

HOBOKEN ANNUAL REPORT 2025



SAIKIN
TEAM

SUMMARY OF DATA

SOLD PRICE	AVERAGE	MEDIAN	MARKET SHARE
1 Bed Condo	+9.8%	+9.1%	29%
2 Bed 1 Bath Condo	-0.8%	-3.4%	13%
2 Bed 2 Bath Condo	+7.1%	+2.8%	34%
3+ Bed Condo	+10.1%	+10.8%	17%
Single-Family Homes	+23.3%	+10.1%	5%
Multi-Family Homes	-11.4%	+4.9%	2%

MARKET SHARE

CASH VS. MORTGAGE

25% • CASH

75% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

9% • < \$500,000

31% • \$500k - \$799k

21% • \$800k - \$999k

17% • \$1M - \$1.5M

22% • > \$1,500,000

HOMES LISTED

679

-0.3%

YEAR-OVER-YEAR

CONTRACTS SIGNED

548

-6.3%

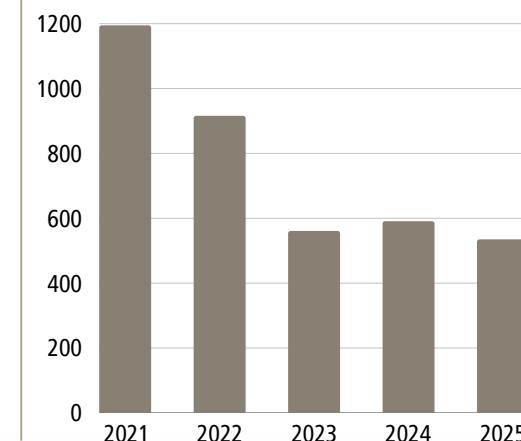
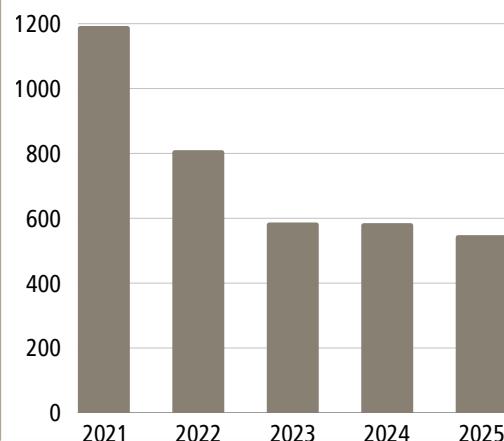
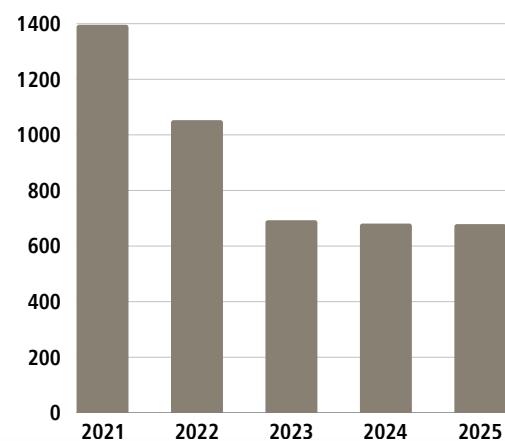
YEAR-OVER-YEAR

HOMES SOLD

535

-9.5%

YEAR-OVER-YEAR



1 BED, 1 BATH CONDO

	2024	2025	CHANGE
AVERAGE PRICE	\$583,011	\$640,053	+9.8%
MEDIAN PRICE	\$549,999	\$600,000	+9.1%
TOTAL LISTED	201	200	-0.5%
TOTAL CONTRACTS	167	158	-5.4%
TOTAL SOLD	168	156	-7.1%

MARKET SHARE

CASH VS. MORTGAGE

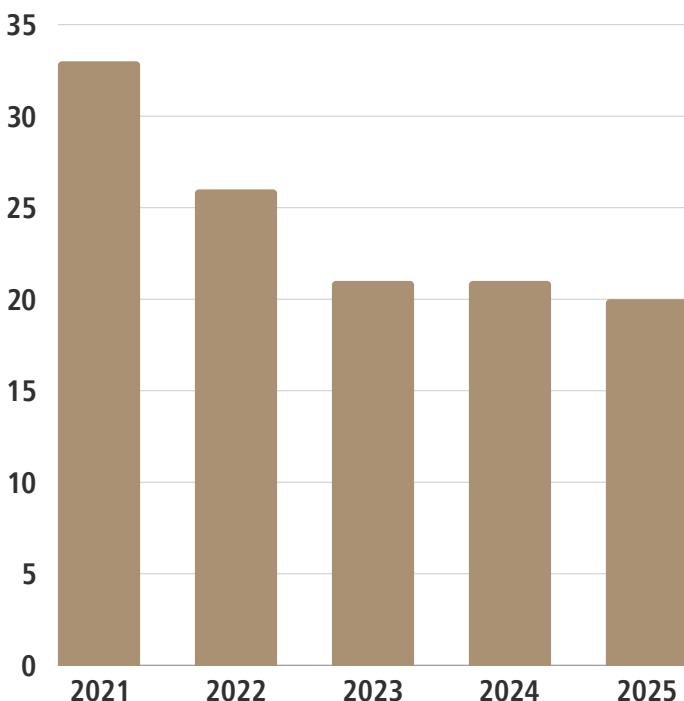
- 27% • CASH
- 73% • MORTGAGE

MARKET SHARE

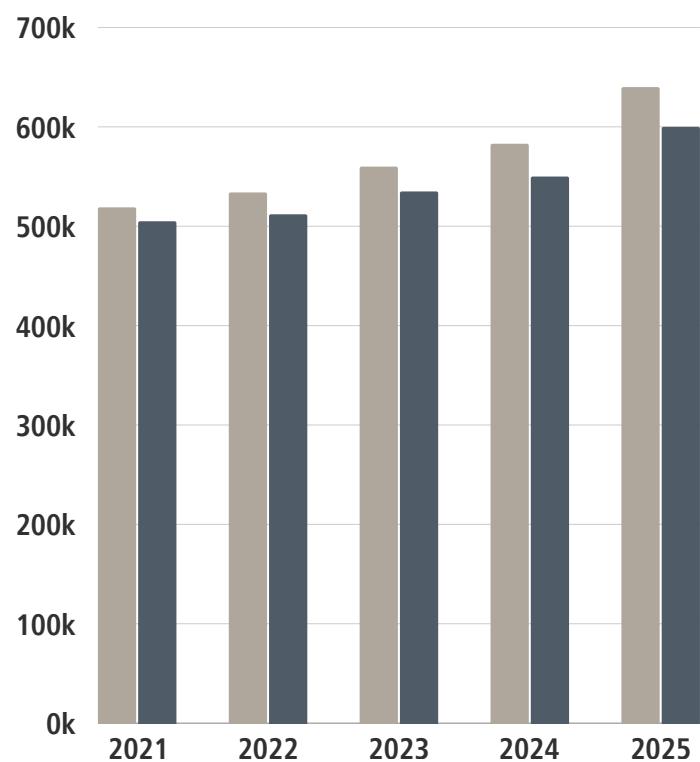
BY SOLD PRICE

- 25% • < \$500,000
- 57% • \$500k - \$799k
- 13% • \$800k - \$999k
- 4% • \$1M - \$1.5M
- 1% • > \$1,500,000

AVERAGE
DAYS ON MARKET
20



AVERAGE & MEDIAN
SOLD PRICE



2 BED, 1 BATH CONDO

	2024	2025	CHANGE
AVERAGE PRICE	\$684,325	\$678,843	-0.8%
MEDIAN PRICE	\$699,000	\$675,000	-3.4%
TOTAL LISTED	67	82	+22.4%
TOTAL CONTRACTS	61	70	+14.8%
TOTAL SOLD	62	67	+8.1%

MARKET SHARE

CASH VS. MORTGAGE

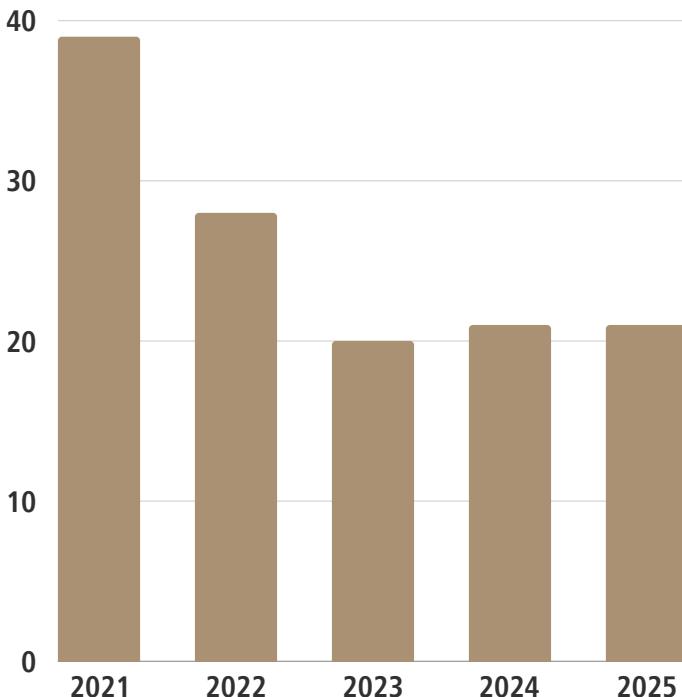
- 28% • CASH
- 72% • MORTGAGE

MARKET SHARE

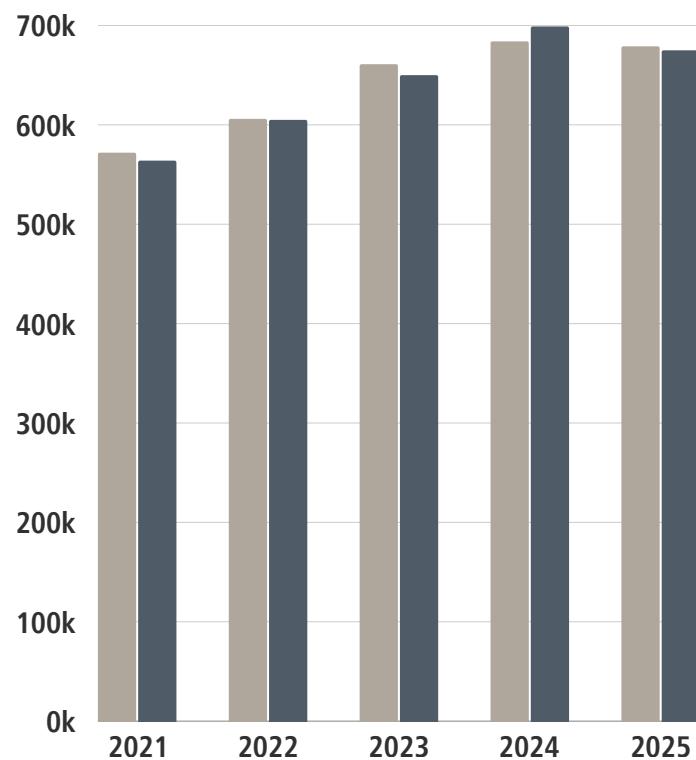
BY SOLD PRICE

- 6% • < \$500,000
- 78% • \$500k - \$799k
- 16% • \$800k - \$999k
- 0% • \$1M - \$1.5M
- 0% • > \$1,500,000

AVERAGE
DAYS ON MARKET
21



AVERAGE & MEDIAN
SOLD PRICE



2 BED, 2 BATH CONDO

	2024	2025	CHANGE
AVERAGE PRICE	\$1,050,709	\$1,125,286	+7.1%
MEDIAN PRICE	\$972,500	\$999,999	+2.8%
TOTAL LISTED	204	232	+13.7%
TOTAL CONTRACTS	182	192	+5.5%
TOTAL SOLD	186	181	-2.7%

MARKET SHARE

CASH VS. MORTGAGE

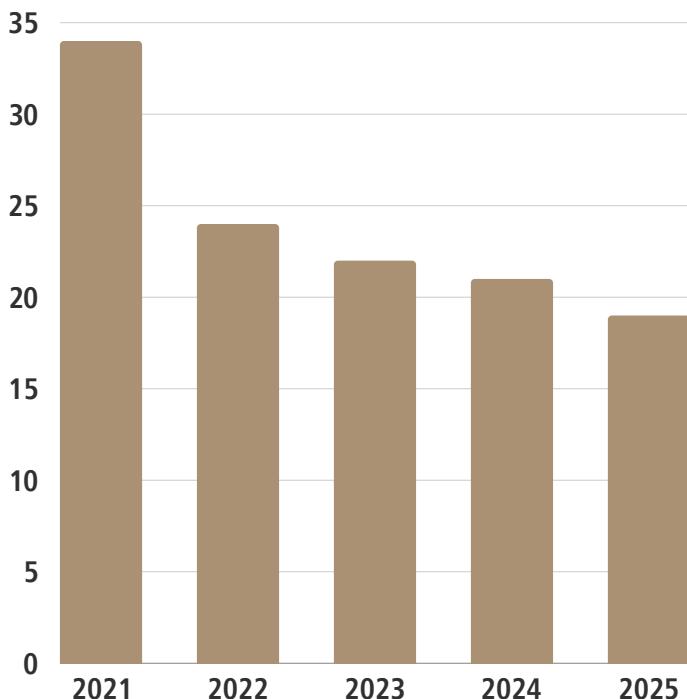
- 28% • CASH
- 72% • MORTGAGE

MARKET SHARE

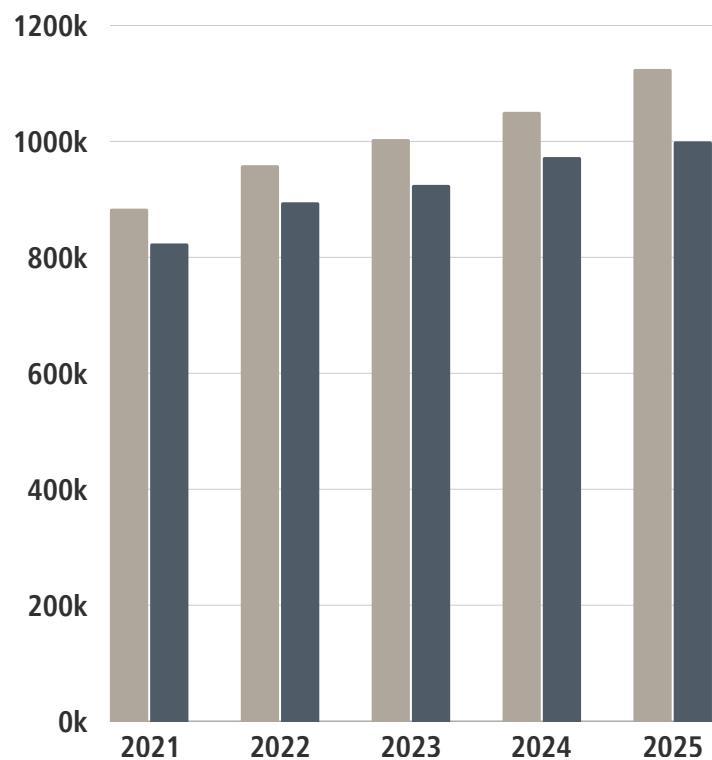
BY SOLD PRICE

- 0% • < \$500,000
- 11% • \$500k - \$799k
- 41% • \$800k - \$999k
- 35% • \$1M - \$1.5M
- 13% • > \$1,500,000

AVERAGE
DAYS ON MARKET
19



AVERAGE & MEDIAN
SOLD PRICE



3 BED, 2 BATH CONDO

	2024	2025	CHANGE
AVERAGE PRICE	\$1,735,992	\$1,911,133	+10.1%
MEDIAN PRICE	\$1,580,000	\$1,750,000	+10.8%
TOTAL LISTED	91	116	+27.5%
TOTAL CONTRACTS	56	89	+58.9%
TOTAL SOLD	51	82	+60.8%

MARKET SHARE

CASH VS. MORTGAGE

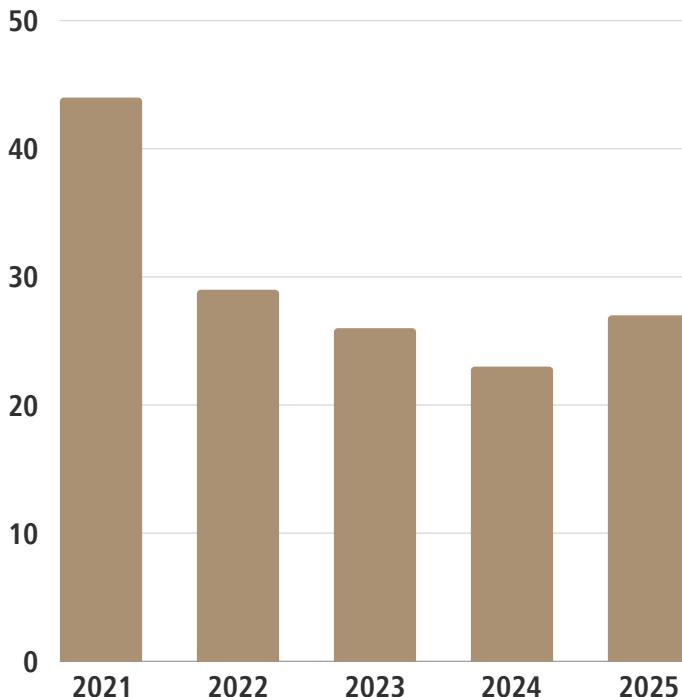
- 13% • CASH
- 87% • MORTGAGE

MARKET SHARE

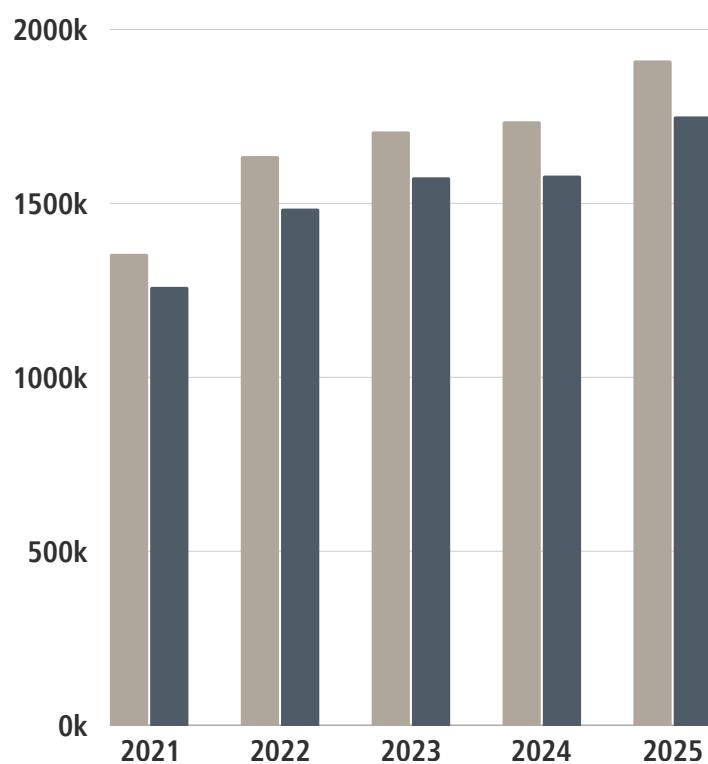
BY SOLD PRICE

- 0% • < \$500,000
- 2% • \$500k - \$799k
- 7% • \$800k - \$999k
- 26% • \$1M - \$1.5M
- 65% • > \$1,500,000

AVERAGE
DAYS ON MARKET
27



AVERAGE & MEDIAN
SOLD PRICE



SINGLE FAMILY HOME

	2024	2025	CHANGE
AVERAGE PRICE	\$2,318,860	\$2,860,070	+23.3%
MEDIAN PRICE	\$2,475,000	\$2,726,035	+10.1%
TOTAL LISTED	35	32	-8.6%
TOTAL CONTRACTS	29	27	-6.9%
TOTAL SOLD	30	28	-6.7%

MARKET SHARE

CASH VS. MORTGAGE

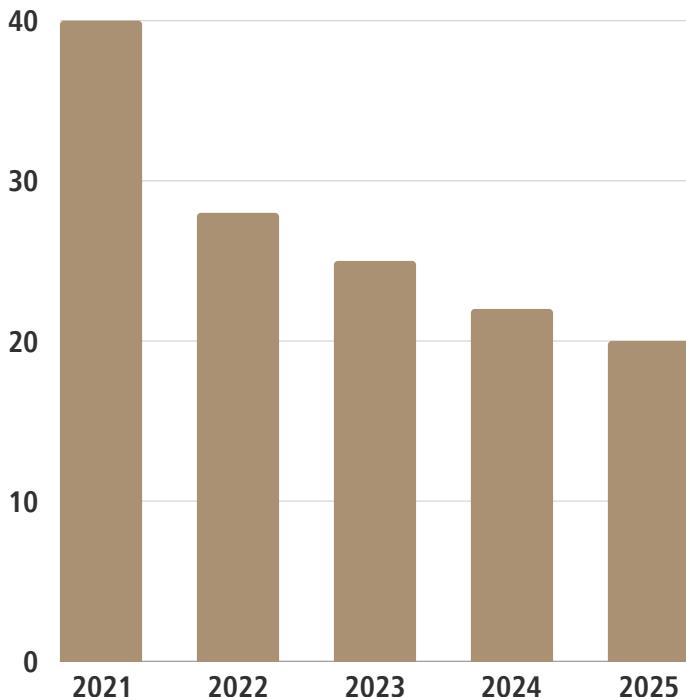
- 29% • CASH
- 71% • MORTGAGE

MARKET SHARE

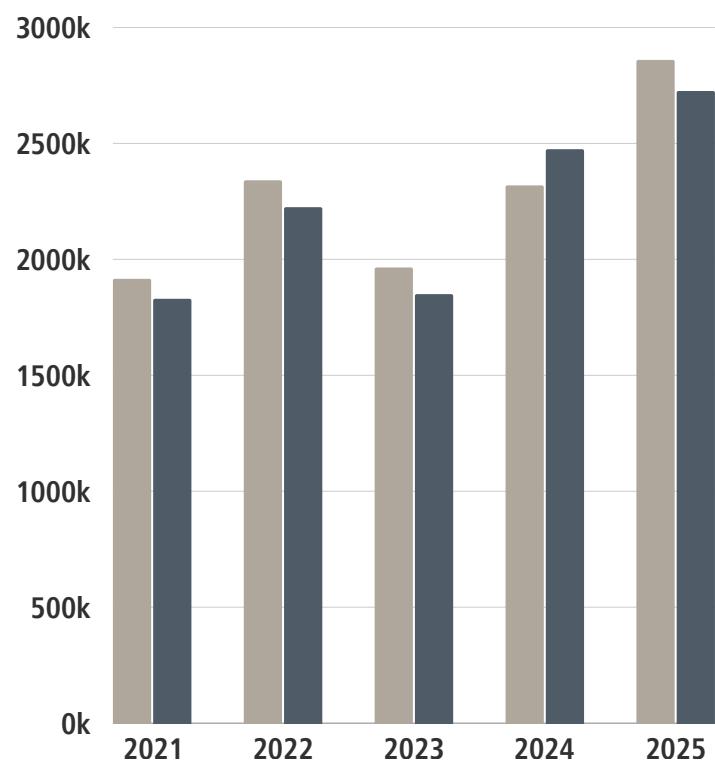
BY SOLD PRICE

- 0% • < \$500,000
- 4% • \$500k - \$799k
- 0% • \$800k - \$999k
- 4% • \$1M - \$1.5M
- 92% • > \$1,500,000

AVERAGE
DAYS ON MARKET
20



AVERAGE & MEDIAN
SOLD PRICE



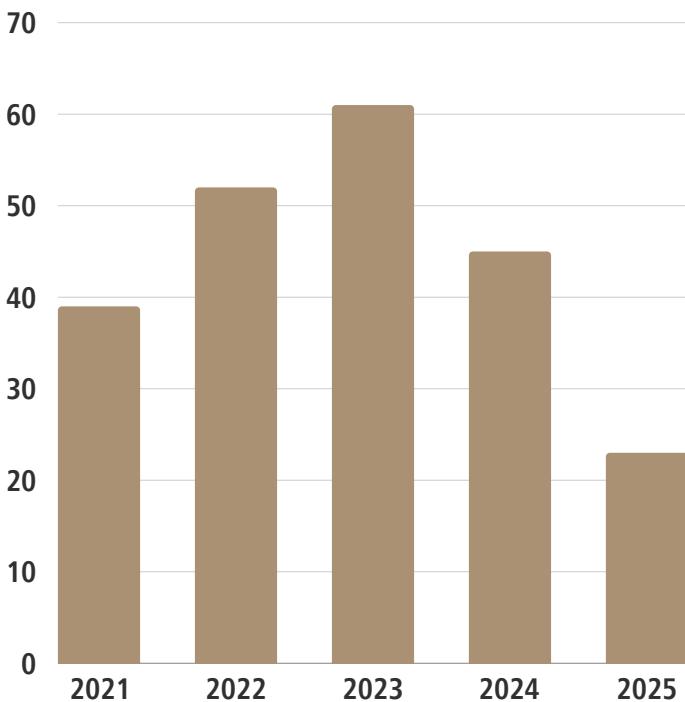
MULTI FAMILY HOME

	2024	2025	CHANGE
AVERAGE PRICE	\$2,167,421	\$1,920,500	-11.4%
MEDIAN PRICE	\$1,847,500	\$1,937,500	+4.9%
TOTAL LISTED	17	15	-11.8%
TOTAL CONTRACTS	11	10	-9.1%
TOTAL SOLD	14	10	-28.6%

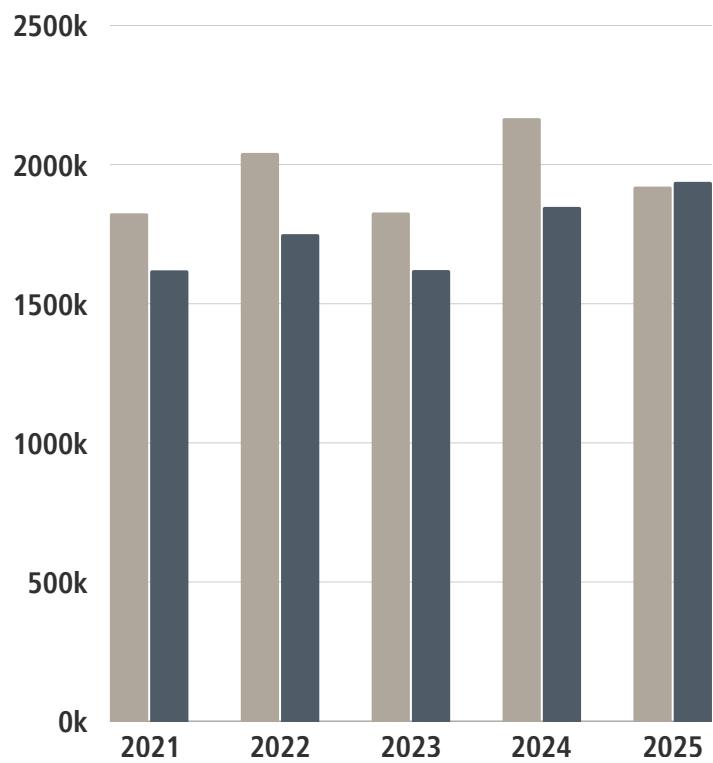
MARKET SHARE	
CASH VS. MORTGAGE	
10%	• CASH
90%	• MORTGAGE

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
23



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.