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2026 HOBOKEN & JERSEY CITY MARKET REPORT

Brown Harris Stevens THE Craft OF Research

BHS 1213 GARDEN STREET

FIRST HALF 2026

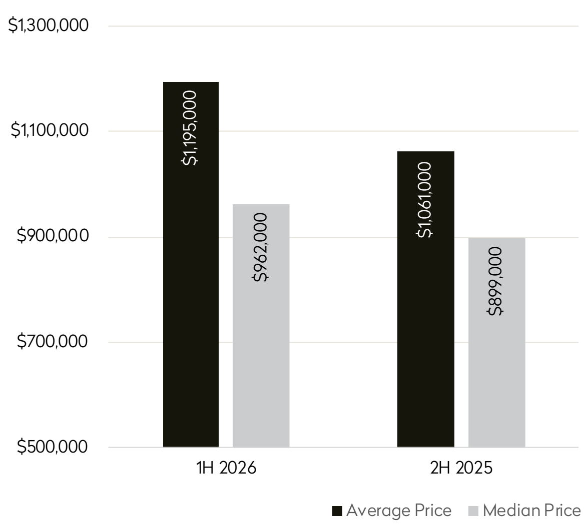
Hoboken

ALL APARTMENTS

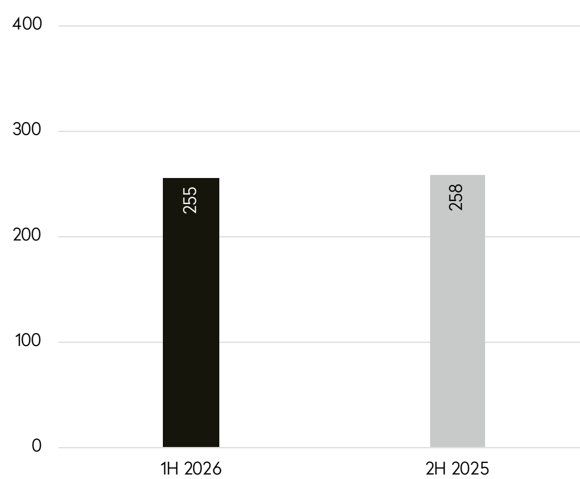
For the first 6 months of 2026, the average sale price of Hoboken apartments was $1,195,000, a 13% increase over the last half of 2025. The median sale price also had an upward trend with a 7% increase to $962,000.

Closed transactions had a minor 1% drop with 255 sales in the first half of 2026 versus the second half of 2025. Apartments spent an average of 20 days on the market. Sellers gained an average of 101% of asking prices.

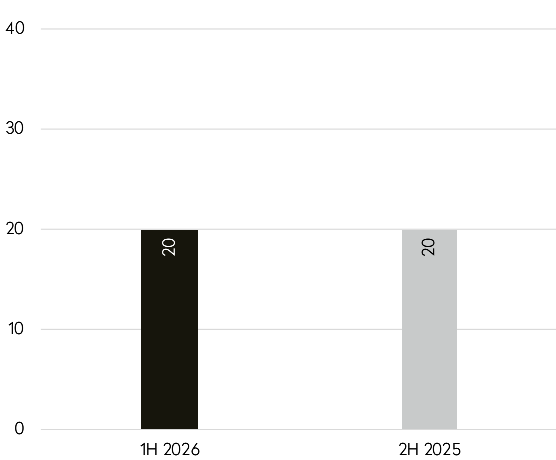
Average and Median Sales Price



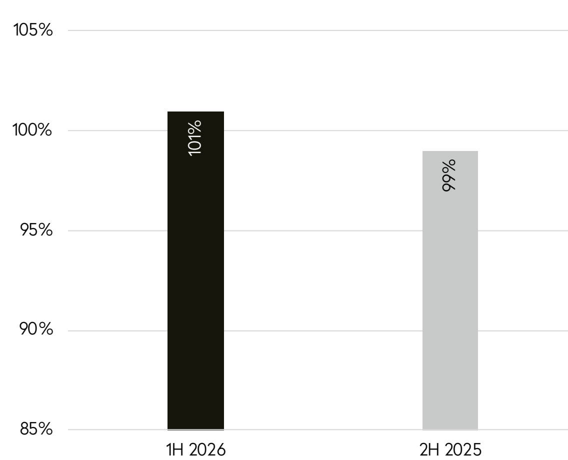
Number of Sales



Days on the Market



Asking Price vs. Selling Price



FIRST HALF 2026

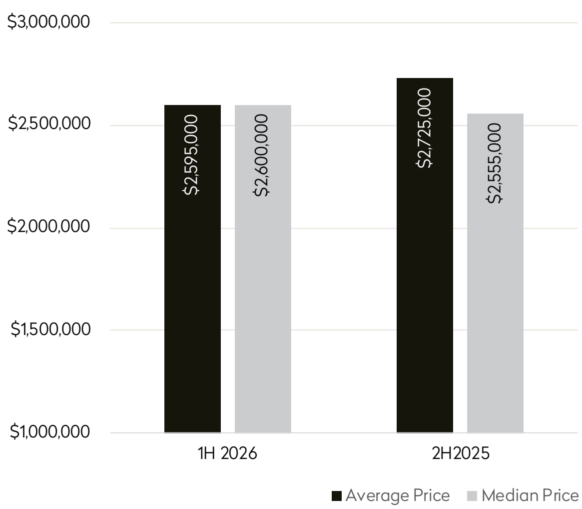
Hoboken

TOWNHOUSES (1-4 UNITS)

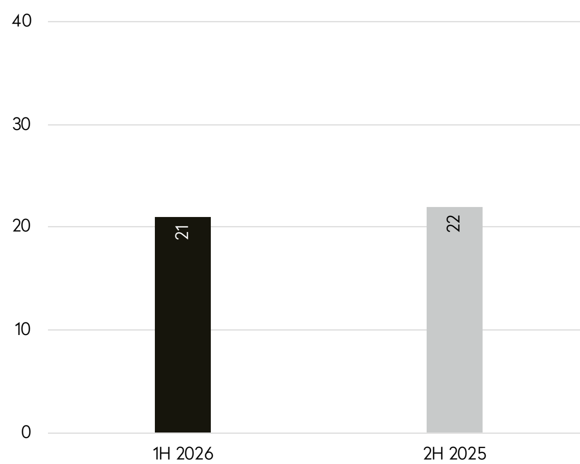
The average sale price decreased by 5% in the first half of 2026, ending at $2,595,000. However, the median sale price grew 2%, reaching $2,600,000 in this period.

Total number of closing was 21 sales, a minor change from the 22 closings in the last half of 2025. Properties spent an average of 16 days on the market. Sellers gained an average of 102% of their asking price.

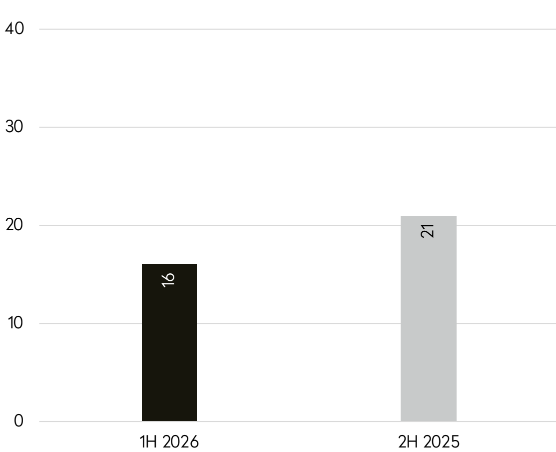
Average and Median Sales Price



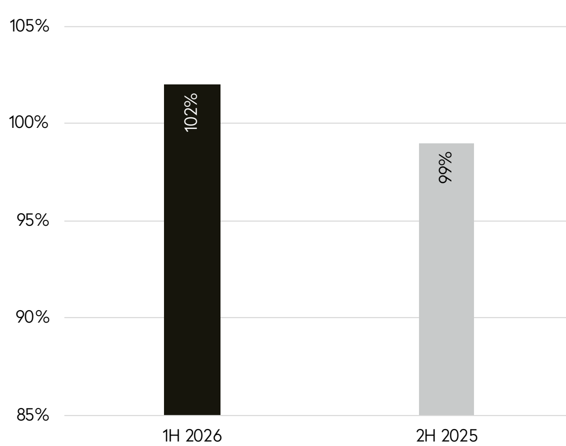
Number of Sales



Days on the Market



Asking Price vs. Selling Price



FIRST HALF 2026

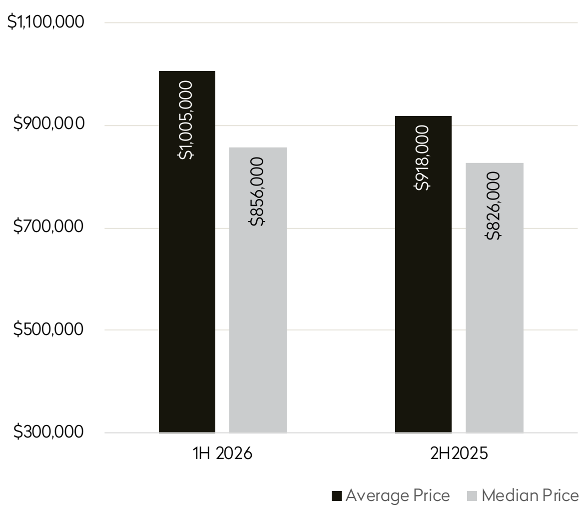
Downtown Jersey City

ALL APARTMENTS

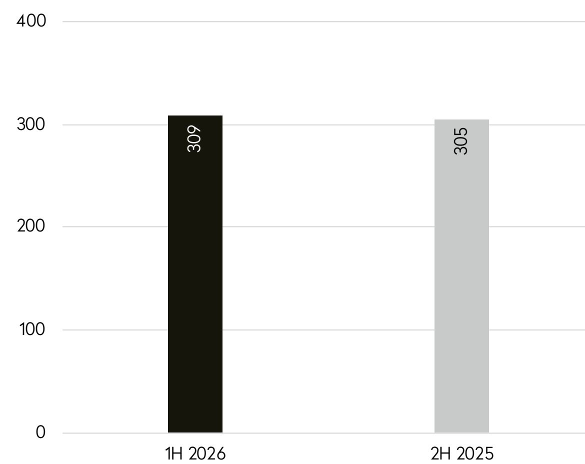
For the first 6 months of 2026, the average sale price of apartments in Jersey City was $1,005,000, climbing 9% when compared with the second half of 2025. The median price reached $856,000, a 4% increase.

Closed sales in the first half of 2026 remained virtually unchanged with 309 transactions or a 1% increase when compared with the second half of 2025. The average days on the market were 35 days. Sellers received an average of 102% of their asking price.

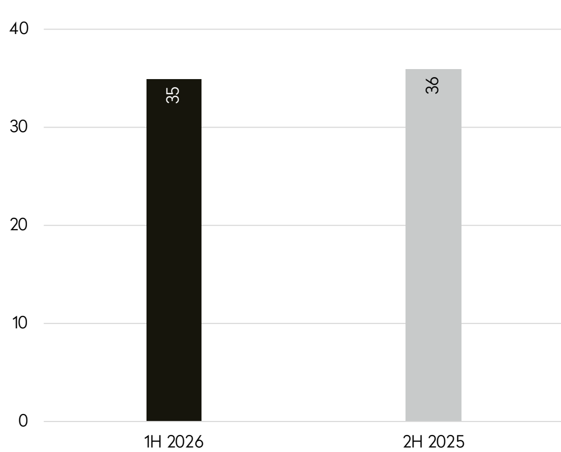
Average and Median Sales Price



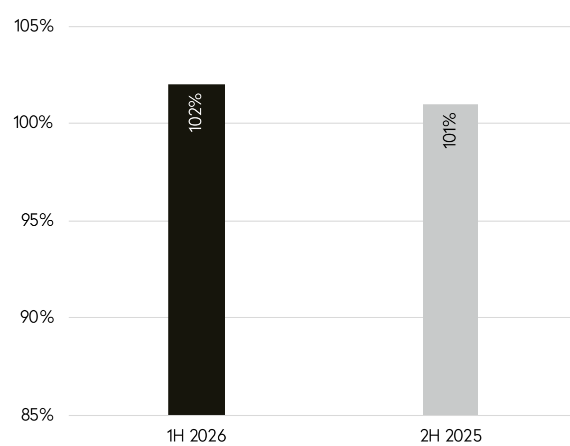
Number of Sales



Days on the Market



Asking Price vs. Selling Price



FIRST HALF 2026

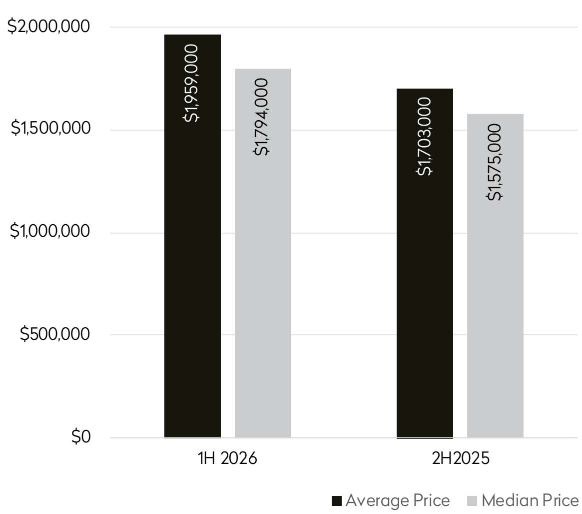
Downtown Jersey City

TOWNHOUSES

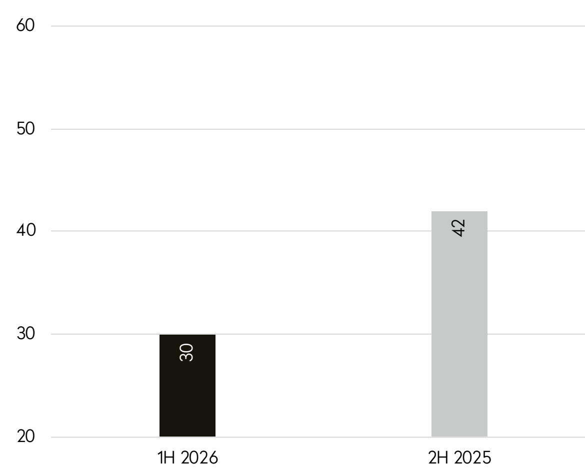
Both the average and the median sales prices showed significant increases this period. The average price ended at $1,959,000 or 15% higher than the last half of 2025. The median price climbed 14%, ending at $1,794,000.

Closings dipped significantly with only 30 transactions or 29% less than in the last half of 2025 which had 42 closings. The dwellings spent an average of 28 days on the market. Sellers gained an average of 100% of their asking price.

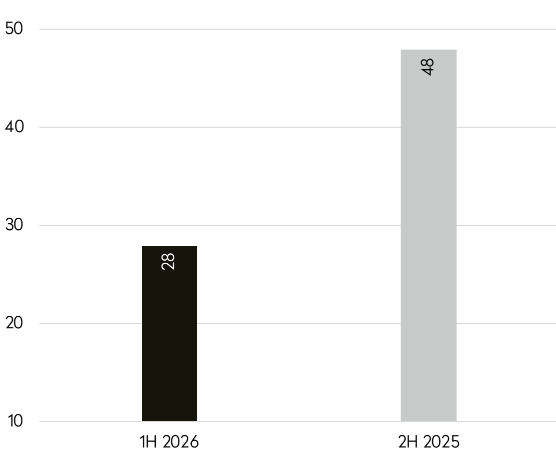
Average and Median Sales Price



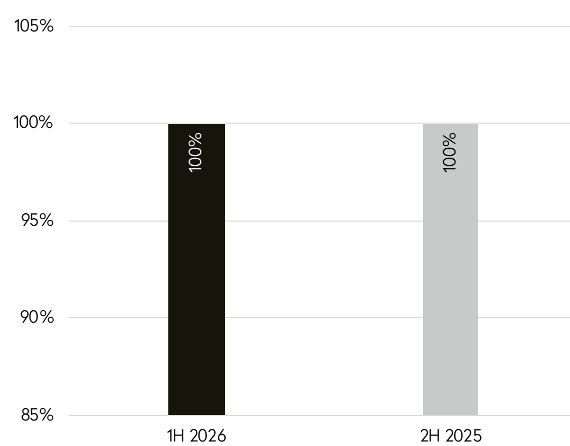
Number of Sales



Days on the Market



Asking Price vs. Selling Price



FIRST HALF 2026

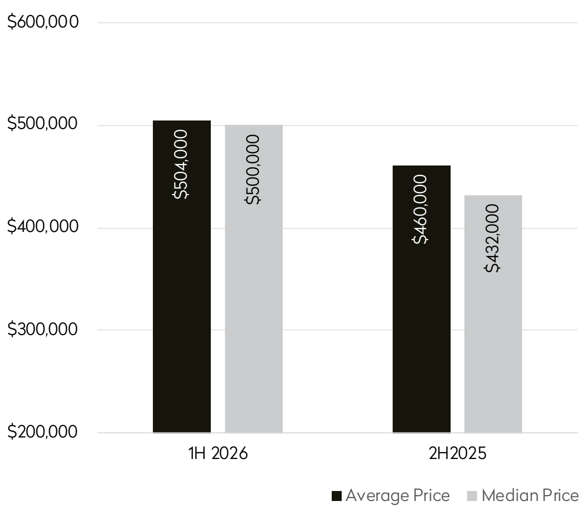
Journal Square Jersey City

ALL APARTMENTS

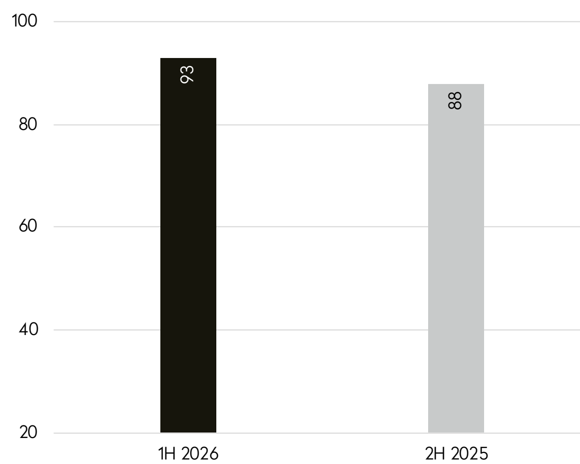
The average sale price increased by 10% in the first half of 2026, ending at $504,000. The median sale price grew 16%, reaching $500,000 in this period when compared with the second half of 2025.

The number of closed sales in the first half of the year was 93 transactions versus 88 sales in the second half of 2025, a 6% increase. Sellers received an average of 98% of their asking price with an average of 41 days on the market.

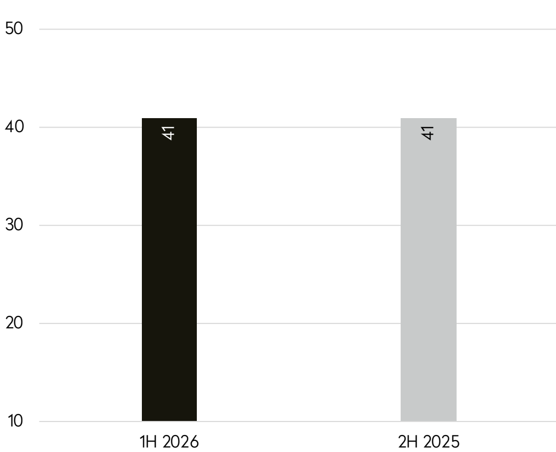
Average and Median Sales Price



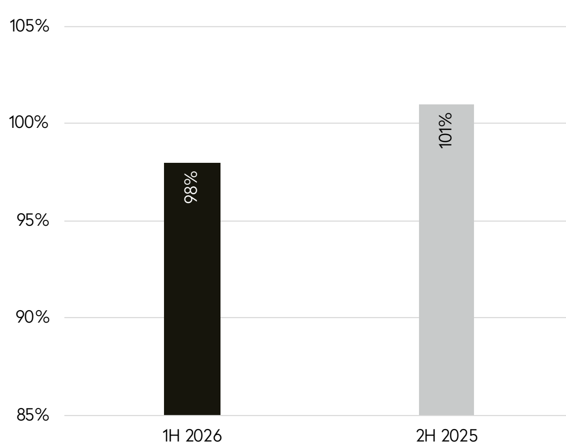
Number of Sales



Days on the Market



Asking Price vs. Selling Price



FIRST HALF 2026

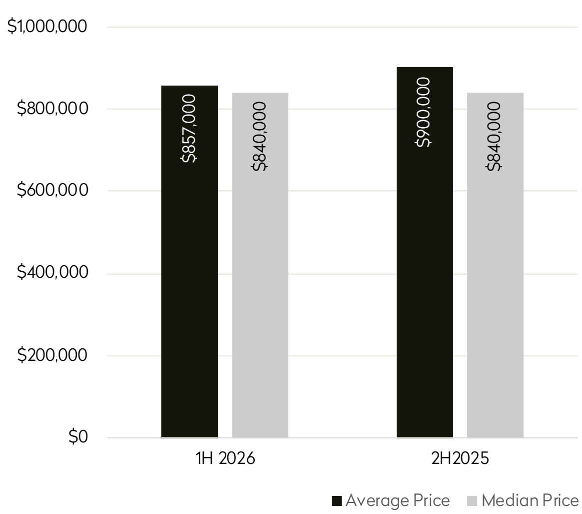
Journal Square Jersey City

TOWNHOUSES (1-4 UNITS)

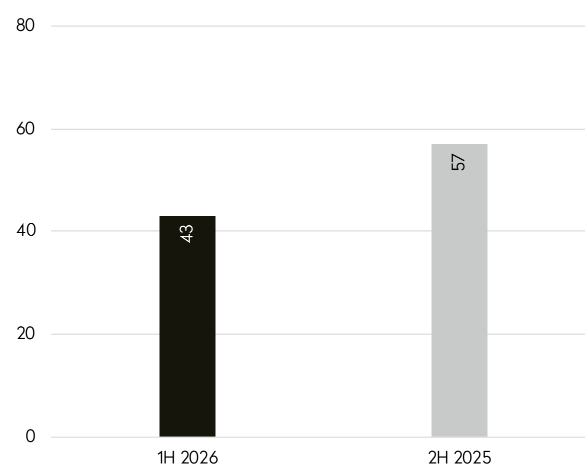
The average sale price for townhouses in Journal Square fell this period, reaching $857,000 or 5% less than the last half of 2025. The median price remains unchanged at $840,000.

The number of closings had a significant 25% drop with 43 transactions versus 57 sales in the second half of 2025. Dwellings spent an average of 32 days on the market. Sellers received an average of 99% of their asking price.

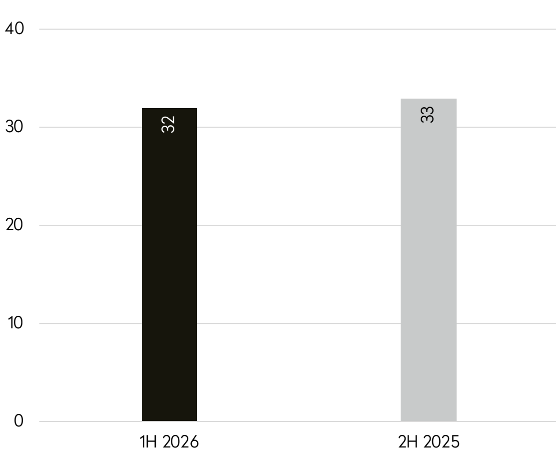
Average and Median Sales Price



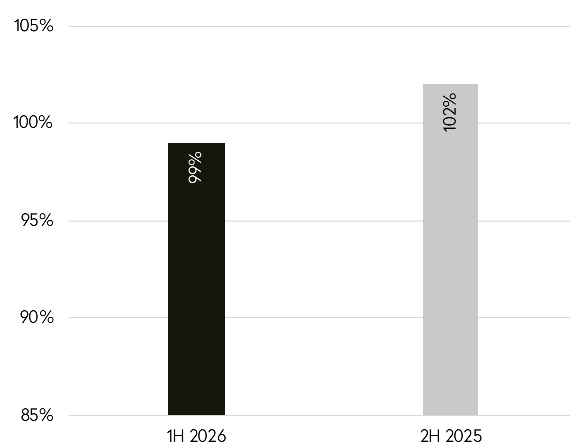
Number of Sales



Days on the Market



Asking Price vs. Selling Price



FIRST HALF 2026

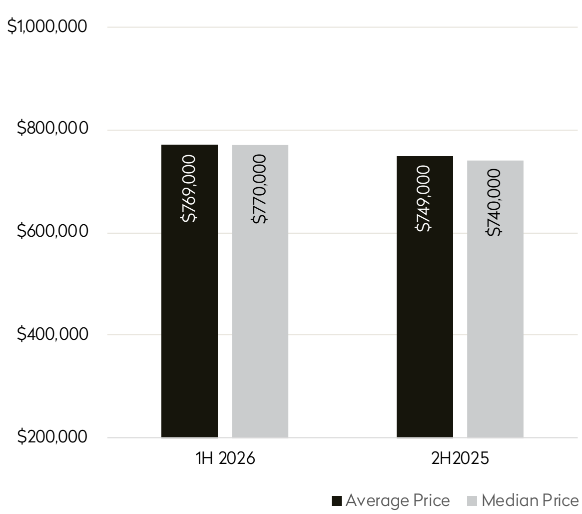
The Heights Jersey City

ALL APARTMENTS

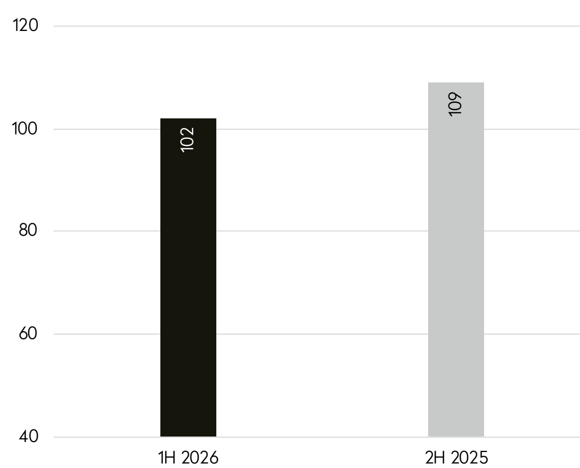
Both the average sales price and the median sales price trended upward in the first half of 2026 when compared with the second half of 2025. The average sale price ended at $769,000 or 3% higher while the median sales price reached $ 700,000 or 4% higher.

The number of closed sales decreased 6% with 102 transactions versus 109 sales in the second half of 2025. Sellers received an average of 99% of their asking price while properties spent an average of 37 days on the market.

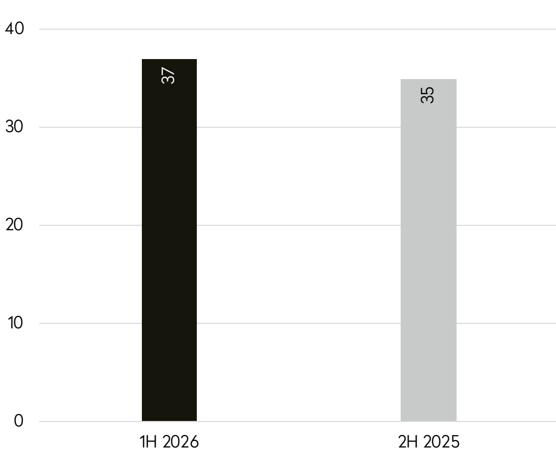
Average and Median Sales Price



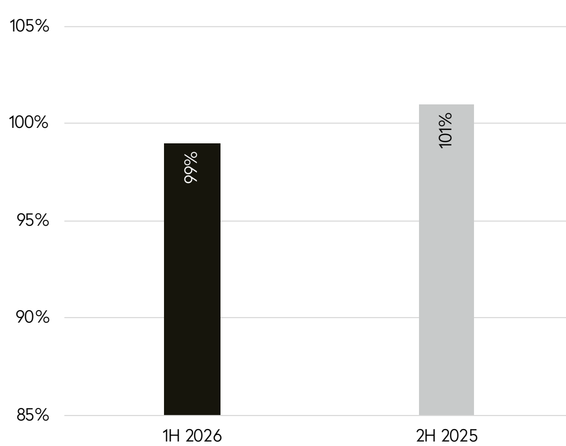
Number of Sales



Days on the Market



Asking Price vs. Selling Price



FIRST HALF 2026

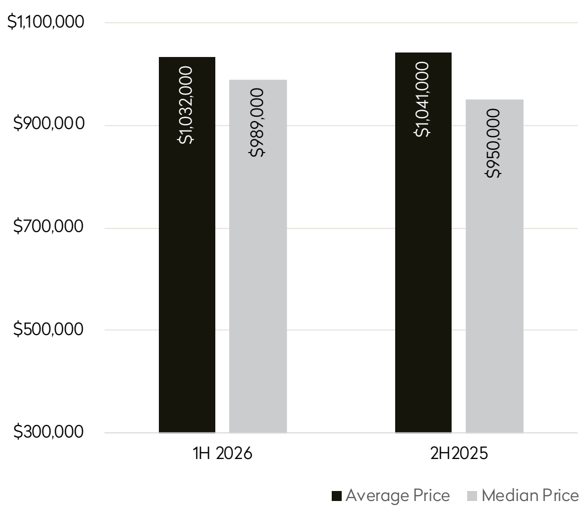
The Heights Jersey City

TOWNHOUSES (1-4 UNITS)

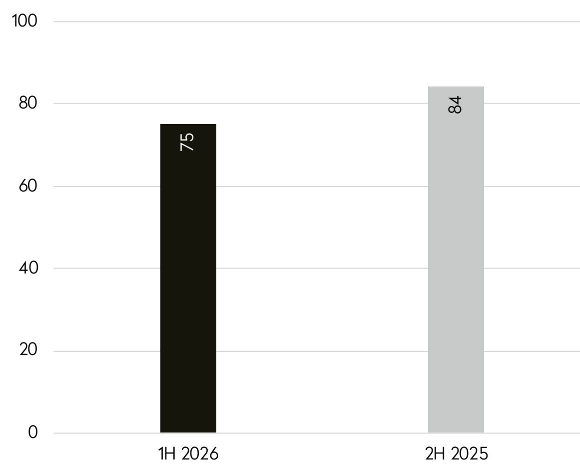
The average sale price had a minor 1% decline in the first half of 2026, ending at $1,032,000. However, the median sale price grew 4%, reaching $989,000.

Closed sales volume dropped 11% with 75 transactions in this period as compared with 84 sales during the second half of 2025. Properties remained on the market for an average of 36 days. Sellers gained an average of 98% of their asking price.

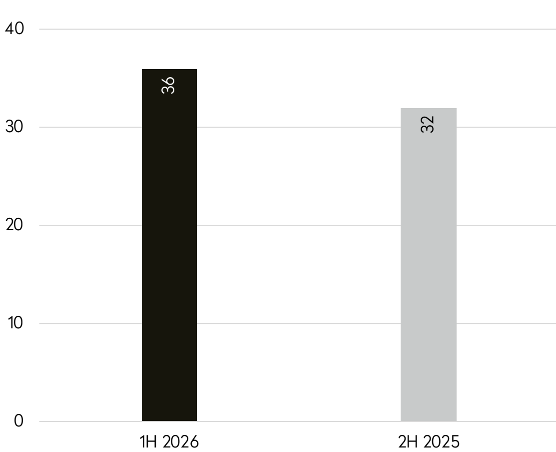
Average and Median Sales Price



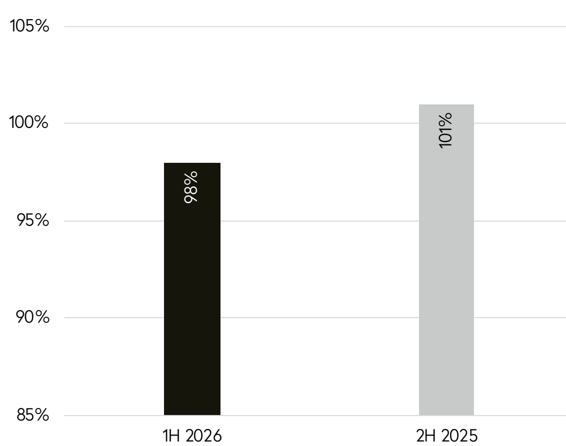
Number of Sales



Days on the Market



Asking Price vs. Selling Price



Contact Us

FIRST HALF 2026

Hoboken & Downtown Jersey City Market Report

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Data is sourced from Liberty/Hudson County MLS.