



MARKET REPORT

Q4 2025

HOBOKEN



SUMMARY OF DATA

SOLD PRICE	AVERAGE	MEDIAN	MARKET SHARE
1 Bed Condo	+29.7%	+22.3%	27%
2 Bed 1 Bath Condo	+0.2%	+6.0%	15%
2 Bed 2 Bath Condo	+0.2%	+2.5%	35%
3+ Bed Condo	+29.3%	+44.3%	11%
Single-Family Homes	+41.1%	+29.8%	11%
Multi-Family Homes	-35.9%	-35.9%	1%

MARKET SHARE

CASH VS. MORTGAGE

27% • CASH

73% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

7% • < \$500,000

30% • \$500k - \$799k

22% • \$800k - \$999k

19% • \$1M - \$1.5M

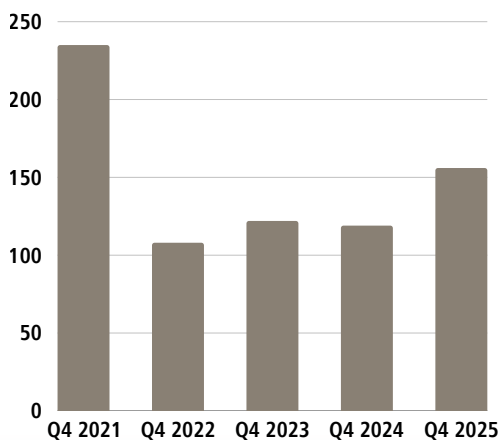
22% • > \$1,500,000

HOMES LISTED

156

+31.1%

YEAR-OVER-YEAR

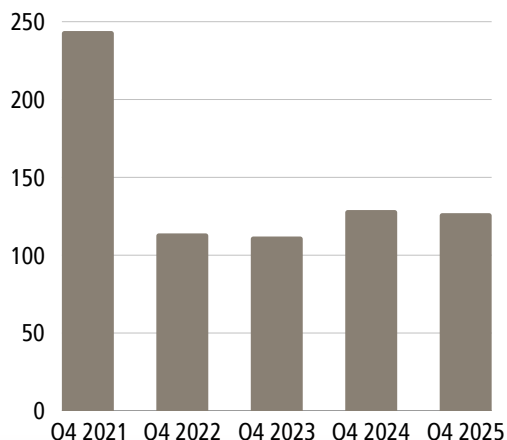


CONTRACTS SIGNED

127

-1.6%

YEAR-OVER-YEAR

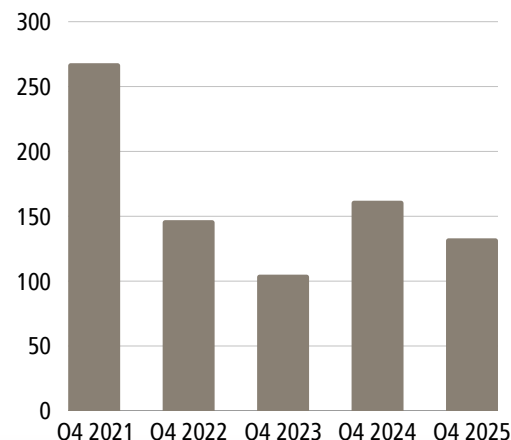


HOMES SOLD

133

-17.9%

YEAR-OVER-YEAR



1 BED, 1 BATH CONDO

	Q4 2024	Q4 2025	CHANGE
AVERAGE PRICE	\$555,985	\$721,045	+29.7%
MEDIAN PRICE	\$525,000	\$642,000	+22.3%
TOTAL LISTED	42	58	+38.1%
TOTAL CONTRACTS	40	41	+2.5%
TOTAL SOLD	54	36	-33.3%

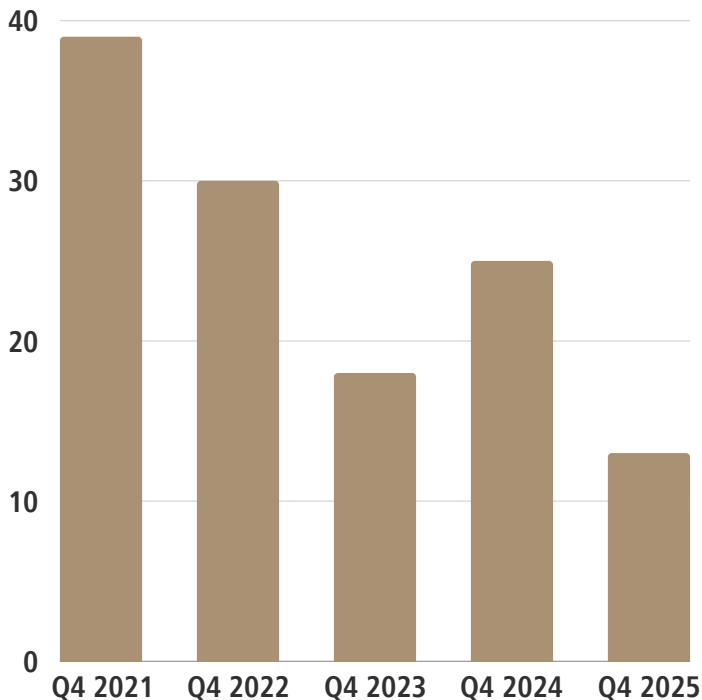
MARKET SHARE CASH VS. MORTGAGE

29% • CASH
71% • MORTGAGE

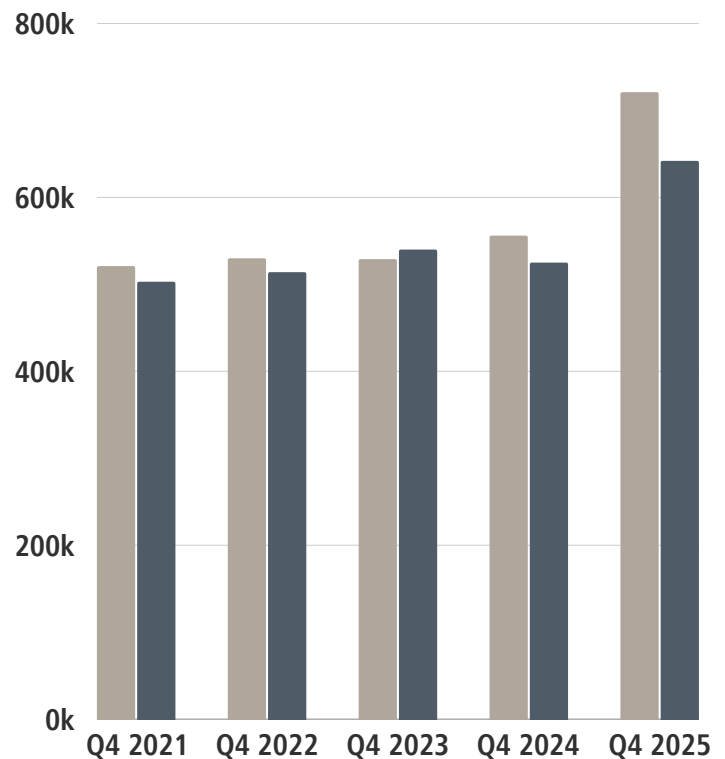
MARKET SHARE BY SOLD PRICE

17% • < \$500,000
50% • \$500k - \$799k
19% • \$800k - \$999k
11% • \$1M - \$1.5M
3% • > \$1,500,000

AVERAGE DAYS ON MARKET 13



AVERAGE & MEDIAN SOLD PRICE



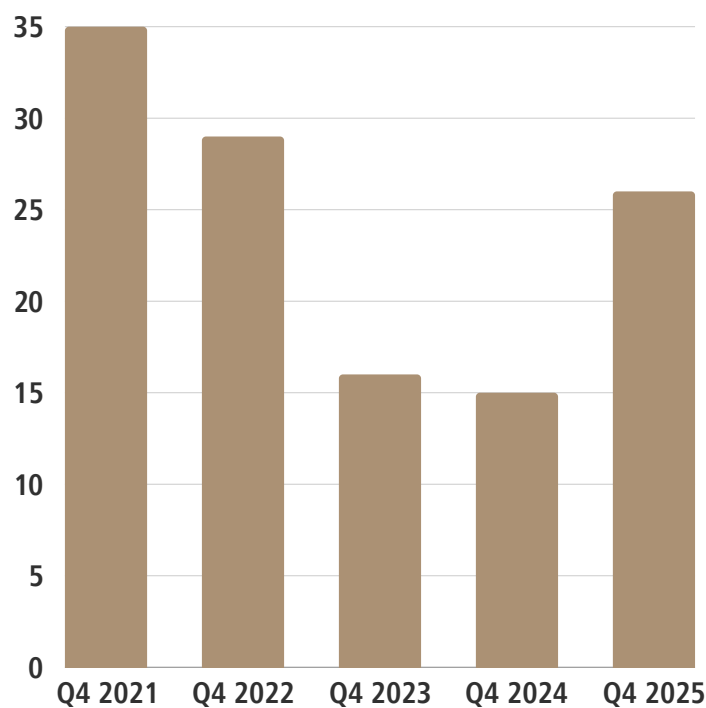
2 BED, 1 BATH CONDO

	Q4 2024	Q4 2025	CHANGE
AVERAGE PRICE	\$667,458	\$668,575	+0.2%
MEDIAN PRICE	\$620,000	\$657,500	+6.0%
TOTAL LISTED	13	16	+23.1%
TOTAL CONTRACTS	13	18	+38.5%
TOTAL SOLD	12	20	+66.7%

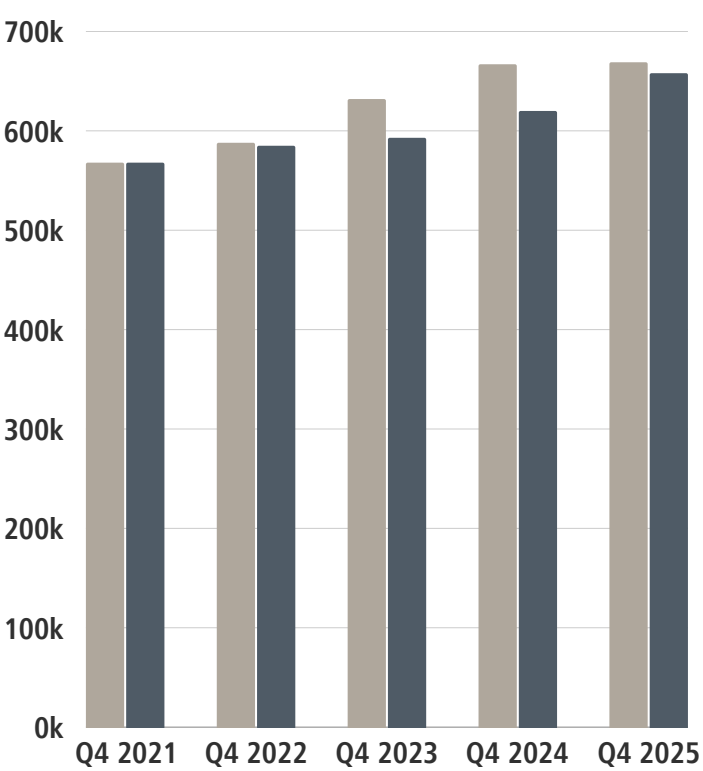
MARKET SHARE	
CASH VS. MORTGAGE	
25%	• CASH
75%	• MORTGAGE

MARKET SHARE	
BY SOLD PRICE	
10%	• < \$500,000
70%	• \$500k - \$799k
20%	• \$800k - \$999k
0%	• \$1M - \$1.5M
0%	• > \$1,500,000

AVERAGE
DAYS ON MARKET
26



AVERAGE & MEDIAN
SOLD PRICE



2 BED, 2 BATH CONDO

	Q4 2024	Q4 2025	CHANGE
AVERAGE PRICE	\$1,072,035	\$1,074,345	+0.2%
MEDIAN PRICE	\$975,000	\$999,000	+2.5%
TOTAL LISTED	32	50	+56.3%
TOTAL CONTRACTS	38	49	+28.9%
TOTAL SOLD	45	46	+2.2%

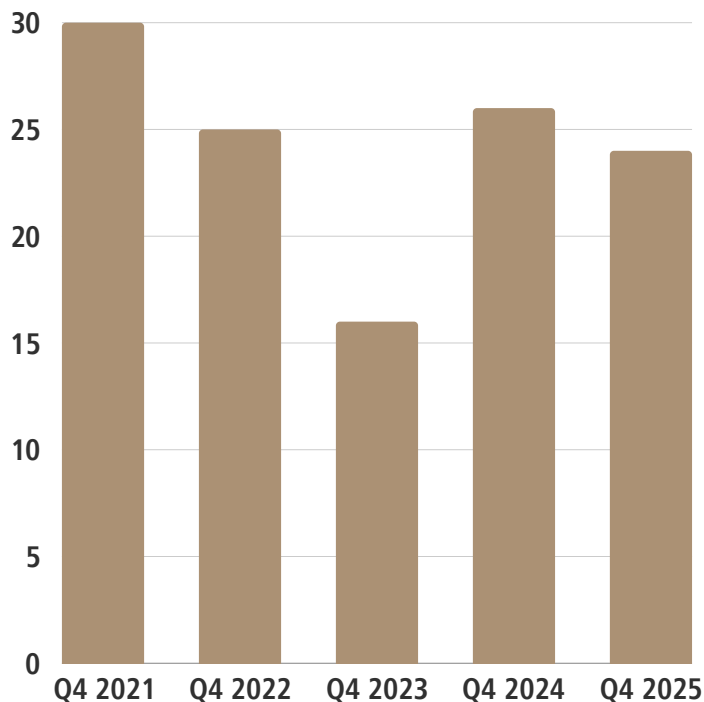
MARKET SHARE CASH VS. MORTGAGE

26% • CASH
74% • MORTGAGE

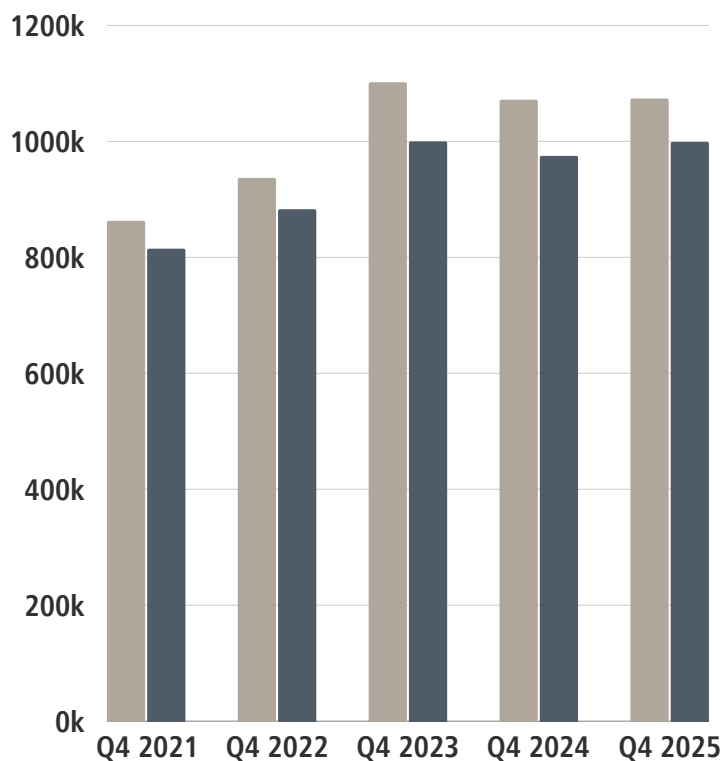
MARKET SHARE BY SOLD PRICE

0% • < \$500,000
15% • \$500k - \$799k
37% • \$800k - \$999k
39% • \$1M - \$1.5M
9% • > \$1,500,000

AVERAGE DAYS ON MARKET 24



AVERAGE & MEDIAN SOLD PRICE



3 BED, 2 BATH CONDO

	Q4 2024	Q4 2025	CHANGE
AVERAGE PRICE	\$1,671,309	\$2,160,470	+29.3%
MEDIAN PRICE	\$1,510,000	\$2,179,500	+44.3%
TOTAL LISTED	27	26	-3.7%
TOTAL CONTRACTS	34	12	-64.7%
TOTAL SOLD	41	14	-65.9%

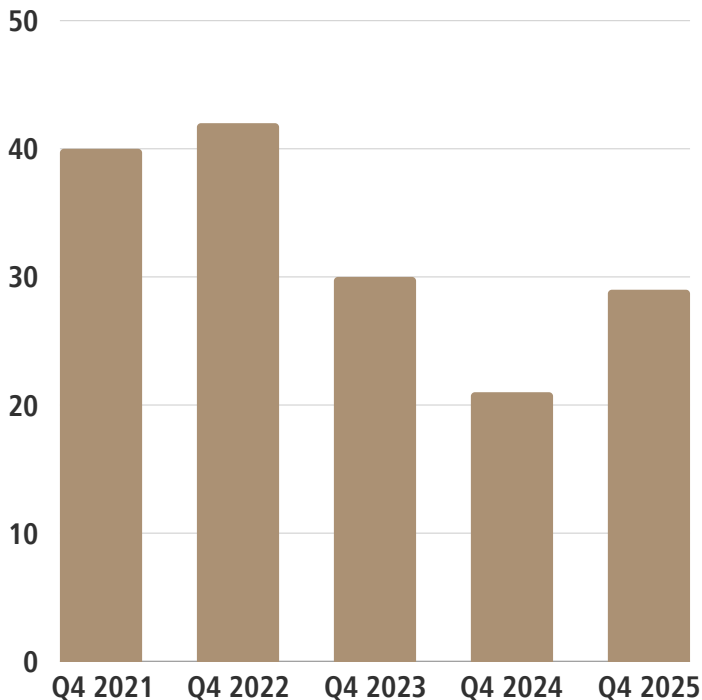
MARKET SHARE CASH VS. MORTGAGE

21% • CASH
79% • MORTGAGE

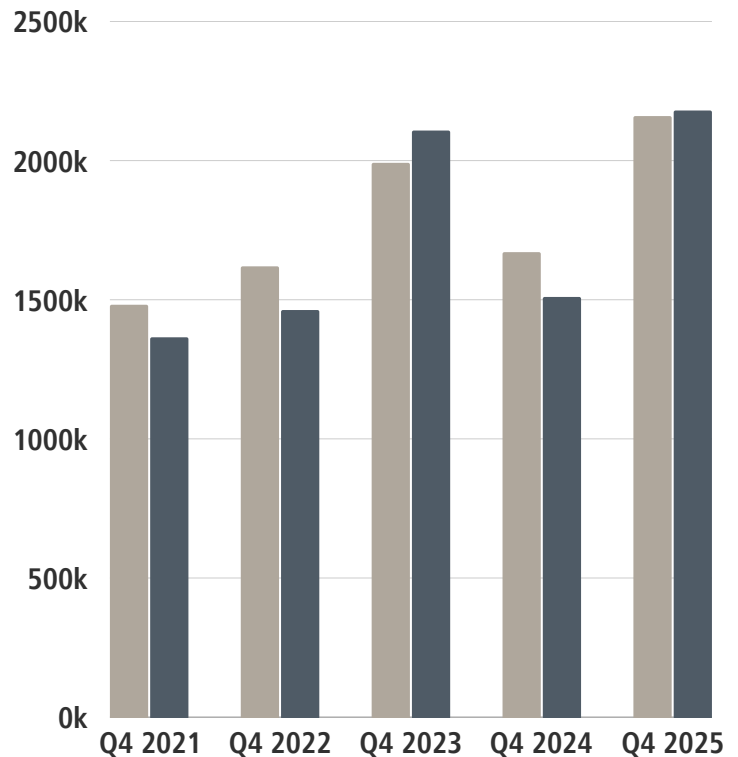
MARKET SHARE BY SOLD PRICE

0% • < \$500,000
0% • \$500k - \$799k
14% • \$800k - \$999k
22% • \$1M - \$1.5M
64% • > \$1,500,000

AVERAGE DAYS ON MARKET 29



AVERAGE & MEDIAN SOLD PRICE



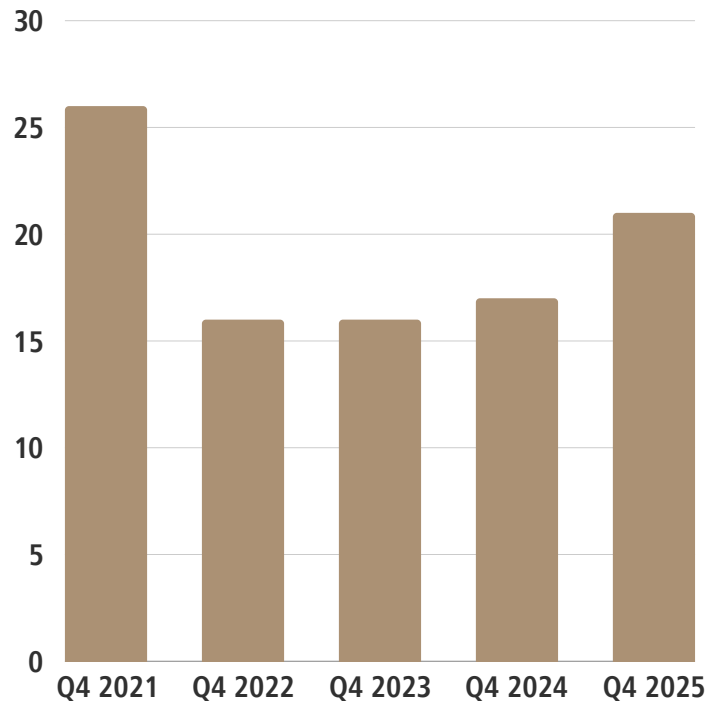
SINGLE FAMILY HOME

	Q4 2024	Q4 2025	CHANGE
AVERAGE PRICE	\$2,132,764	\$3,008,804	+41.1%
MEDIAN PRICE	\$2,101,000	\$2,727,070	+29.8%
TOTAL LISTED	1	3	+200.0%
TOTAL CONTRACTS	2	4	+100.0%
TOTAL SOLD	8	15	+87.5%

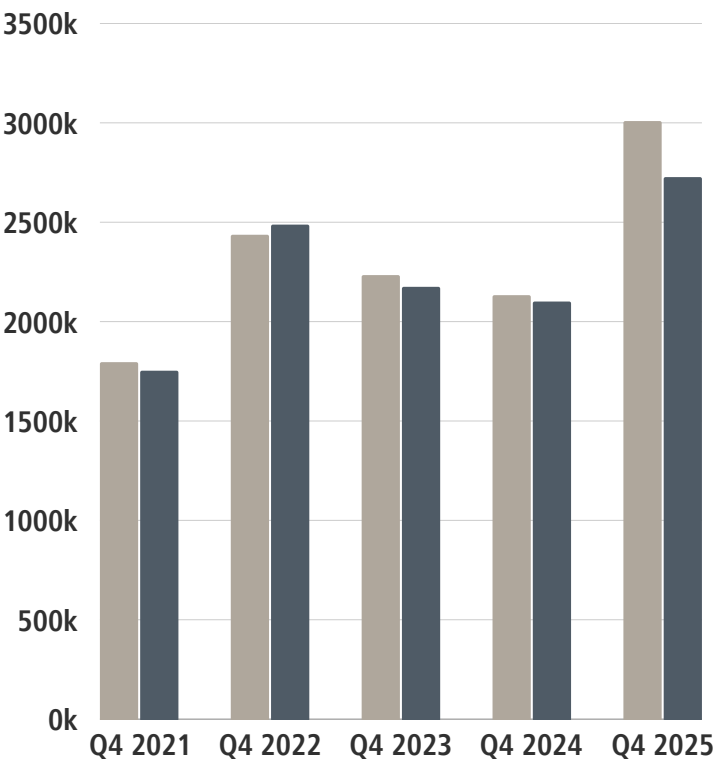
MARKET SHARE	
CASH VS. MORTGAGE	
33%	• CASH
67%	• MORTGAGE

MARKET SHARE	
BY SOLD PRICE	
0%	• < \$500,000
0%	• \$500k - \$799k
0%	• \$800k - \$999k
7%	• \$1M - \$1.5M
93%	• > \$1,500,000

AVERAGE
DAYS ON MARKET
21



AVERAGE & MEDIAN
SOLD PRICE



MULTI FAMILY HOME

	Q4 2024	Q4 2025	CHANGE
AVERAGE PRICE	\$2,847,500	\$1,825,000	-35.9%
MEDIAN PRICE	\$2,847,500	\$1,825,000	-35.9%
TOTAL LISTED	4	3	-25.0%
TOTAL CONTRACTS	2	3	+50.0%
TOTAL SOLD	2	2	0.0%

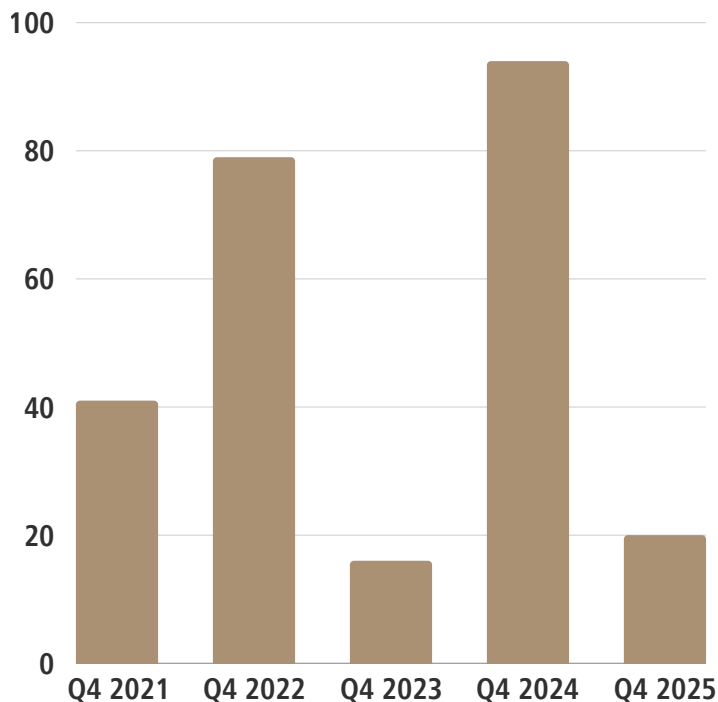
MARKET SHARE CASH VS. MORTGAGE

0% • CASH
100% • MORTGAGE

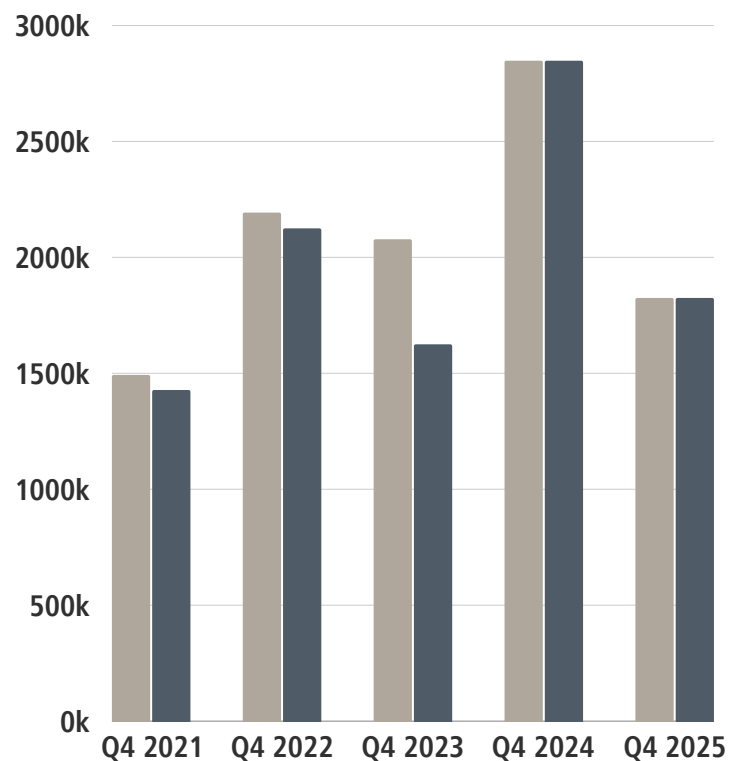
MARKET SHARE BY SOLD PRICE

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

AVERAGE DAYS ON MARKET 20



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.