



Third Quarter 2019

Market Report | Hoboken/Downtown Jersey City



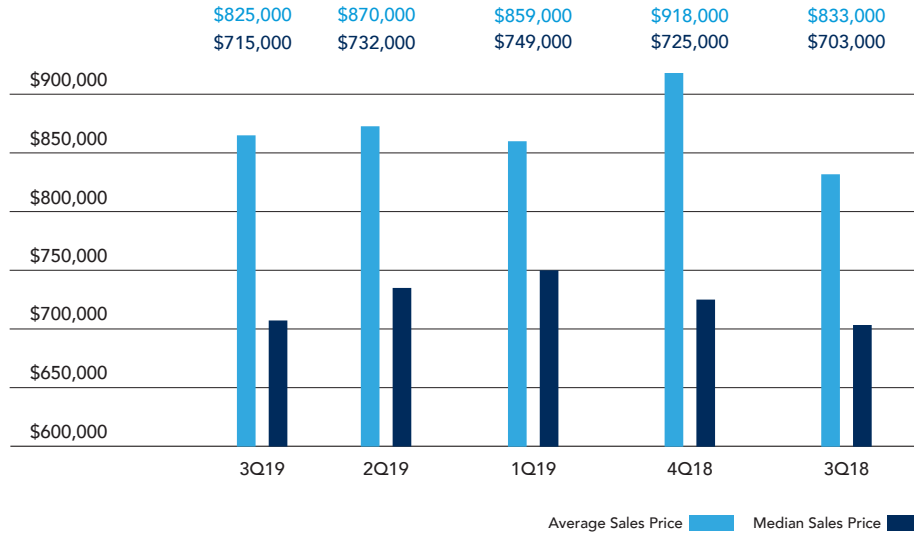
Hoboken

ALL APARTMENTS

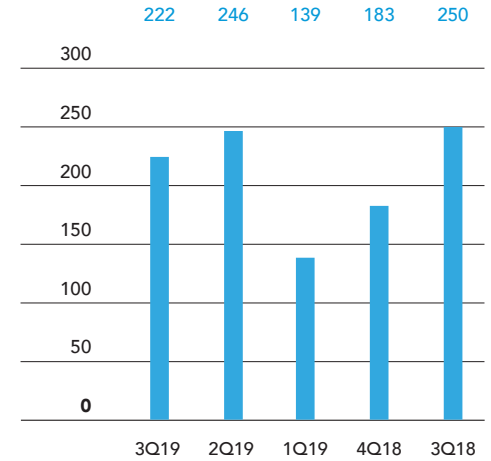
The average sale price of Hoboken apartments remained almost unchanged having only a 1% dip, ending at \$825,000. The median sale price showed a minor 2% increase reaching \$715,000.

The number of closed transactions was 11% lower compared with the same period last year. This was not caused by weak demand but rather by constrained supply. Sellers were able to gain on average, 97% of asking price.

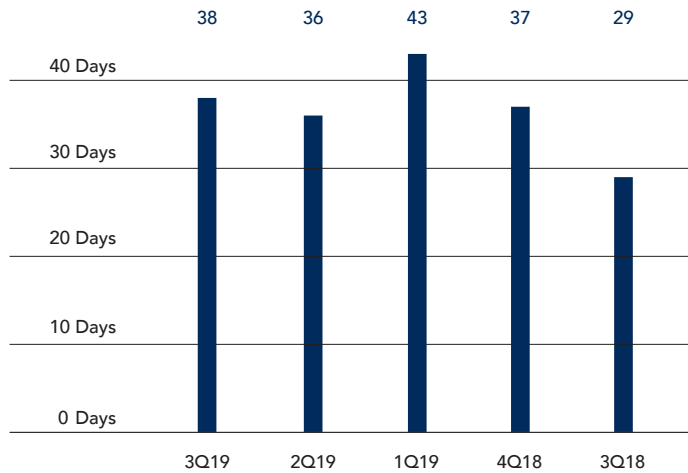
AVERAGE AND MEDIAN SALES PRICE



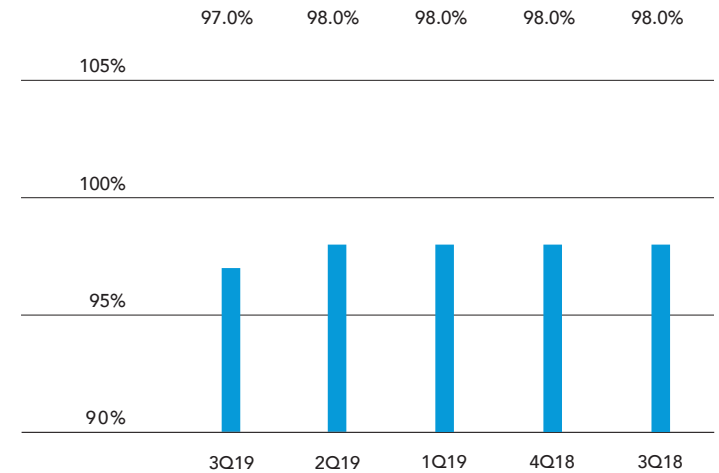
NUMBER OF SALES



TIME ON THE MARKET



ASKING VS. SELLING PRICE



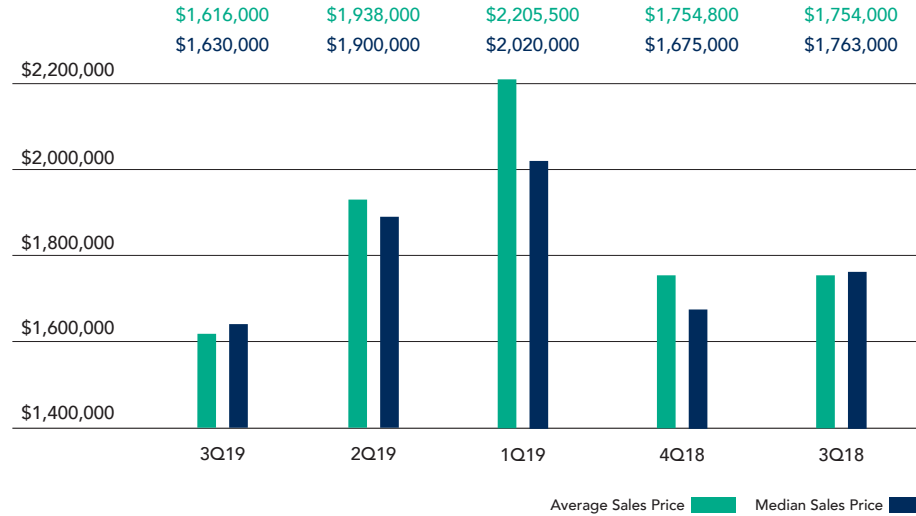
Hoboken

TOWNHOUSES (1-4 UNITS)

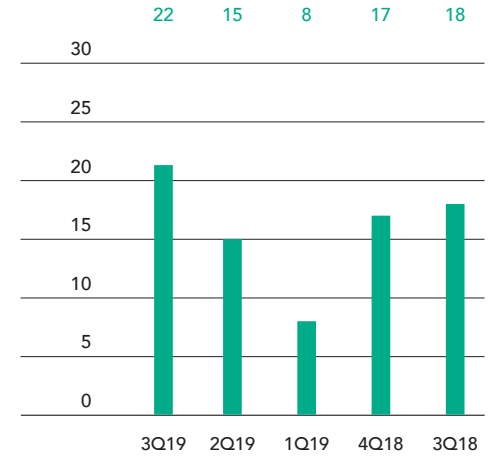
Both the average and median prices for Hoboken townhouses showed an 8% decline over the same period the prior year. The average price ended at \$1,616,000 while the median price was at \$1,630,000.

Closings rose with 22 transactions or 22% more than the 3Q 2018. Dwellings spent an average of 41 days on the market and sellers received approximately 97% of asking price.

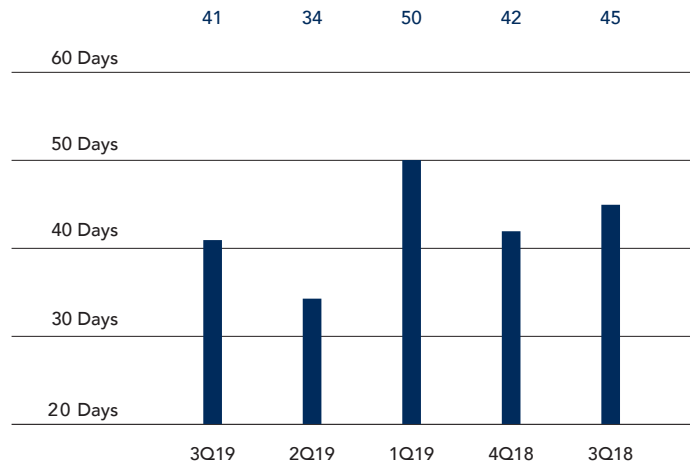
AVERAGE AND MEDIAN SALES PRICE



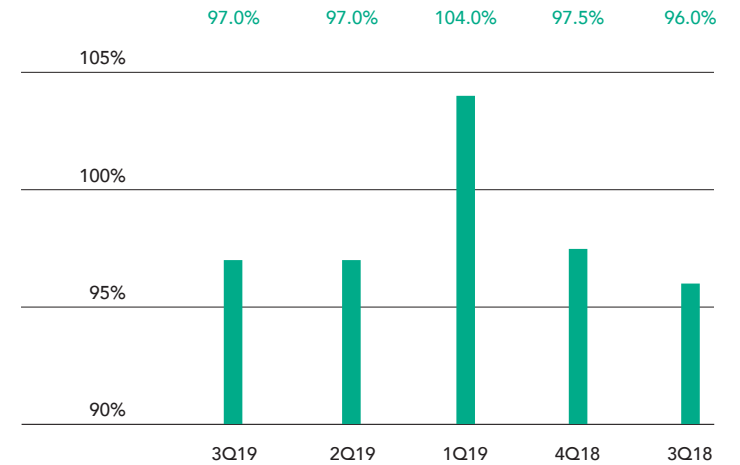
NUMBER OF SALES



TIME ON THE MARKET



ASKING VS. SELLING PRICE



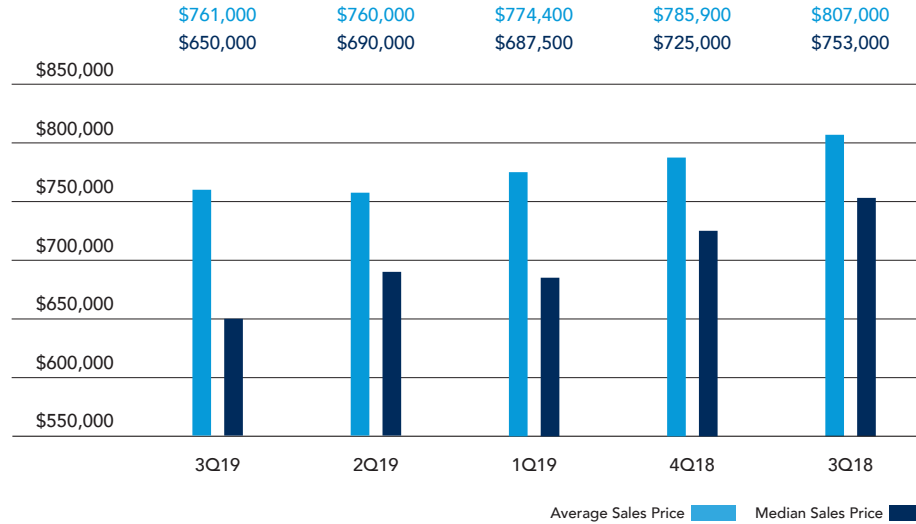
Downtown Jersey City

ALL APARTMENTS

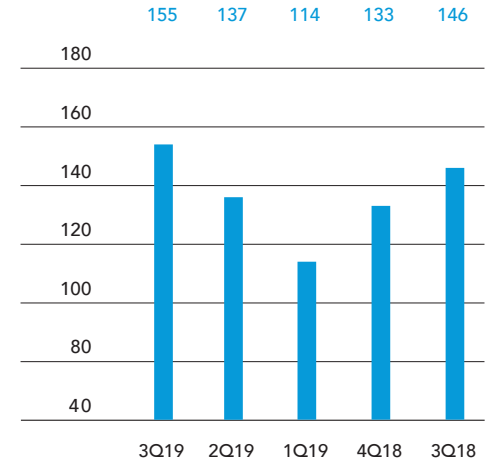
The average sale price of apartments in Downtown Jersey City displayed a 6% decline, ending at \$761,000. The median price had a more significant 14% fall to \$650,000, largely due to fewer high-end new construction closings this period.

The number of closed sales increased 6% with 155 closed transactions comparing with the 146 closed sales from the same time last year. Sellers received 98% of asking price and properties spent longer on the market with an average of 50 days.

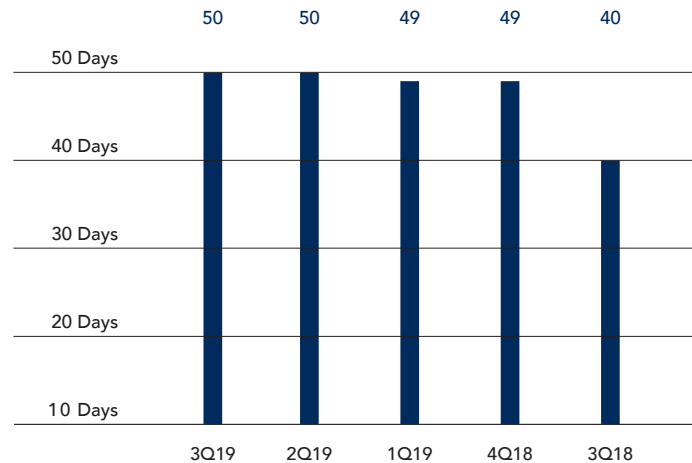
AVERAGE AND MEDIAN SALES PRICE



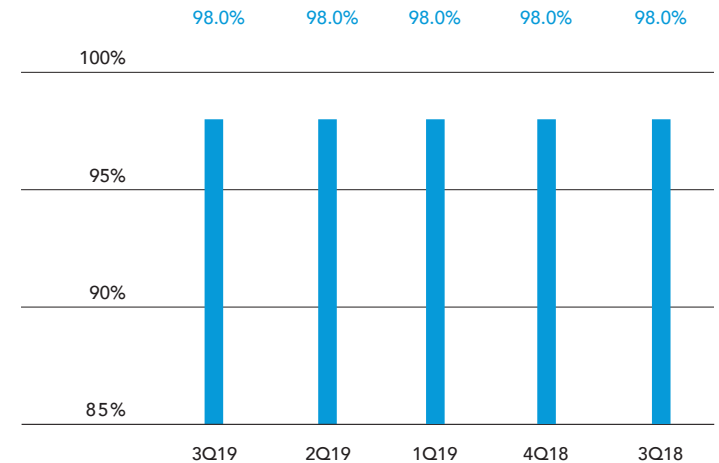
NUMBER OF SALES



TIME ON THE MARKET



ASKING VS. SELLING PRICE



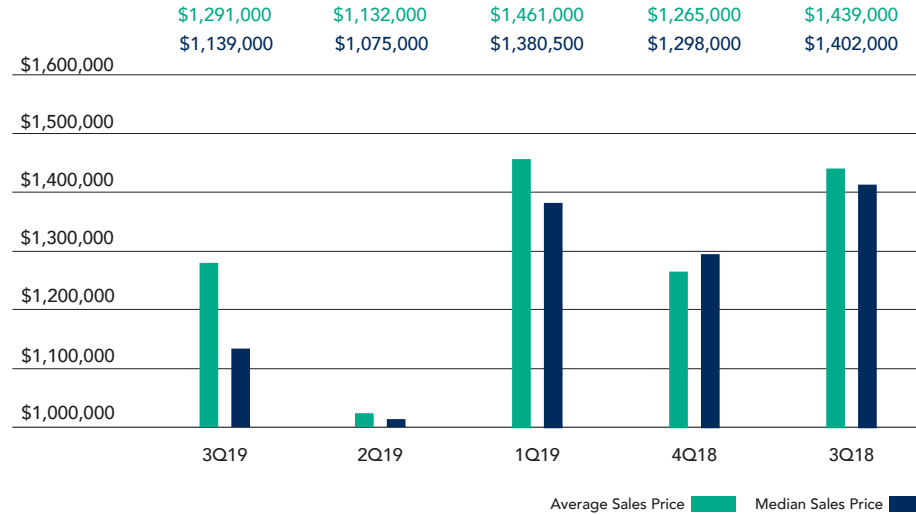
Downtown Jersey City

TOWNHOUSES (1-4 UNITS)

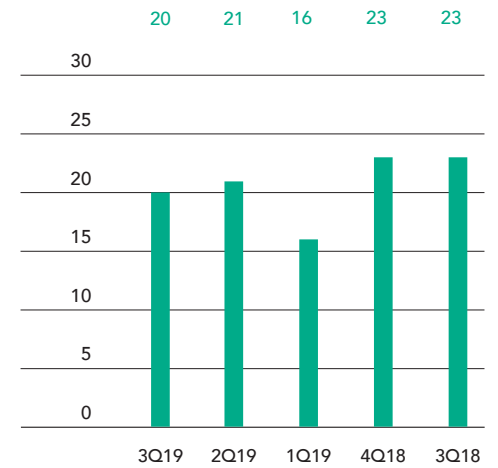
The average sale price of Downtown Jersey City townhouses had a decline of 10% ending at \$1,291,000. The median sale price had the same behavior and decreased 19% ending at \$1,139,000. Fewer high-end sales in the limited sample of sales this period was the primary cause of lower statistical measures.

There were just 20 closed sales this period. Properties had an average of just 35 days on the market and sellers received 99% of their asking price.

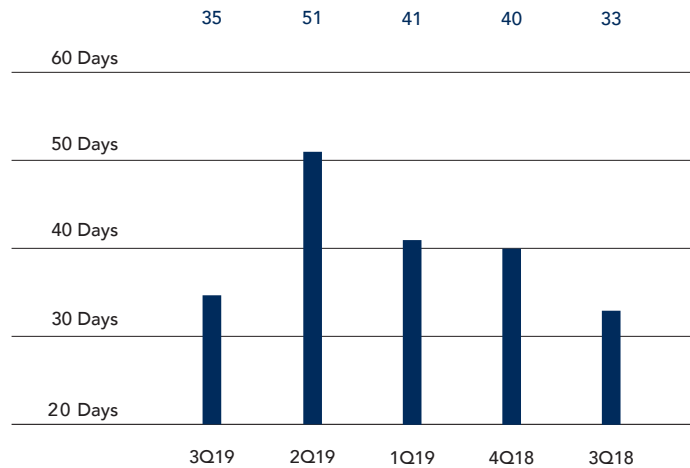
AVERAGE AND MEDIAN SALES PRICE



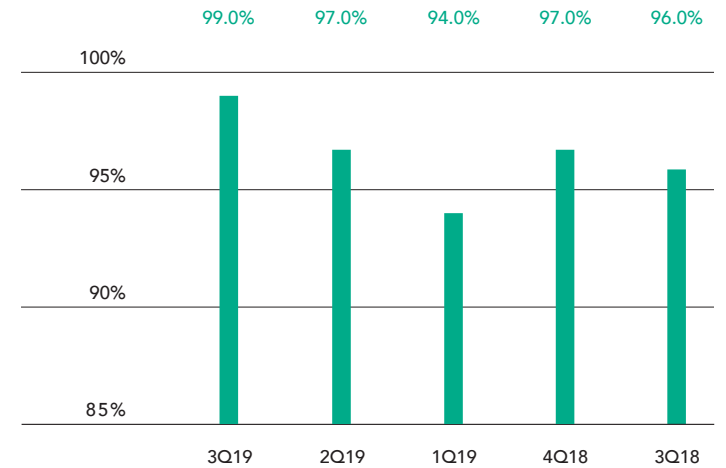
NUMBER OF SALES



TIME ON THE MARKET



ASKING VS. SELLING PRICE



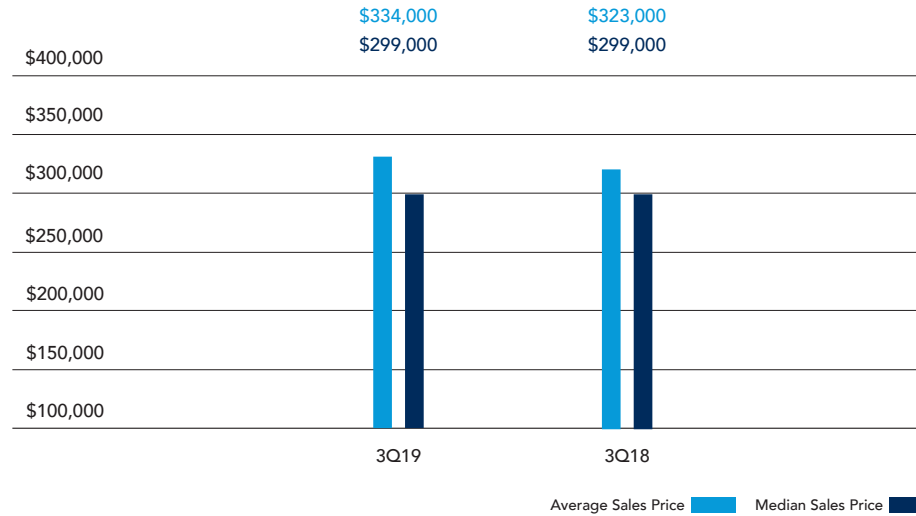
Journal Square Jersey City

ALL APARTMENTS

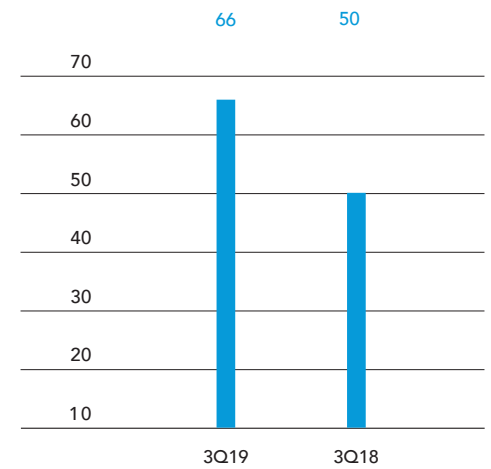
The average sale price of apartments in the Journal Square area displayed a minor 3% increase when compared with 3Q 2018 ending at \$334,000. The median sale price remained unchanged ending at \$299,000.

They were 66 closed sales this period, a 32% increase compared with the same period last year. Properties spent considerably more days on the market with an average of 54 days this quarter versus just 35 days last year. Sellers gained an average of 97% of asking price.

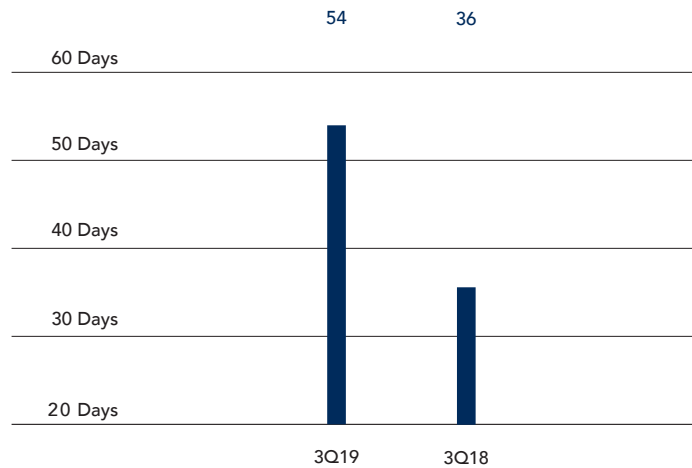
AVERAGE AND MEDIAN SALES PRICE



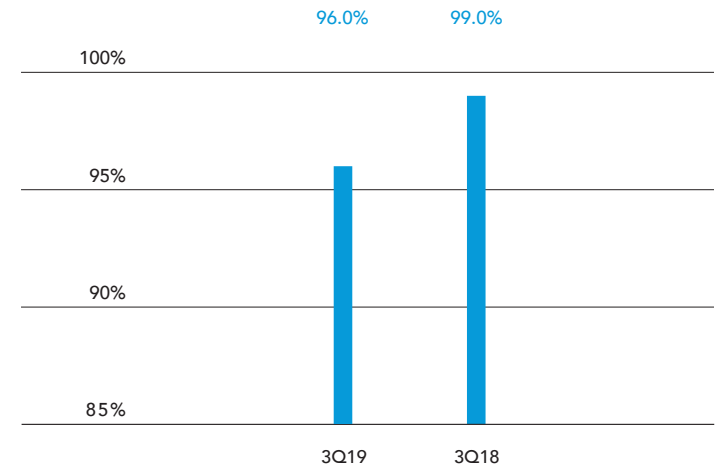
NUMBER OF SALES



TIME ON THE MARKET



ASKING VS. SELLING PRICE



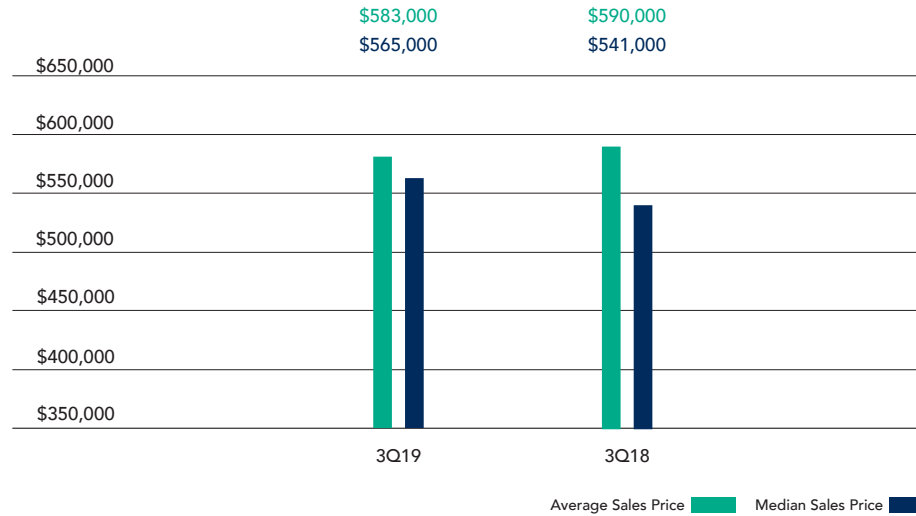
Journal Square Jersey City

TOWNHOUSES (1-4 UNITS)

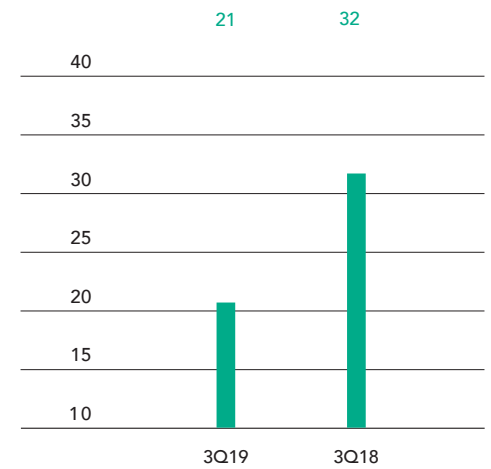
The average sale price remained virtually unchanged ending at \$583,000. However, the median sale price rose 4% comparing with the same period last year reaching \$565,000.

There were just 21 sales this period versus 32 last year. Properties spent an average of 51 days on the market and sellers gained an average of 99% of asking price.

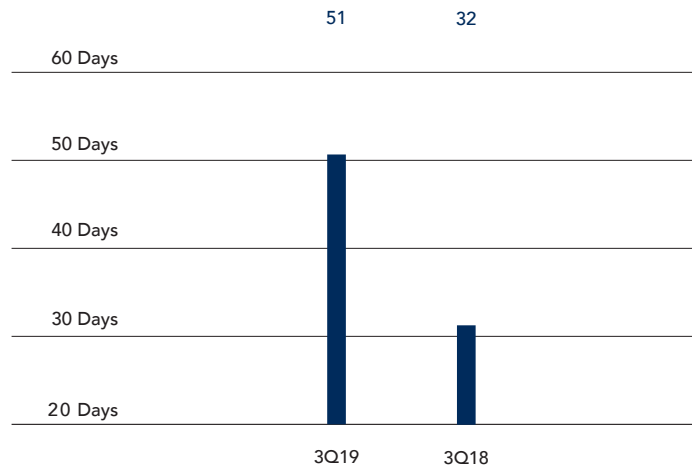
AVERAGE AND MEDIAN SALES PRICE



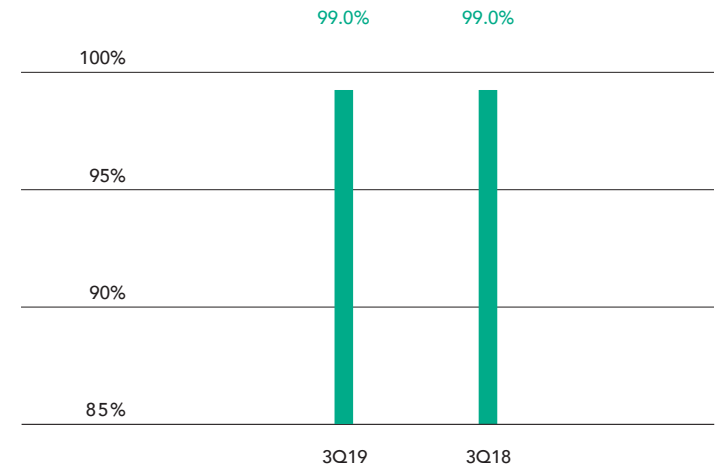
NUMBER OF SALES



TIME ON THE MARKET



ASKING VS. SELLING PRICE



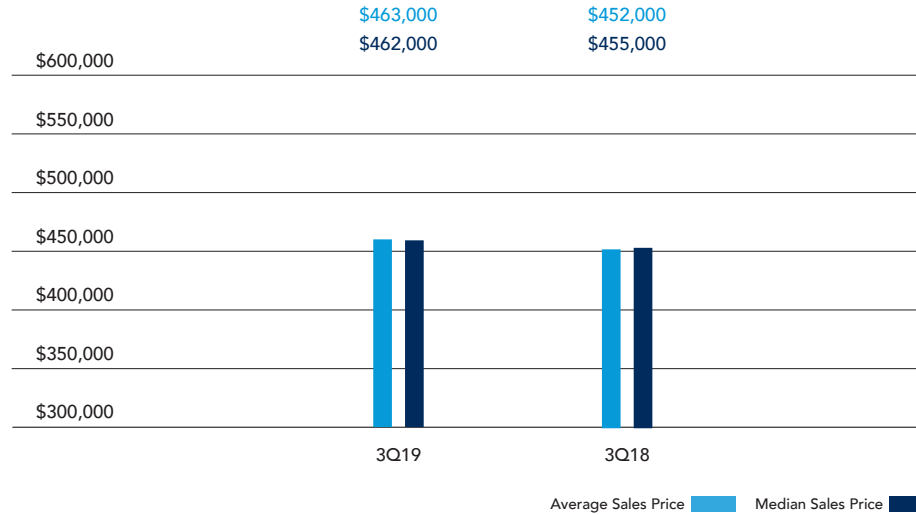
The Heights Jersey City

ALL APARTMENTS

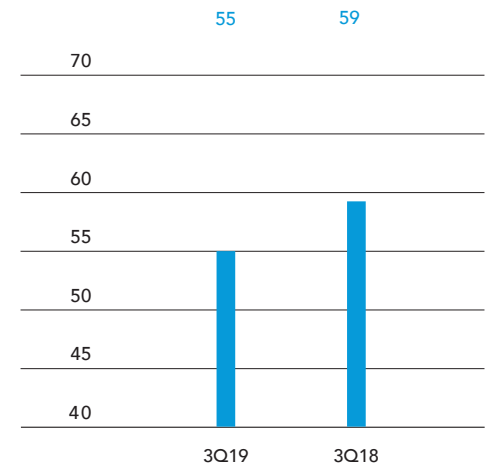
The average sale price of apartments in The Heights displayed a 2% increase ending at \$463,000. The median price also increased 2% ending at \$462,000 when compared to the same period last year.

The number of closed sales fell to 55 transactions comparing with the 59 sales from the same time last year. Sellers received 98% of their asking price and properties spent less time on the market with an average of just 27 days.

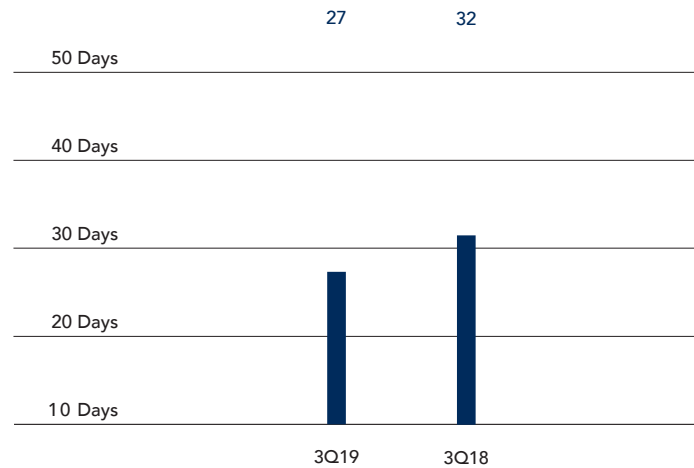
AVERAGE AND MEDIAN SALES PRICE



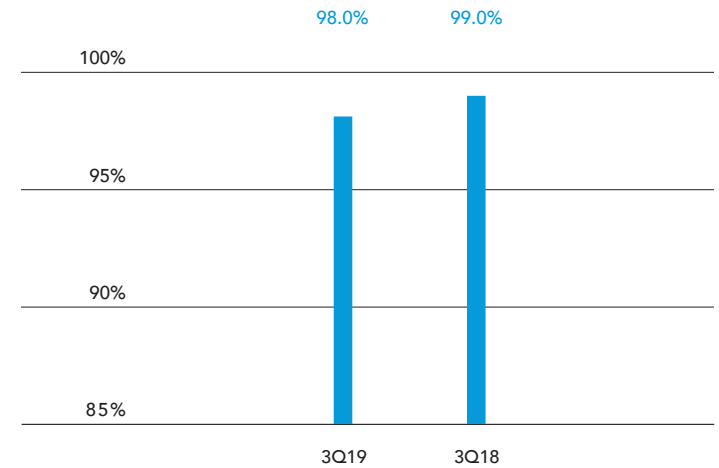
NUMBER OF SALES



TIME ON THE MARKET



ASKING VS. SELLING PRICE



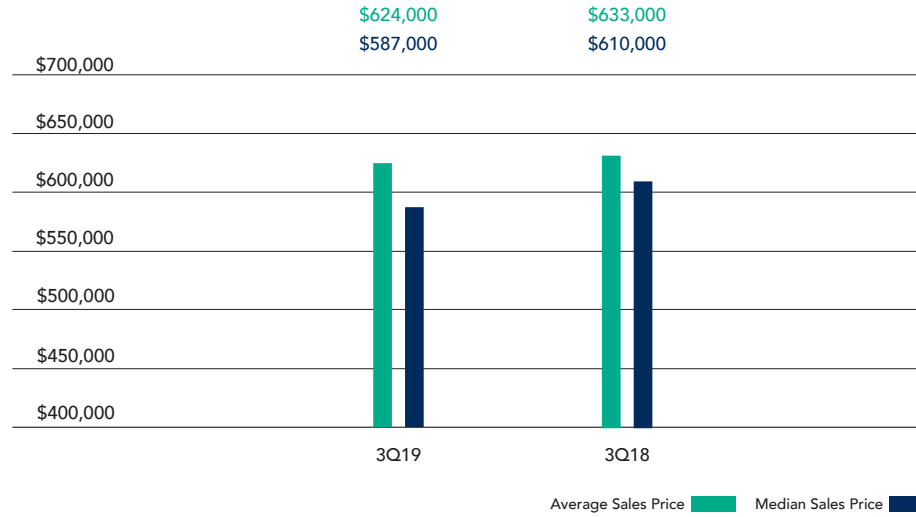
The Heights Jersey City

TOWNHOUSES (1-4 UNITS)

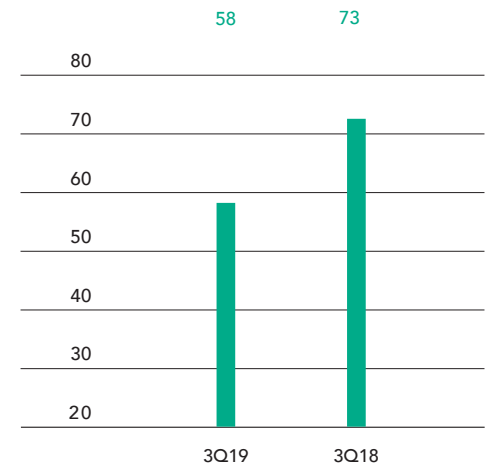
The average sale price of Townhouse sales in The Heights remained almost unchanged ending at \$624,000. The median sale price slipped just 4% ending at \$587,000.

The number of closed sales was significantly lower with just 58 transactions versus 73 last year. Properties had an average of 45 days on the market and sellers received an average of 97% of asking price.

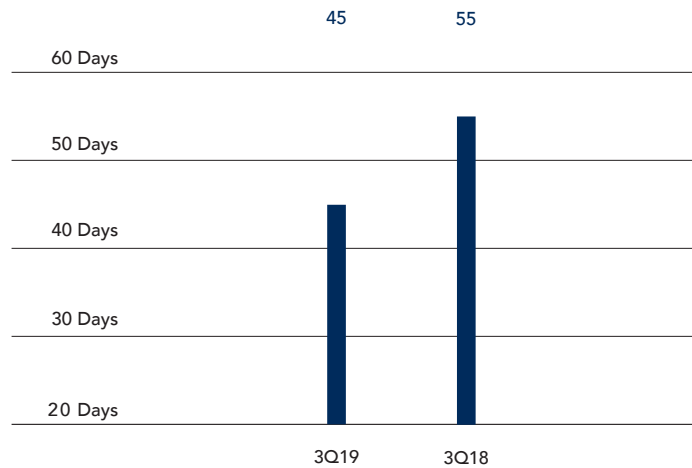
AVERAGE AND MEDIAN SALES PRICE



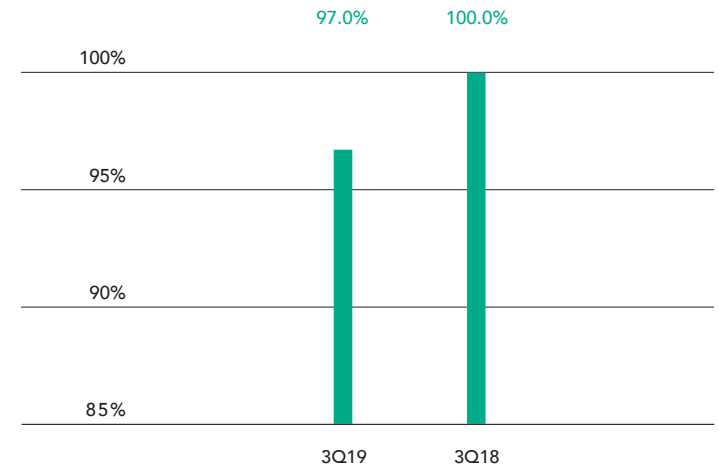
NUMBER OF SALES



TIME ON THE MARKET



ASKING VS. SELLING PRICE



HALSTEAD

REAL ESTATE

OFFICES

MANHATTAN PARK AVENUE

499 Park Avenue
New York, NY 10022
212.734.0010

EAST SIDE

770 Lexington Avenue
New York, NY 10065
212.317.7800

WEST SIDE

408 Columbus Avenue
New York, NY 10024
212.769.3000

VILLAGE

831 Broadway
New York, NY 10003
212.381.6500

SOHO

451 West Broadway
New York, NY 10012
212.381.4200

HARLEM

2169 Frederick Douglass Boulevard
New York, NY 10026
212.381.2570

WASHINGTON HEIGHTS

819 West 187th Street
New York, NY 10033
212.381.2452

BRONX

RIVERDALE JOHNSON

3531 Johnson Avenue
Riverdale, NY 10463
718.878.1700

BROOKLYN BROOKLYN HEIGHTS

122 Montague Street
Brooklyn, NY 11201
718.613.2000

PARK SLOPE

160 7th Avenue
Brooklyn, NY 11215
718.878.1960

COBBLE HILL

162 Court Street
Brooklyn, NY 11201
718.613.2020

BEDFORD STUYVESANT

1191 Bedford Avenue
Brooklyn, NY 11216
N/A

SOUTH SLOPE

1214 8th Avenue
Brooklyn, NY 11215
718.878.1888

FORT GREENE

725 Fulton Street
Brooklyn, NY 1127
718.613.2800

BAY RIDGE

8324 4th Avenue
Brooklyn, NY 11209
718.878.1880

QUEENS

LONG ISLAND CITY

47-12 Vernon Boulevard
Queens, NY 1110
718.878.1800

FOREST HILLS

108-23 Ascan Avenue
Forest Hills, NY 11375
718-520-0303

HUDSON VALLEY HUDSON

526 Warren Street
Hudson, NY 12534
518.828.0181

CONNECTICUT DARIEN

671 Boston Post Road
Darien, CT 06820
203.655.1418

NEW CANAAN - ELM STREET

183 Elm Street
New Canaan, CT 06840
203.966.7800

NEW CANAAN - SOUTH AVENUE

6 South Avenue
New Canaan, CT 06840
203.966.7772

ROWAYTON

140 Rowayton Avenue
Rowayton, CT 06853
203.655.1418

GREENWICH

125 Mason Street
Greenwich, CT 06830
203.869.8100

STAMFORD

1099 High Ridge Road
Stamford, CT 06905
203.329.8801

WESTPORT

379 Post Road East
Westport, CT 06880
203.221.0666

WILTON

21 River Road
Wilton, CT 06897
203.762.8118

NEW JERSEY HOBOKEN

200 Washington Street
Hoboken, NJ 07030
201.478.6700

MONTCLAIR

635 Valley Road,
Montclair, NJ 07030
973.744.6033

HAMPTONS EAST HAMPTON

2 Newtown Lane
East Hampton, NY 11937
631.324.6100

SOUTHAMPTON

31 Main Street
Southampton, NY 11968
631.283.2883

CORPORATE COMMERCIAL SALES

770 Lexington Avenue
New York, NY 10065
212.381.3208

DEVELOPMENT MARKETING

445 Park Avenue
New York, NY 10022
212.521.5703

GLOBAL SERVICES

770 Lexington Avenue
New York, NY 10065
212.381.6521

MANAGEMENT COMPANY

770 Lexington Avenue, 7th floor
New York, NY, 10065
212.508.7272

Halstead New Jersey, LLC.

Data is sourced from
Liberty/Hudson County MLS.

©2019 by Halstead New Jersey, LLC. All Rights Reserved. This information may not be copied, commercially used or distributed without Halstead New Jersey's prior consent. While information is believed true, no guaranty is made of accuracy.



Cover Property Web# 19911286

Visit halstead.com for access to all of our reports, listings, neighborhood information and more.