

Local Market Update for December 2020

Provided by New Jersey REALTORS®



Hudson County

Hudson County

Single Family

Key Metrics	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	82	95	+ 15.9%	1,594	1,551	- 2.7%
Closed Sales	86	114	+ 32.6%	922	844	- 8.5%
Days on Market Until Sale	50	40	- 20.0%	53	48	- 9.4%
Median Sales Price*	\$385,000	\$438,500	+ 13.9%	\$385,000	\$425,000	+ 10.4%
Percent of List Price Received*	97.4%	99.9%	+ 2.6%	97.4%	98.9%	+ 1.5%
Inventory of Homes for Sale	354	303	- 14.4%	--	--	--
Months Supply of Inventory	4.6	3.8	- 17.4%	--	--	--

Townhouse-Condo

Key Metrics	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	224	415	+ 85.3%	6,756	7,404	+ 9.6%
Closed Sales	278	341	+ 22.7%	3,381	3,133	- 7.3%
Days on Market Until Sale	59	50	- 15.3%	53	52	- 1.9%
Median Sales Price*	\$457,500	\$459,000	+ 0.3%	\$497,000	\$520,000	+ 4.6%
Percent of List Price Received*	97.5%	97.6%	+ 0.1%	97.7%	97.9%	+ 0.2%
Inventory of Homes for Sale	1,359	1,659	+ 22.1%	--	--	--
Months Supply of Inventory	4.8	5.9	+ 22.9%	--	--	--

Adult Community

Key Metrics	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	0	0	--	2	1	- 50.0%
Closed Sales	0	0	--	0	0	--
Days on Market Until Sale	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0	0.0	--	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type By Month

