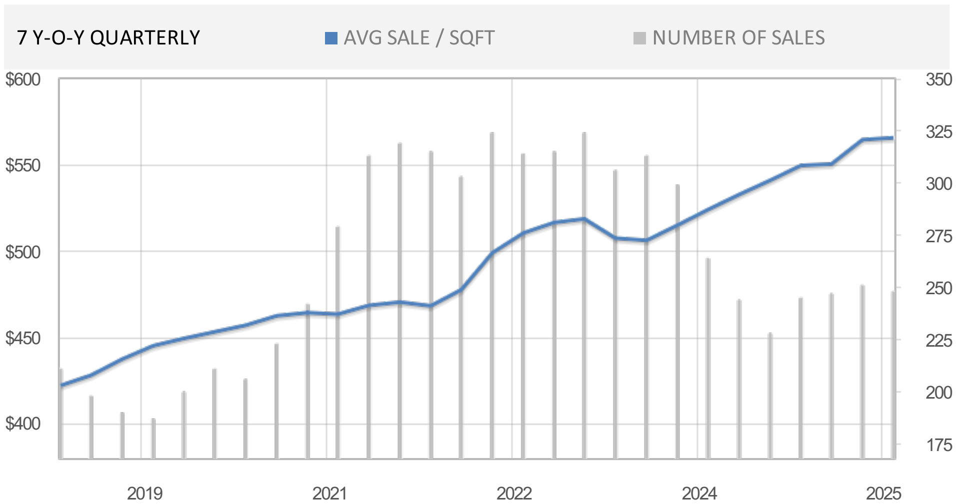
MADISON ADAMS™

REAL ESTATE MARKET REPORT

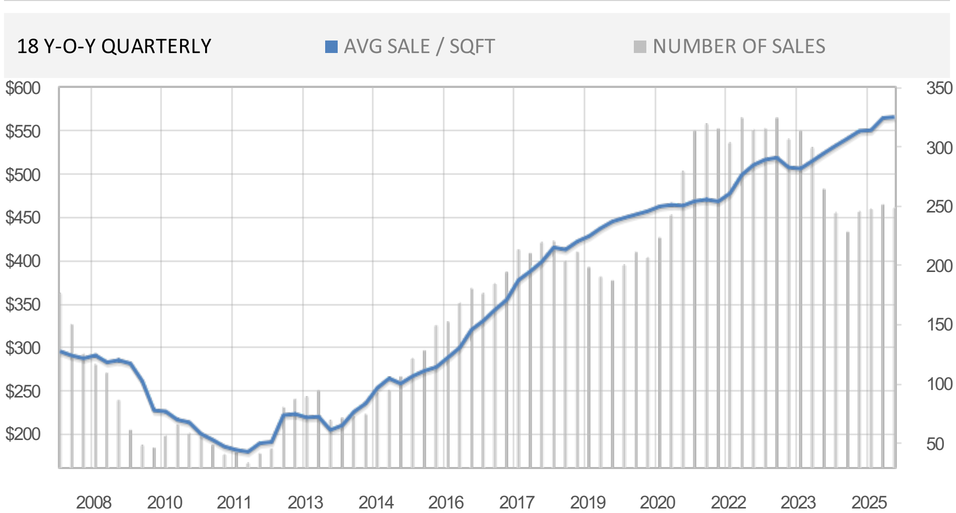
JC HEIGHTS

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

Q3 2025
MARKET TRENDS
Quarterly Market Report



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%



CONDO SALES
& MARKET TRENDS

YEAR-OVER-YEAR

AVG PRICE — $689,873
Average Sale

PER SqFt — $566
Average Sale

DAYS ON MARKET — 34
From Last List Date

1 BR — $363,940
Average Sale

2 BR — $529,685
Average Sale

3+ BR — $887,771
Average Sale

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

VIBRANCY & DEVELOPMENT

ACTIVE LISTINGS 438
As of 02/28/26 includes Coops

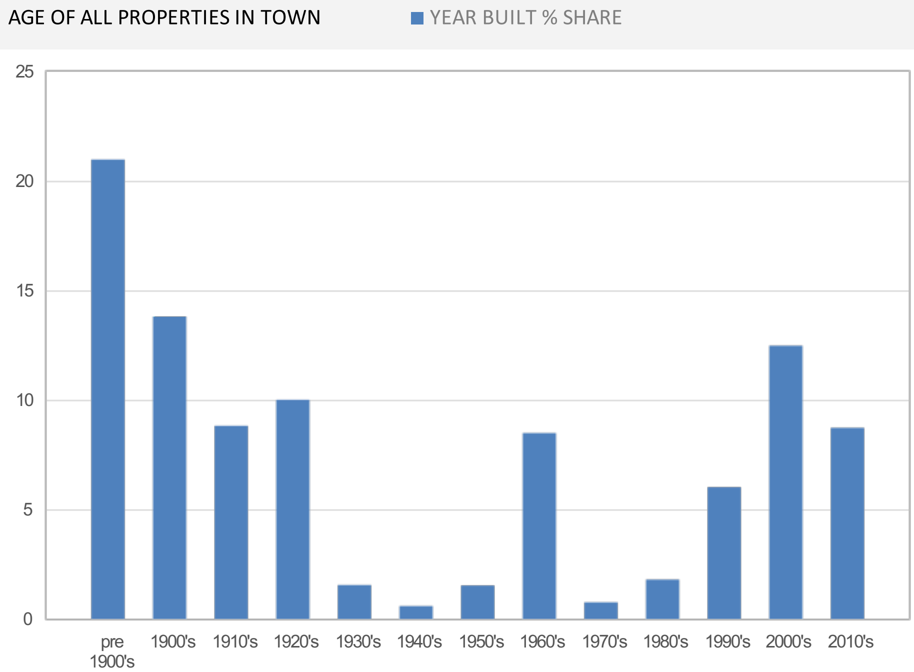
UNITS SOLD 1,096
Past 12 months

ORIG DISCOUNT 1.7%
From First List Price

DISCOUNT 0.8%
From Last List Price

ABSORPTION 4.9 Months
March 2019

AGE OF ALL PROPERTIES IN TOWN



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-Lafayett	$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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