MARKET REPORT Q3 2025

SALKIN TEAM

# HOBOKEN

# SUMMARY OF DATA

| SOLD PRICE | AVERAGE | MEDIAN |
|---|---|---|
| 1 Bed Condo | +8.7% | +5.4% |
| 2 Bed 1 Bath Condo | -4.4% | -7.9% |
| 2 Bed 2 Bath Condo | +10.4% | +5.1% |
| 3+ Bed Condo | +10.5% | +16.3% |
| Single-Family Homes | +102.8% | +82.1% |
| Multi-Family Homes | -25.1% | -25.1% |

## MARKET SHARE
### CASH VS. MORTGAGE

- 19% • CASH
- 81% • MORTGAGE

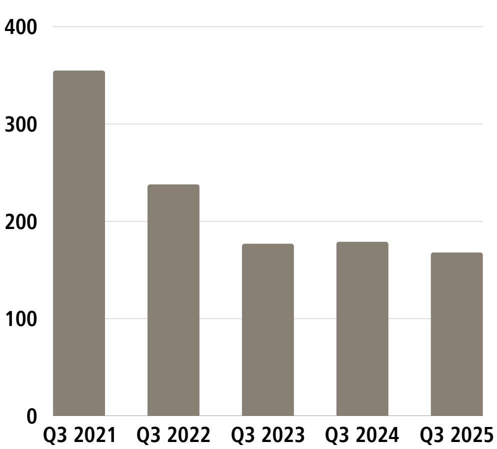
## MARKET SHARE
### BY SOLD PRICE

- 6% • < $500,000
- 29% • $500k - $799k
- 23% • $800k - $999k
- 20% • $1M - $1.5M
- 22% • > $1,500,000

### HOMES LISTED

168

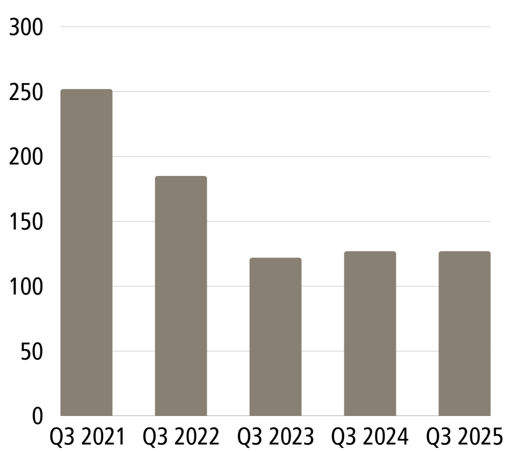
-6.1%
YEAR-OVER-YEAR




### CONTRACTS SIGNED

127

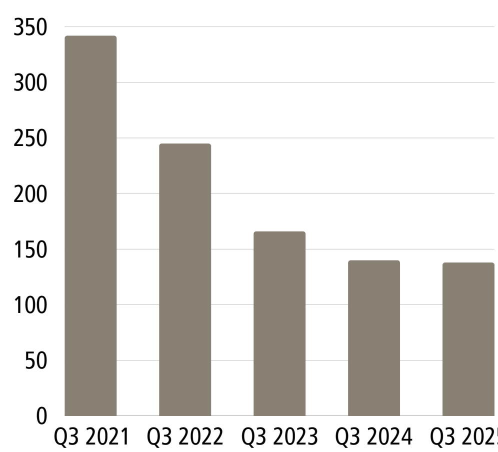
0.0%
YEAR-OVER-YEAR




### HOMES SOLD

138

-1.4%
YEAR-OVER-YEAR

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TEAM

# 1 BED | 1 BATH CONDOS

| | Q3 2024 | Q3 2025 | CHANGE |
|---|---|---|---|
| AVERAGE PRICE | $590,805 | $642,413 | +8.7% |
| MEDIAN PRICE | $605,000 | $637,500 | +5.4% |
| TOTAL LISTED | 56 | 39 | -30.4% |
| TOTAL CONTRACTS | 39 | 28 | -28.2% |
| TOTAL SOLD | 31 | 36 | +16.1% |

## MARKET SHARE

**CASH VS. MORTGAGE**

- 31% • CASH
- 69% • MORTGAGE

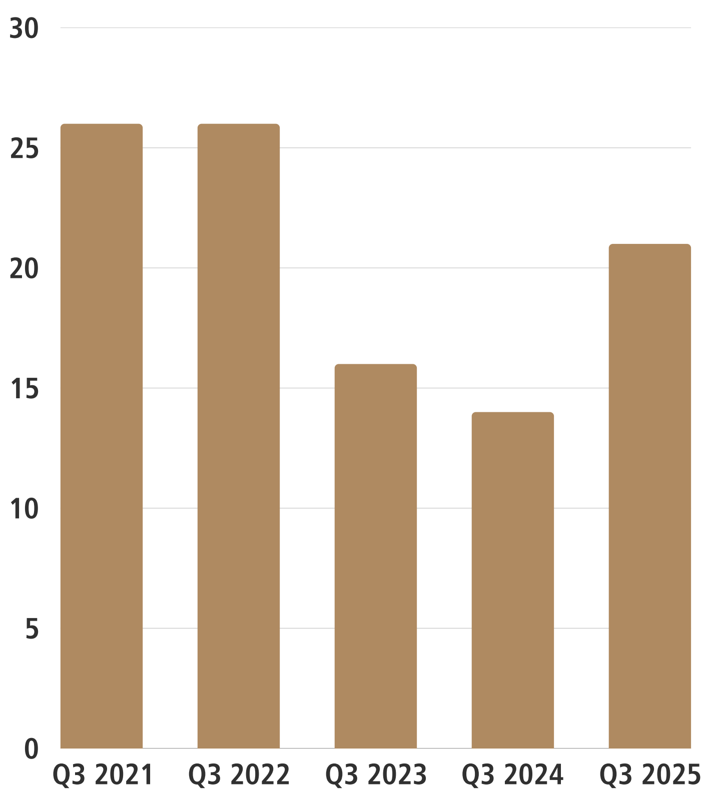
## MARKET SHARE

**BY SOLD PRICE**

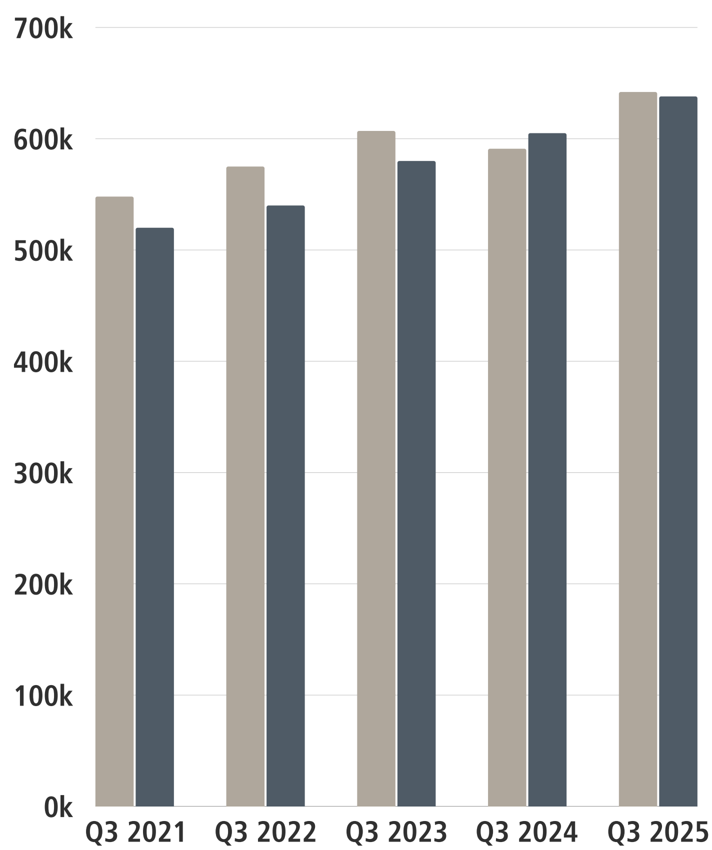
- 22% • < $500,000
- 61% • $500k - $799k
- 17% • $800k - $999k
- 0% • $1M - $1.5M
- 0% • > $1,500,000

## AVERAGE DAYS ON MARKET

# 21




## AVERAGE & MEDIAN SOLD PRICE

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# 2 BED | 1 BATH CONDOS

| | Q3 2024 | Q3 2025 | CHANGE |
|---|---|---|---|
| AVERAGE PRICE | $688,638 | $658,117 | -4.4% |
| MEDIAN PRICE | $738,000 | $680,000 | -7.9% |
| TOTAL LISTED | 14 | 28 | +100.0% |
| TOTAL CONTRACTS | 12 | 24 | +100.0% |
| TOTAL SOLD | 21 | 17 | -19.0% |

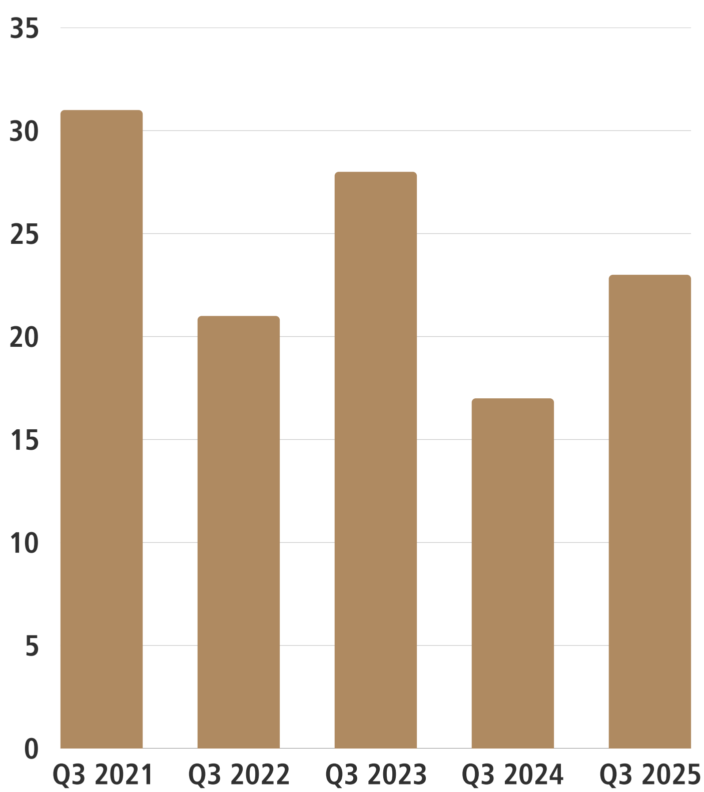
MARKET SHARE
CASH VS. MORTGAGE

- 18% • CASH
- 82% • MORTGAGE

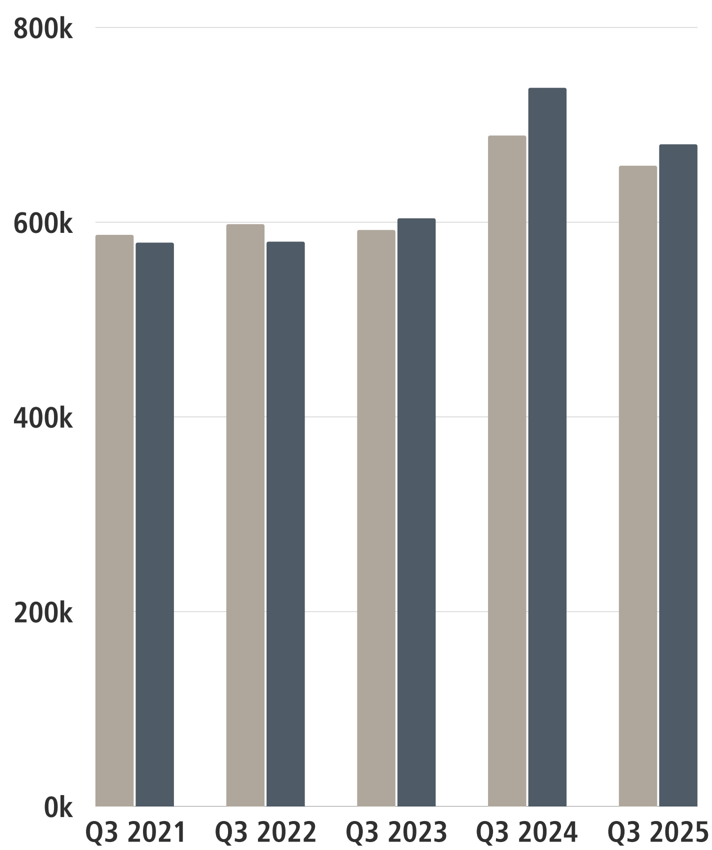
MARKET SHARE
BY SOLD PRICE

- 6% • < $500,000
- 76% • $500k - $799k
- 18% • $800k - $999k
- 0% • $1M - $1.5M
- 0% • > $1,500,000

AVERAGE
DAYS ON MARKET
23




AVERAGE & MEDIAN
SOLD PRICE

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# 2 BED | 2 BATH CONDOS

| | Q3 2024 | Q3 2025 | CHANGE |
|---|---|---|---|
| AVERAGE PRICE | $1,057,484 | $1,167,061 | +10.4% |
| MEDIAN PRICE | $999,000 | $1,050,000 | +5.1% |
| TOTAL LISTED | 49 | 57 | +16.3% |
| TOTAL CONTRACTS | 34 | 42 | +23.5% |
| TOTAL SOLD | 45 | 49 | +8.9% |

## MARKET SHARE

**CASH VS. MORTGAGE**

- 20% • CASH
- 80% • MORTGAGE

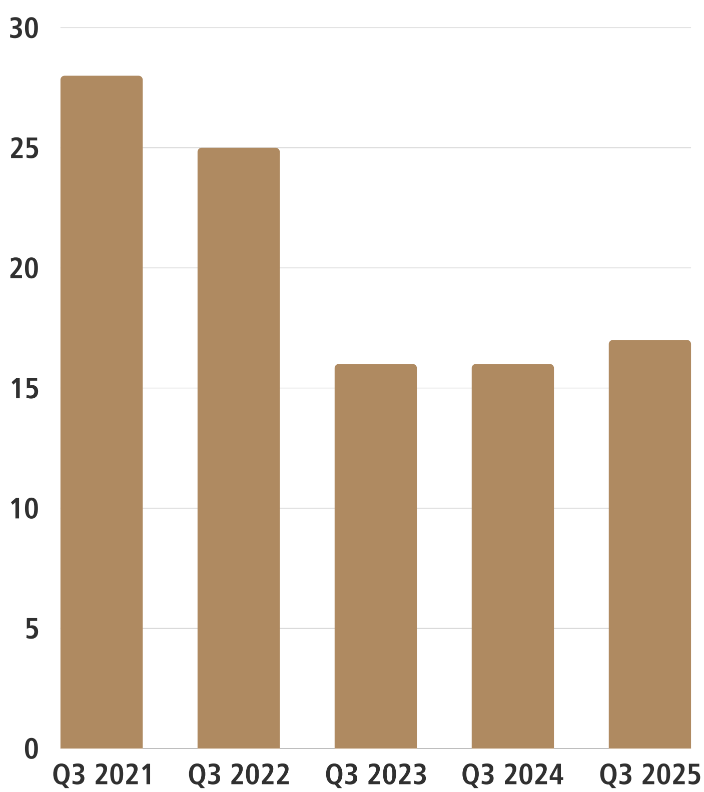
## MARKET SHARE

**BY SOLD PRICE**

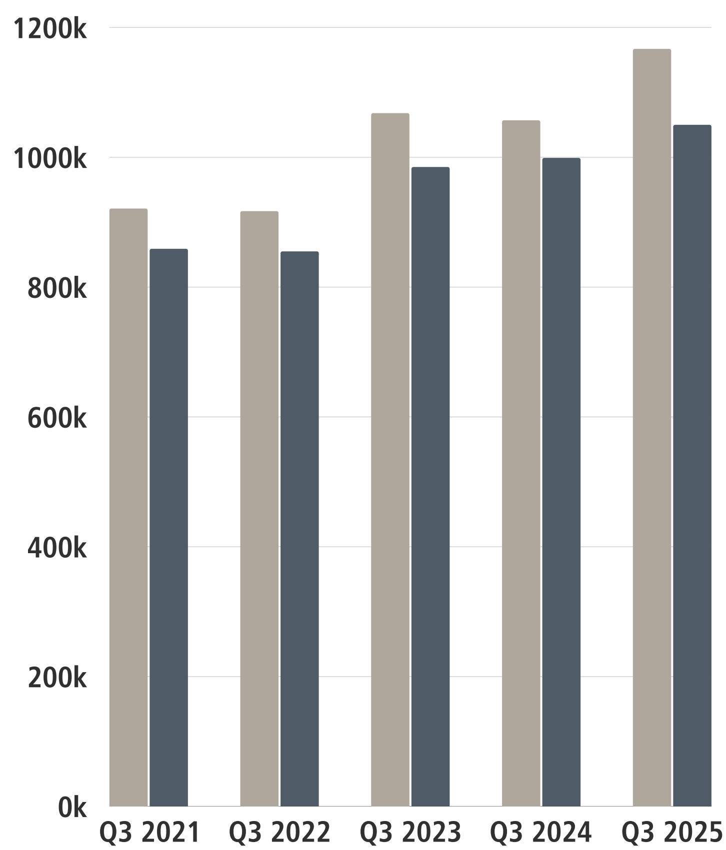
- 0% • < $500,000
- 6% • $500k - $799k
- 41% • $800k - $999k
- 39% • $1M - $1.5M
- 14% • > $1,500,000

## AVERAGE DAYS ON MARKET

17




## AVERAGE & MEDIAN SOLD PRICE

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# 3+ BED | 2+ BATH CONDOS

| | Q3 2024 | Q3 2025 | CHANGE |
|---|---|---|---|
| AVERAGE PRICE | $1,630,447 | $1,801,106 | +10.5% |
| MEDIAN PRICE | $1,440,000 | $1,675,000 | +16.3% |
| TOTAL LISTED | 47 | 26 | -44.7% |
| TOTAL CONTRACTS | 33 | 21 | -36.4% |
| TOTAL SOLD | 40 | 31 | -22.5% |

### MARKET SHARE
**CASH VS. MORTGAGE**

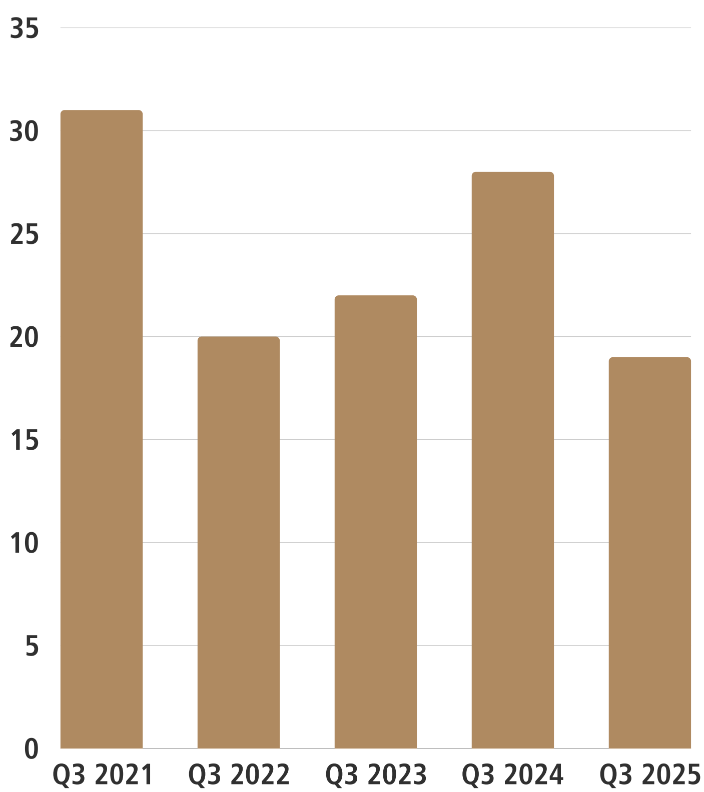
- 6% • CASH
- 94% • MORTGAGE

### MARKET SHARE
**BY SOLD PRICE**

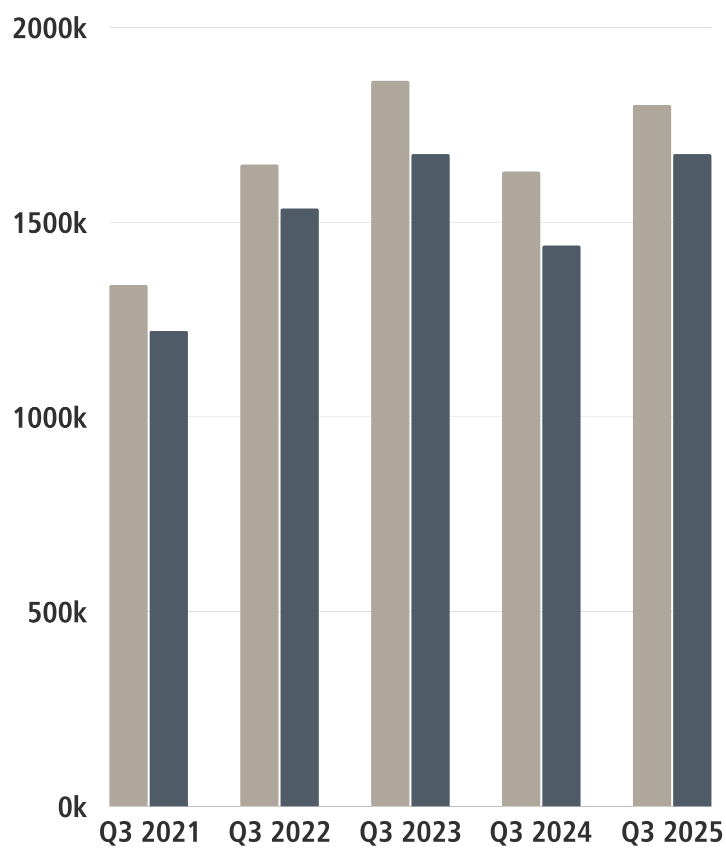
- 0% • < $500,000
- 0% • $500k - $799k
- 6% • $800k - $999k
- 29% • $1M - $1.5M
- 65% • > $1,500,000

## AVERAGE DAYS ON MARKET

19




## AVERAGE & MEDIAN SOLD PRICE

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# SINGLE FAMILY HOMES

| | Q3 2024 | Q3 2025 | CHANGE |
|---|---|---|---|
| AVERAGE PRICE | $1,200,000 | $2,433,333 | +102.8% |
| MEDIAN PRICE | $1,200,000 | $2,185,000 | +82.1% |
| TOTAL LISTED | 10 | 12 | +20.0% |
| TOTAL CONTRACTS | 6 | 11 | +83.3% |
| TOTAL SOLD | 1 | 3 | +200.0% |

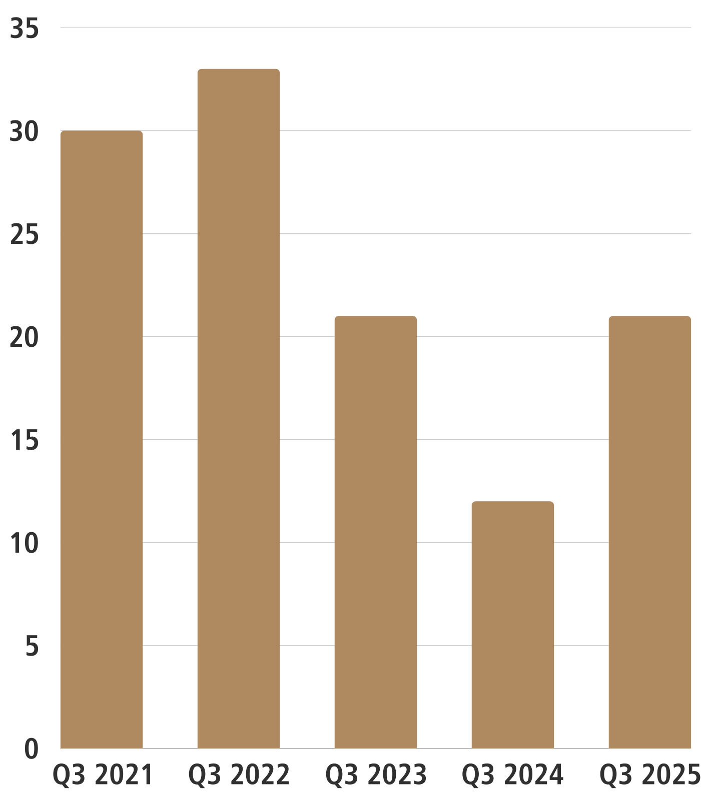
### MARKET SHARE
**CASH VS. MORTGAGE**

- 0% • CASH
- 100% • MORTGAGE

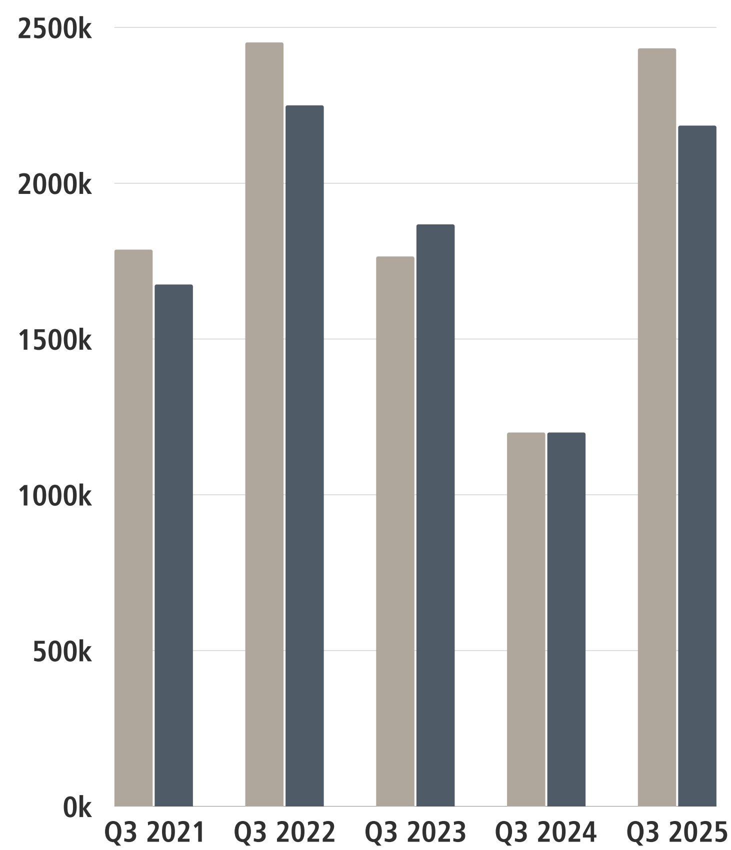
### MARKET SHARE
**BY SOLD PRICE**

- 0% • < $500,000
- 0% • $500k - $799k
- 0% • $800k - $999k
- 0% • $1M - $1.5M
- 100% • > $1,500,000

## AVERAGE DAYS ON MARKET
21




## AVERAGE & MEDIAN SOLD PRICE



# MULTI FAMILY HOMES

| | Q3 2024 | Q3 2025 | CHANGE |
|---|---|---|---|
| AVERAGE PRICE | $2,587,500 | $1,937,500 | -25.1% |
| MEDIAN PRICE | $2,587,500 | $1,937,500 | -25.1% |
| TOTAL LISTED | 3 | 6 | +100.0% |
| TOTAL CONTRACTS | 3 | 1 | -66.7% |
| TOTAL SOLD | 2 | 2 | 0.0% |

## MARKET SHARE

**CASH VS. MORTGAGE**

- 0% • CASH
- 100% • MORTGAGE

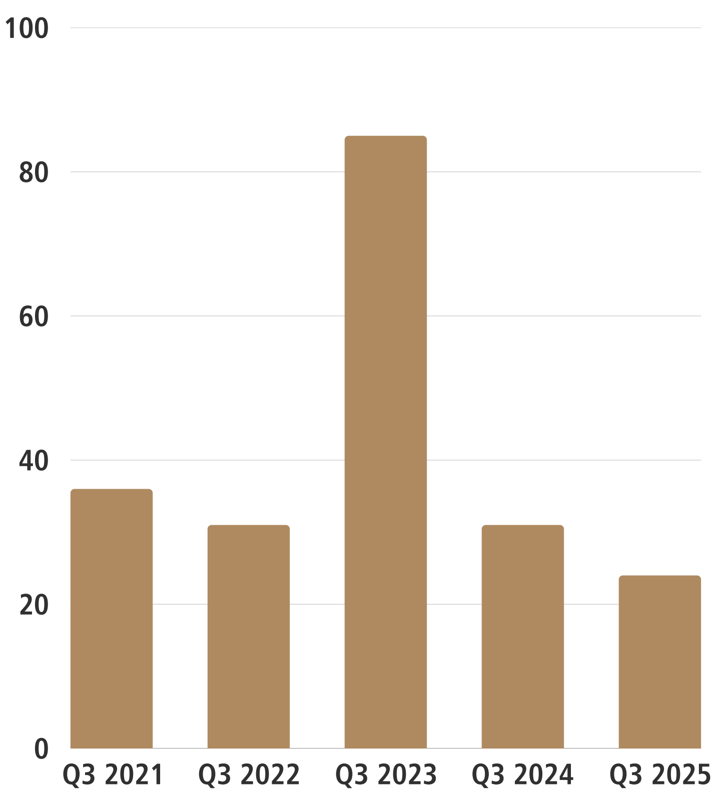
## MARKET SHARE

**BY SOLD PRICE**

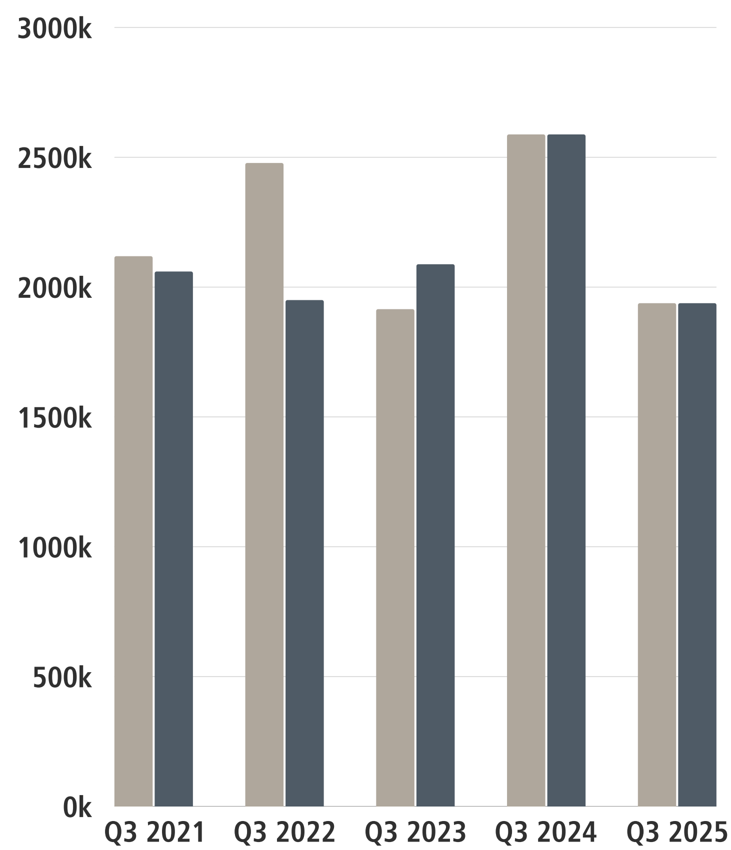
- 0% • < $500,000
- 0% • $500k - $799k
- 0% • $800k - $999k
- 0% • $1M - $1.5M
- 100% • > $1,500,000

## AVERAGE DAYS ON MARKET

24




## AVERAGE & MEDIAN SOLD PRICE



# METHODOLOGY

ZIP CODES COVERED:
07030

Data in this report is derived directly from the Hudson County MLS. Sales that occurred in any given Quarter may have accepted an offer in a previous Quarter. Sold data is a lagging indicator but provides an overview of market progression. New listings provide a current view of the market, but the price data cannot be considered until the property is sold. Quarterly data may not reflect drastic changes. Any major market shifts, especially those that occur in the second half of the Quarter, would be reflected in the following Quarter. All data is subject to the inventory available within a given Quarter and may not always be an accurate representation of the short-term trend. Criteria such as Single-Family Homes typically have few Quarterly sales, which will skew the data. Every property is unique and requires a specialized market analysis to identify fair value and trends.