Corcoran Sawyer Smith

Q2 2025 Market Report

JERSEY CITY

corcoran

SAWYER SMITH

Overview

Closed Sales

446

0% YEAR OVER YEAR
+13% QUARTER OVER QUARTER

Contracts Signed

548

+6% YEAR OVER YEAR
+10% QUARTER OVER QUARTER

Days on Market

31

+1% YEAR OVER YEAR
-22% QUARTER OVER QUARTER

Inventory

1,315

+3% YEAR OVER YEAR
+21% QUARTER OVER QUARTER

Median Price

$750K

+8% YEAR OVER YEAR
+8% QUARTER OVER QUARTER

Average PPSF

$695

0% YEAR OVER YEAR
+4% QUARTER OVER QUARTER

Jersey City's real estate market in Q2 2025 continued to gain momentum, showing a healthy mix of increased activity and improved buyer confidence. Closed sales reached 446, holding steady year over year and climbing 13% from last quarter, while contracts signed rose to 548 (+6% YOY, +10% QoQ) as more buyers returned to the market.

Inventory expanded to 1,315 listings (+3% YOY, +21% QoQ), offering buyers the widest selection seen in recent quarters. With more choices available, pricing adjusted slightly—median price settled at $750K (-8% YOY, -8% QoQ) and average price per square foot eased to $695 (-1% YOY, -4% QoQ).

Homes spent an average of 31 days on market, nearly unchanged year over year (+1%) and selling 22% faster than the previous quarter, reflecting more decisive buyer activity heading into spring. Overall, Q2 points to a market finding balance—buyers have more opportunities to explore, while sellers are adapting to evolving price dynamics.

Q2 2025 Market Report | Jersey City

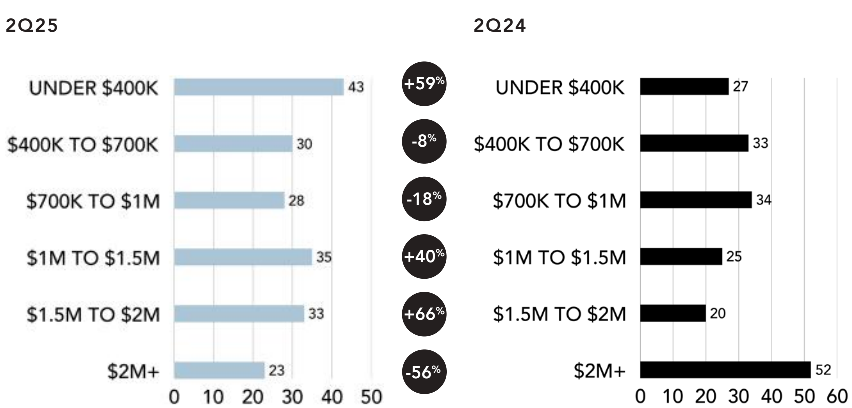
Sales

- Closed sales reached 446 with sales volume climbing to $379M, showing solid spring market activity.
- Contracts signed increased to 548, reflecting stronger buyer confidence and demand.
- Homes sold faster this quarter, averaging 31 days on market, down significantly from Q1.

	2Q25	2Q24	%CHG (YR)	1Q25	%CHG (QTR)
CLOSED SALES	446	447	0%	391	+14%
SALES VOLUME	$379M	$344M	+10%	$302M	+25%
CONTRACTS SIGNED	548	519	6%	497	10%
DAYS ON MARKET	31	31	1%	40	-22%

Days on Market by Price Range

% CHANGE (YEAR-OVER-YEAR)



Condominium Sales

	2Q25	2Q24	%CHG (YR)	1Q25	%CHG (QTR)
CLOSED SALES	294	305	-4%	239	+23%
SALES VOLUME	$236M	$227M	+4%	$174M	+35%
DAYS ON MARKET	32	30	+5%	40	-22%

1-Family Sales

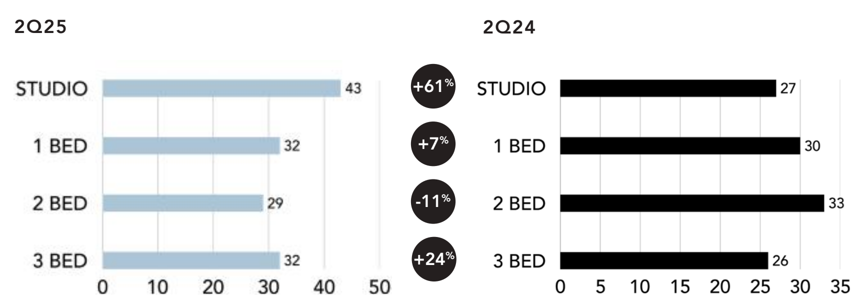
	2Q25	2Q24	%CHG (YR)	1Q25	%CHG (QTR)
CLOSED SALES	54	51	+6%	57	-5%
SALES VOLUME	$47M	$37M	+29%	$47M	+1%
DAYS ON MARKET	31	34	-9%	46	-32%

2-4 Family Sales

	2Q25	2Q24	%CHG (YR)	1Q25	%CHG (QTR)
CLOSED SALES	102	91	+12%	95	+7%
SALES VOLUME	$95M	$79M	+20%	$80M	+19%
DAYS ON MARKET	31	31	0%	37	-16%

Days on Market by Bedroom Type

% CHANGE (YEAR-OVER-YEAR)



Inventory

- Inventory rose to 1,315 active listings, marking a 3% annual increase and a 21% jump from Q1, the highest level of available homes since 2021.
- Growth was most pronounced in larger and higher-priced homes, with listings between $1M–$1.5M up 40% year over year.
- Three-bedroom homes saw the sharpest increase, with inventory up 57% compared to last year, providing buyers with more spacious choices.

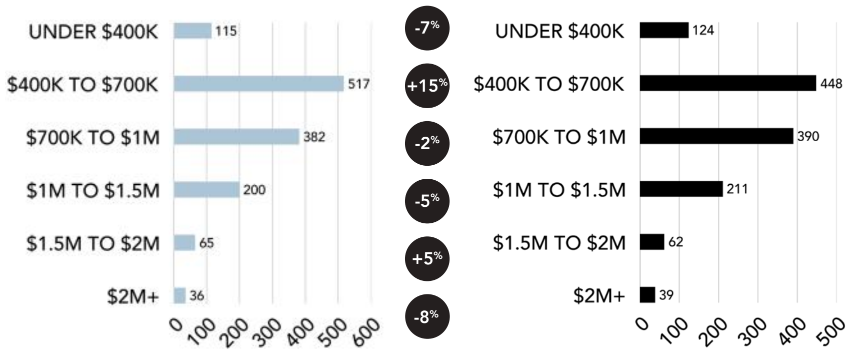
	2Q25	2Q24	%CHG (YR)	1Q25	%CHG (QTR)	2Q23	2Q22	2Q21
INVENTORY	1,315	1,274	+3%	1,091	+21%	968	1,264	1,152

Breakdown of Active Listings

% CHANGE (YEAR-OVER-YEAR)

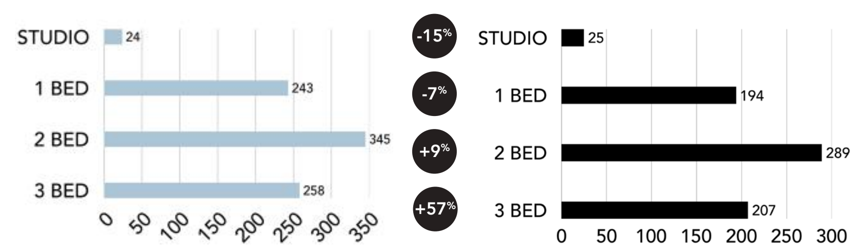
BY ASKING PRICE RANGE

2Q25 2Q24



BY BEDROOM TYPE

2Q25 2Q24



Prices

- The median sale price moderated to $750K, an 8% decline year over year and quarter over quarter, signaling pricing adjustments as inventory expands.
- Average price per square foot eased slightly to $695, down 1% year over year and 4% from last quarter, pointing to broader price sensitivity.
- These shifts indicate a more balanced market, where buyers benefit from improved negotiating power while sellers adapt to changing conditions.

	2Q25	2Q24	%CHG (YR)	1Q25	%CHG (QTR)
MEDIAN PRICE	$750,000	$693,000	+8%	$695,000	+8%
AVERAGE PRICE	$842,158	$770,650	+9%	$772,372	+9%
MEDIAN PPSF	$665	$676	-2%	$609	+9%
AVERAGE PPSF	$695	$694	0%	$667	+4%

Condominium Prices

PRICES	2Q25	2Q24	%CHG (YR)	1Q25	%CHG (QTR)
MEDIAN PRICE	$744,500	$675,000	+10%	$685,000	+9%
AVERAGE PRICE	$803,384	$746,969	+8%	$730,456	+10%
MEDIAN PPSF	$669	$683	-2%	$611	+9%
AVERAGE PPSF	$700	$699	0%	$669	+5%
AVERAGE PRICE BY BEDROOM					
STUDIO	$369,389	$491,250	-25%	$339,714	+9%
1 BEDROOM	$524,191	$536,536	-2%	$569,411	-8%
2 BEDROOM	$828,814	$808,442	+3%	$739,734	+12%
3 BEDROOM	$1,011,418	$1,012,515	0%	$838,734	+21%

1-Family Prices

PRICES	2Q25	2Q24	%CHG (YR)	1Q25	%CHG (QTR)
MEDIAN PRICE	$699,500	$585,000	+20%	$605,000	+16%
AVERAGE PRICE	$878,855	$723,829	+21%	$824,402	+7%

2-4 Family Prices

PRICES	2Q25	2Q24	%CHG (YR)	1Q25	%CHG (QTR)
MEDIAN PRICE	$830,000	$805,000	+3%	$745,000	+11%
AVERAGE PRICE	$934,492	$876,260	+7%	$846,606	+10%

Downtown

- Downtown closed 169 sales, down 8% from last year, while maintaining a strong 38% share of the market.
- Inventory expanded to 451 listings, giving buyers more choices, and homes sold in an average of 28 days, slightly faster than a year ago.
- The median price climbed to $950K, +12% YOY, with price per square foot holding steady at $890.

Sales
169
-8% YEAR OVER YEAR

Market Share of Sales
38%
-8% YEAR OVER YEAR

Inventory
451
+10% YEAR OVER YEAR

Days on Market
28
-5% YEAR OVER YEAR

Median Price
$950K
+12% YEAR OVER YEAR

Average PPSF
$890
0% YEAR OVER YEAR

Downtown Prices by Property Type

% CHANGE (YEAR-OVER-YEAR)

CONDOMINIUM

	2Q25	%	2Q24
MEDIAN PRICE	$880K	+14%	$770K
AVERAGE PRICE	$986K	+9%	$905K
MEDIAN PPSF	$886	+2%	$868
AVERAGE PPSF	$890	0%	$887

1 FAMILY

	2Q25	%	2Q24
MEDIAN PRICE	$1.8M	+32%	$1.36M
AVERAGE PRICE	$1.7M	+31%	$1.3M

2-4 FAMILY

	2Q25	%	2Q24
MEDIAN PRICE	$1.6K	-3%	$1.7M
AVERAGE PRICE	$1.73M	+2%	$1.7M

Downtown Average Price by Bedroom

% CHANGE (YEAR-OVER-YEAR) % CHANGE (QUARTER-OVER-QUARTER)

CONDOMINIUM

	2Q25	% (YoY)	2Q24	% (QoQ)	1Q25
STUDIO	$447,900	-16%	$530,429	-24%	$592,500
1 BEDROOM	$646,009	+2%	$631,112	-1%	$651,230
2 BEDROOM	$1,036,593	-3%	$1,065,782	+7%	$972,966
3 BEDROOM	$1,496,034	-11%	$1,677,885	+21%	$1,233,583

22 Beacon Ave #2 | $1.125M

Listing Presented by Megan Gülick

The Heights

- The Heights recorded 116 sales, a 17% increase YOY, strengthening its market share to 26%.
- Inventory rose modestly to 301 listings, and homes averaged 31 days on market, allowing buyers more time to explore options.
- Prices remained stable with a median of $803K, while average PPSF increased 11% to $588.

Sales
116

+17% YEAR OVER YEAR

Market Share of Sales
26%

+18% YEAR OVER YEAR

Inventory
301

+2% YEAR OVER YEAR

Days on Market
31

+16% YEAR OVER YEAR

Median Price
$803K

+1% YEAR OVER YEAR

Average PPSF
$588

+11% YEAR OVER YEAR

The Heights Prices by Property Type

% CHANGE (YEAR-OVER-YEAR)

CONDOMINIUM

	2Q25	%	2Q24
MEDIAN PRICE	$737K	+4%	$706K
AVERAGE PRICE	$745K	+6%	$700K
MEDIAN PPSF	$590	+9%	$543
AVERAGE PPSF	$584	+10%	$531

1 FAMILY

	2Q25	%	2Q24
MEDIAN PRICE	$700K	-14%	$811K
AVERAGE PRICE	$765K	-5%	$803K

2-4 FAMILY

	2Q25	%	2Q24
MEDIAN PRICE	$912K	+6%	$860K
AVERAGE PRICE	$1.03M	+15%	$897K

The Heights Average Price by Bedroom

% CHANGE (YEAR-OVER-YEAR) % CHANGE (QUARTER-OVER-QUARTER)

CONDOMINIUM

	2Q25	% (YoY)	2Q24	% (QoQ)	1Q25
1 BEDROOM	$410,714	+25%	$329,667	-4%	$425,980
2 BEDROOM	$546,178	+4%	$526,592	+7%	$508,083
3 BEDROOM	$912,147	+8%	$847,940	+5%	$871,519

Journal Square

- Journal Square posted 54 sales, up 13% YOY, now representing 12% of the market.
- Inventory grew to 208 listings, with properties spending an average of 40 days on market, slightly longer than last year.
- The median price surged to $660K, a 51% annual gain, while PPSF eased to $442.

Sales
54
+13% YEAR OVER YEAR

Market Share of Sales
12%
+10% YEAR OVER YEAR

Inventory
208
+11% YEAR OVER YEAR

Days on Market
40
+12% YEAR OVER YEAR

Median Price
$660K
+51% YEAR OVER YEAR

Average PPSF
$442
-2% YEAR OVER YEAR

Journal Square Prices by Property Type

% CHANGE (YEAR-OVER-YEAR)

CONDOMINIUM

	2Q25	%	2Q24
MEDIAN PRICE	$375K	-1%	$377K
AVERAGE PRICE	$480K	+19%	$405K
MEDIAN PPSF	$446	-6%	$477
AVERAGE PPSF	$447	-1%	$451

1 FAMILY

	2Q25	%	2Q24
MEDIAN PRICE	$755K	+11%	$678K
AVERAGE PRICE	$819K	+15%	$714K

2-4 FAMILY

	2Q25	%	2Q24
MEDIAN PRICE	$925K	+7%	$868K
AVERAGE PRICE	$960K	+15%	$714K

Journal Square Average Price by Bedroom

% CHANGE (YEAR-OVER-YEAR) % CHANGE (QUARTER-OVER-QUARTER)

CONDOMINIUM

	2Q25	% (YoY)	2Q24	% (QoQ)	1Q25
STUDIO	$278,333	+28%	$217,000	+25%	$222,500
1 BEDROOM	$274,620	-21%	$346,144	-18%	$336,000
2 BEDROOM	$505,100	+22%	$414,000	-9%	$552,600
3 BEDROOM	$674,000	+16%	$579,958	-3%	$694,917

Bergen-Lafayette

- Bergen-Lafayette saw 36 sales, a 64% YOY jump, increasing its market share to 8%.
- Inventory reached 116 listings, and homes typically sold in 34 days, reflecting steady buyer interest.
- The median price rose to $642K, +9% YOY, with PPSF at $436.

Sales
36
+64% YEAR OVER YEAR

Market Share of Sales
8%
+61% YEAR OVER YEAR

Inventory
116
+15% YEAR OVER YEAR

Days on Market
34
+16% YEAR OVER YEAR

Median Price
$642K
+9% YEAR OVER YEAR

Average PPSF
$436
-5% YEAR OVER YEAR

Bergen-Lafayette Prices by Property Type

% CHANGE (YEAR-OVER-YEAR)

CONDOMINIUM

	2Q25	%	2Q24
MEDIAN PRICE	$559K	+24%	$450K
AVERAGE PRICE	$581K	+10%	$530K
MEDIAN PPSF	$438	-28%	$612
AVERAGE PPSF	$443	-23%	$578

1 FAMILY

	2Q25	%	2Q24
MEDIAN PRICE	$570K	+2%	$558K
AVERAGE PRICE	$586K	+15%	$511K

2-4 FAMILY

	2Q25	%	2Q24
MEDIAN PRICE	$720K	-10%	$800K
AVERAGE PRICE	$762K	-5%	$800K

Bergen-Lafayette Average Price by Bedroom

% CHANGE (YEAR-OVER-YEAR) % CHANGE (QUARTER-OVER-QUARTER)

CONDOMINIUM

	2Q25	YoY %	2Q24	QoQ %	1Q25
1 BEDROOM	$368,334	-2%	$375,000	-22%	$469,500
2 BEDROOM	$538,125	+22%	$441,667	+6%	$507,408
3 BEDROOM	$658,400	-31%	$949,000	-7%	$709,985

West Bergen

- West Bergen closed 31 sales, down 14% YOY, with a 7% share of overall sales.
- Inventory tightened to 80 listings, and homes averaged 24 days on market, maintaining a relatively quick pace.
- The median price increased to $595K, +4% YOY, and PPSF advanced to $392.

Sales
31
-14% YEAR OVER YEAR

Market Share of Sales
7%
-13% YEAR OVER YEAR

Inventory
80
-15% YEAR OVER YEAR

Days on Market
24
+3% YEAR OVER YEAR

Median Price
$595K
+4% YEAR OVER YEAR

Average PPSF
$392
+8% YEAR OVER YEAR

West Bergen Prices by Property Type

% CHANGE (YEAR-OVER-YEAR)

CONDOMINIUM

	2Q25	%	2Q24
MEDIAN PRICE	$472K	+15%	$410K
AVERAGE PRICE	$477K	+13%	$424K
MEDIAN PPSF	$389	+10%	$352
AVERAGE PPSF	$390	+7%	$363

1 FAMILY

	2Q25	%	2Q24
MEDIAN PRICE	$552K	0%	$550K
AVERAGE PRICE	583K	+9%	$534K

2-4 FAMILY

	2Q25	%	2Q24
MEDIAN PRICE	$658K	-8%	$717K
AVERAGE PRICE	$698K	-6%	$743K

West Bergen Average Price by Bedroom

% CHANGE (YEAR-OVER-YEAR) % CHANGE (QUARTER-OVER-QUARTER)

CONDOMINIUM

	2Q25	% YoY	2Q24	% QoQ	1Q25
1 BEDROOM	$304,000	+40%	$217,500	-2%	$311,100
2 BEDROOM	$430,000	+2%	$422,530	-12%	$489,150
3 BEDROOM	$667,750	+18%	$567,000	-1%	$673,333

Greenville

- Greenville recorded 44 sales, a 24% annual decline, representing a 10% market share.
- Inventory contracted to 159 listings, while properties sold in about 35 days, moving faster than last year.
- The median price climbed to $625K, +12% YOY, with PPSF remaining steady at $369.

Sales
44
-24% YEAR OVER YEAR

Market Share of Sales
10%
-24% YEAR OVER YEAR

Inventory
159
-15% YEAR OVER YEAR

Days on Market
35
-17% YEAR OVER YEAR

Median Price
$625K
+12% YEAR OVER YEAR

Average PPSF
$369
+1% YEAR OVER YEAR

Greenville Prices by Property Type

% CHANGE (YEAR-OVER-YEAR)

CONDOMINIUM

	2Q25	%	2Q24
MEDIAN PRICE	$385K	+7%	$360K
AVERAGE PRICE	$418K	0%	$419K
MEDIAN PPSF	$387	+11%	$348
AVERAGE PPSF	$369	+1%	$367

1 FAMILY

	2Q25	%	2Q24
MEDIAN PRICE	$517K	+31%	$395K
AVERAGE PRICE	$530K	+20%	$443K

2-4 FAMILY

	2Q25	%	2Q24
MEDIAN PRICE	$728K	+5%	$695K
AVERAGE PRICE	$706K	0%	$706K

Greenville Average Price by Bedroom

% CHANGE (YEAR-OVER-YEAR) % CHANGE (QUARTER-OVER-QUARTER)

CONDOMINIUM

	2Q25	% (YoY)	2Q24	% (QoQ)	1Q25
1 BEDROOM	$288,750	-13%	$333,063	-15%	$340,000
2 BEDROOM	$380,667	-10%	$423,667	-14%	$442,500
3 BEDROOM	$529,000	-29%	$742,500	-20%	$662,500

Methodology

METRICS

CLOSED AND CONTRACTS SIGNED figures for the current quarter are based on reported transactions at the time the report is prepared and additional listings may be reported after this time period that can affect this data.

DAYS ON MARKET averages how long a unit takes to sell and is calculated from subtracting list date from contract date. Units on the market longer than three years and shorter than one day are considered outliers and removed from the data to prevent significant skewing.

AVERAGE PRICE PER SQUARE FOOT is the average price divided by the average square footage. This is only calculated from listings that have a reported square footage and includes only condominiums. We have deemed this data less relevant for single and multi-family listings and there is not enough data reported to provide an accurate number for those listings.

MEDIAN PRICE AND PRICE PER SQUARE FOOT are the middle or midpoint price where half of sales fall below and half fall above this number.

INVENTORY is a count of all units with a listing date within the measured time period. These listings were on the market within the quarter but may now be under contract or sold.

SOURCE

Figures in this report are based on publicly reported active, pending, and closed sales information via the Hudson County Multiple Listing Service. The neighborhood designations are based on the determinations of the MLS Areas. Based on information from the MLS from 2021-2025.

DISCLAIMER