.09%     | 34  | \$566      | 8.41%     |
| JC, Journal Square   | \$66,990,387  | \$417,548 | 144        | 1.13%     | 41  | \$462      | 3.05%     |
| JC, West Bergen      | \$29,658,888  | \$477,800 | 57         | -3.75%    | 29  | \$447      | 1.35%     |

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