



2022 YEARLY REPORT

HOBOKEN

SAIKIN
TEAM

SUMMARY OF DATA

SALE PRICE YEAR-OVER-YEAR

	AVERAGE	MEDIAN
1 Bed Condo	+3.0%	+1.4%
2 Bed 1 Bath Condo	+6.0%	+7.3%
2 Bed 2 Bath Condo	+8.5%	+8.7%
3+ Bed Condo	+20.8%	+17.9%
Single-Family Homes	+22.2%	+21.6%
Multi-Family Homes	+1.9%	+8.0%

TOTAL HOMES LISTED 1053	TOTAL HOMES UNDER CONTRACT 810	TOTAL HOMES SOLD 916
HOMES LISTED YEAR-OVER-YEAR -24.6%	HOMES UNDER CONTRACT YEAR-OVER-YEAR -32.1%	HOMES SOLD YEAR-OVER-YEAR -23.3%

1 BEDROOM CONDOS

	2021	2022
AVERAGE	\$518,850	\$534,366
MEDIAN	\$505,000	\$512,000



AVERAGE
DAYS ON
MARKET

26

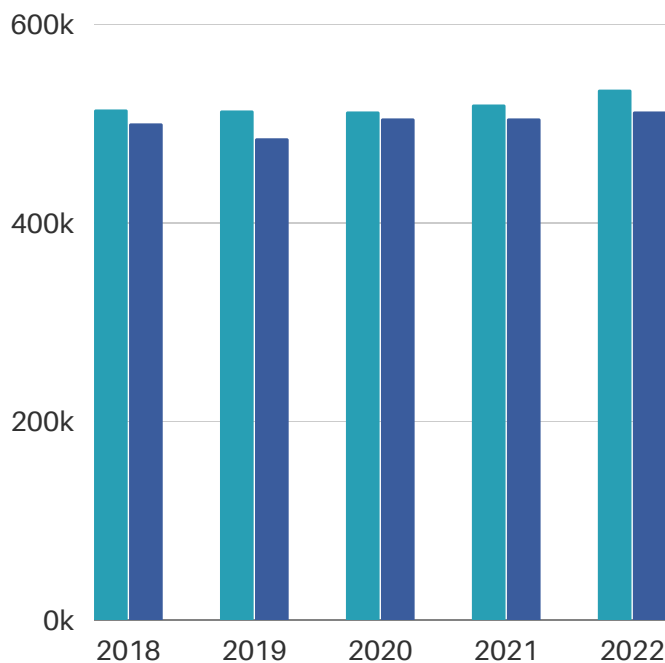
AVERAGE
SALE
PRICE
CHANGE

+3.0%

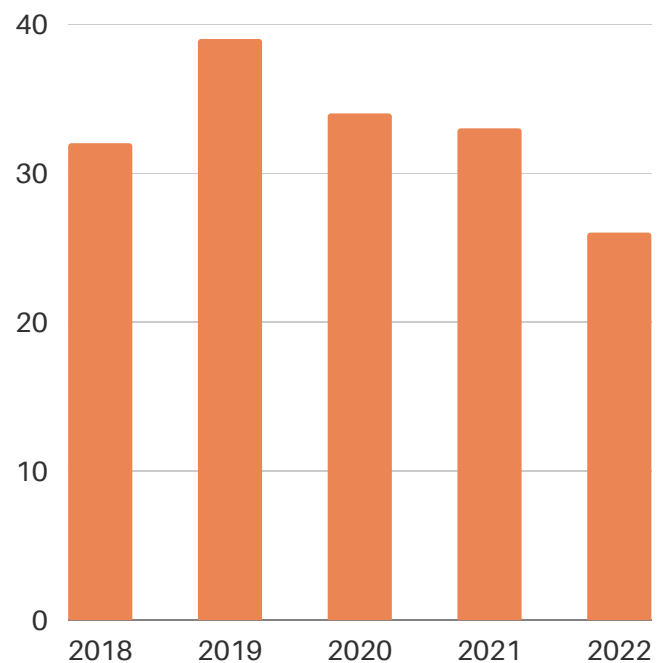
MEDIAN
SALE
PRICE
CHANGE

+1.4%

AVERAGE & MEDIAN
PRICE



AVERAGE
DAYS ON MARKET



2 BED 1 BATH CONDOS

	2021	2022
AVERAGE	\$571,836	\$606,087
MEDIAN	\$563,750	\$605,000



AVERAGE
DAYS ON
MARKET

28

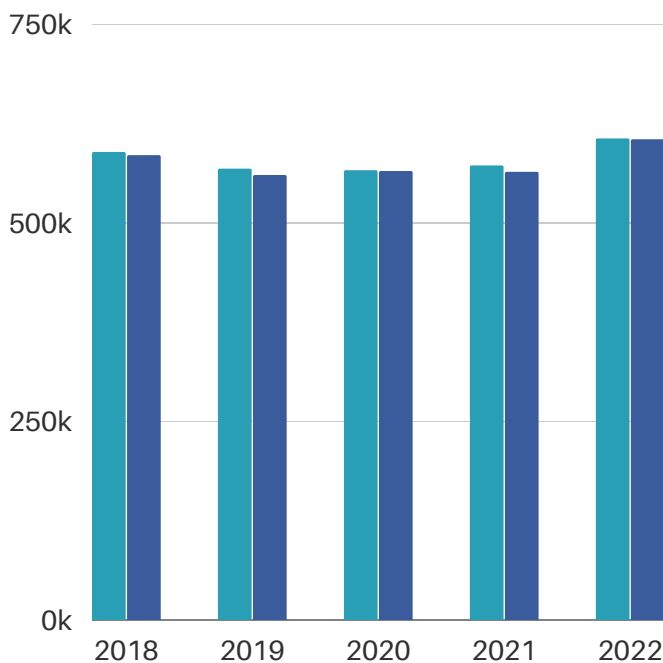
AVERAGE
SALE
PRICE
CHANGE

+6.0%

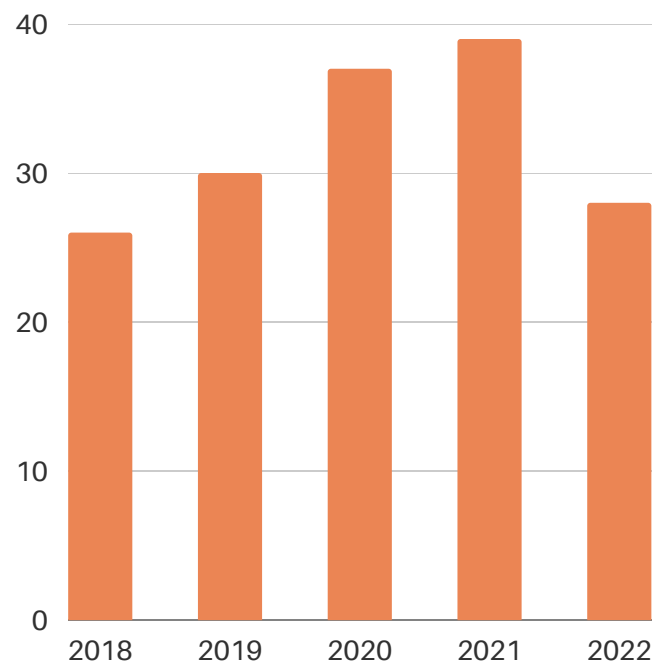
MEDIAN
SALE
PRICE
CHANGE

+7.3%

AVERAGE & MEDIAN
PRICE



AVERAGE
DAYS ON MARKET



2 BED 2 BATH CONDOS

	2021	2022
AVERAGE	\$883,715	\$959,150
MEDIAN	\$823,500	\$895,000



AVERAGE
DAYS ON
MARKET

24

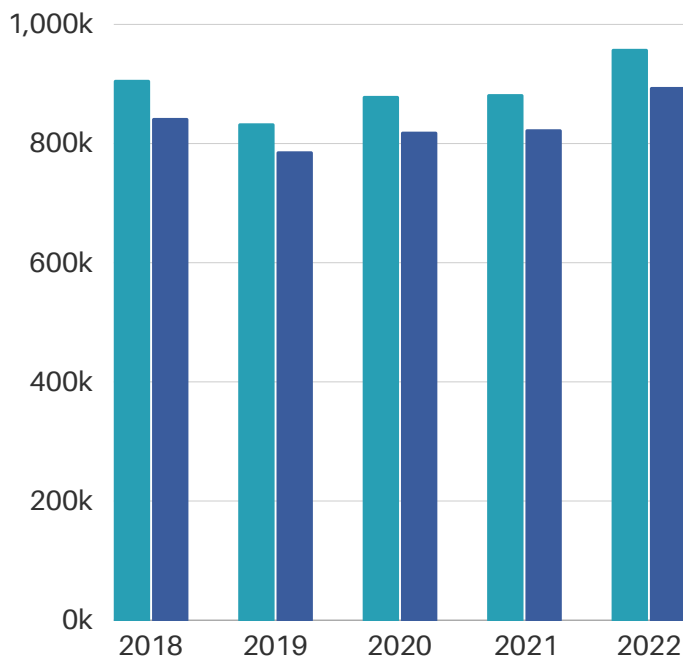
AVERAGE
SALE
PRICE
CHANGE

+8.5%

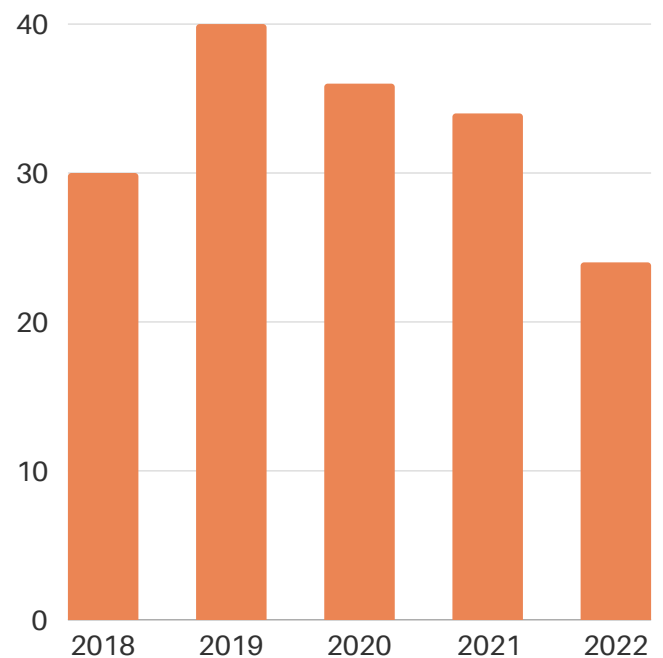
MEDIAN
SALE
PRICE
CHANGE

+8.7%

AVERAGE & MEDIAN
PRICE



AVERAGE
DAYS ON MARKET



3+ BEDROOM CONDOS

	2021	2022
AVERAGE	\$1,354,885	\$1,636,393
MEDIAN	\$1,260,000	\$1,485,000



AVERAGE
DAYS ON
MARKET

29

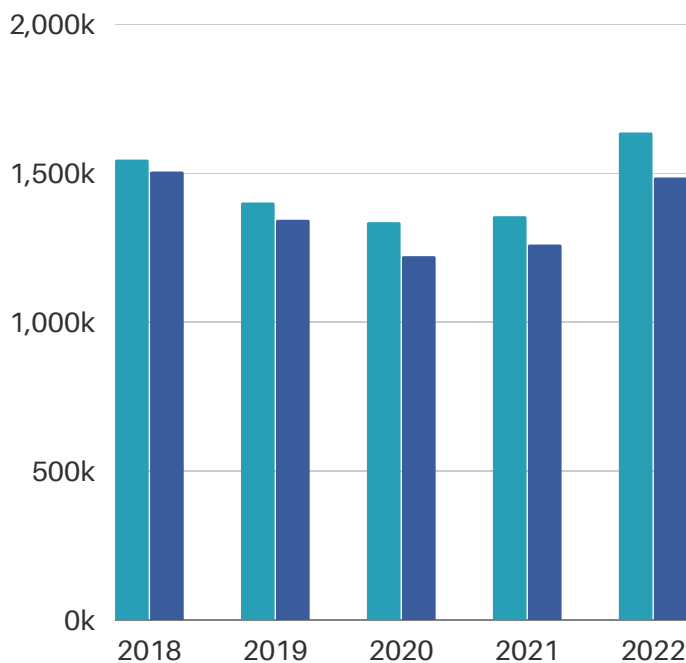
AVERAGE
SALE
PRICE
CHANGE

+20.8%

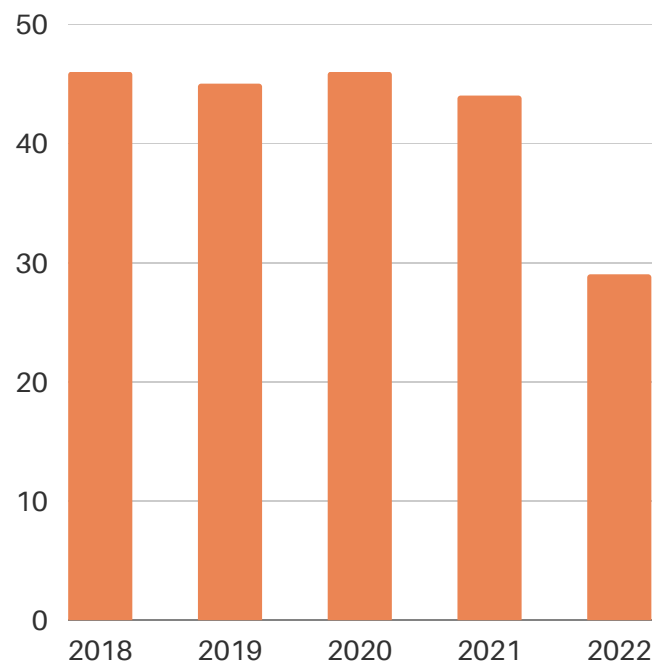
MEDIAN
SALE
PRICE
CHANGE

+17.9%

AVERAGE & MEDIAN
PRICE



AVERAGE
DAYS ON MARKET



SINGLE FAMILY HOMES

	2021	2022
AVERAGE	\$1,916,299	\$2,341,158
MEDIAN	\$1,830,000	\$2,225,000



AVERAGE
DAYS ON
MARKET

28

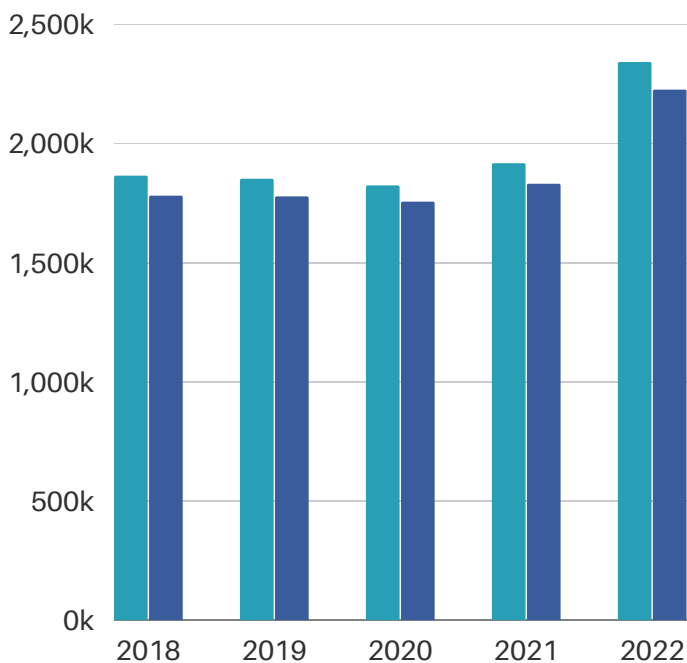
AVERAGE
SALE
PRICE
CHANGE

+22.2%

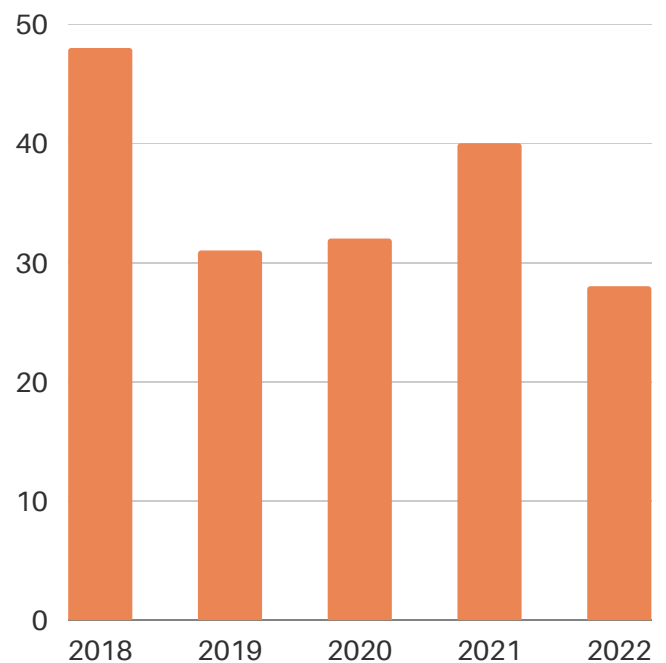
MEDIAN
SALE
PRICE
CHANGE

+21.6%

AVERAGE & MEDIAN
PRICE



AVERAGE
DAYS ON MARKET



MULTIFAMILY HOMES

	2021	2022
AVERAGE	\$1,825,047	\$2,041,818
MEDIAN	\$1,620,000	\$1,750,000



AVERAGE
DAYS ON
MARKET

52

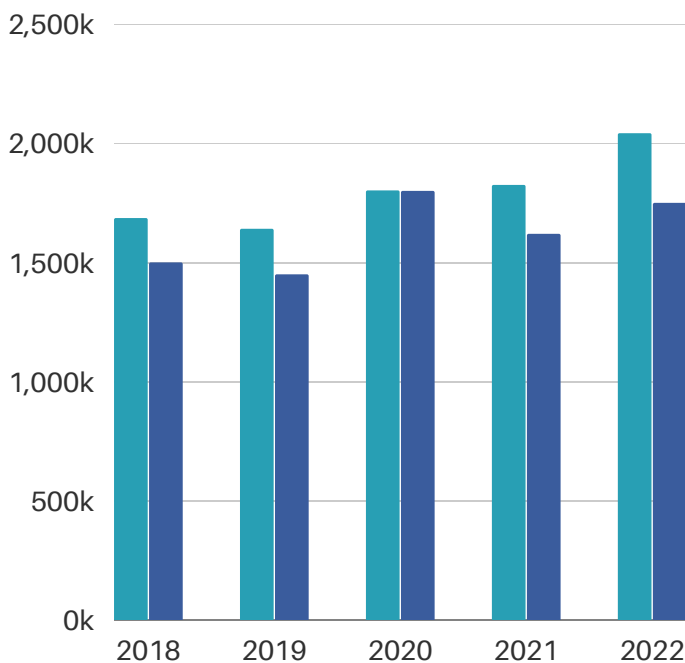
AVERAGE
SALE
PRICE
CHANGE

+11.9%

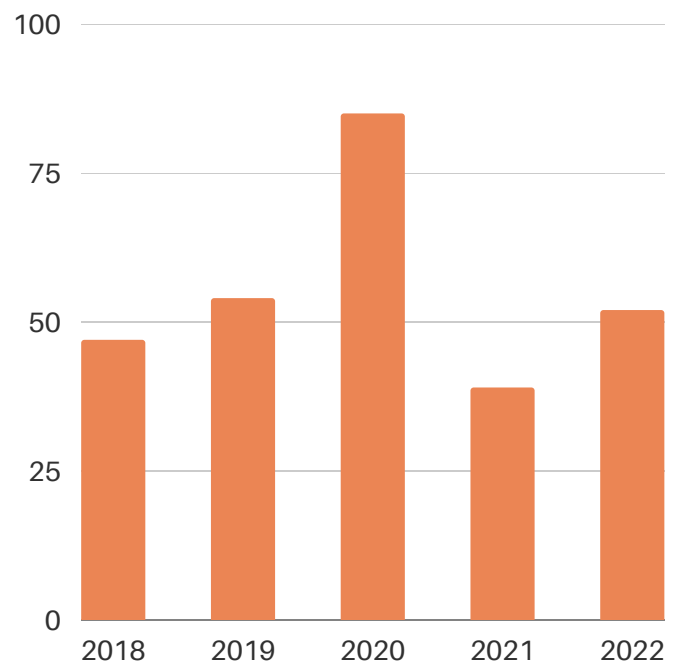
MEDIAN
SALE
PRICE
CHANGE

+8.0%

AVERAGE & MEDIAN
PRICE



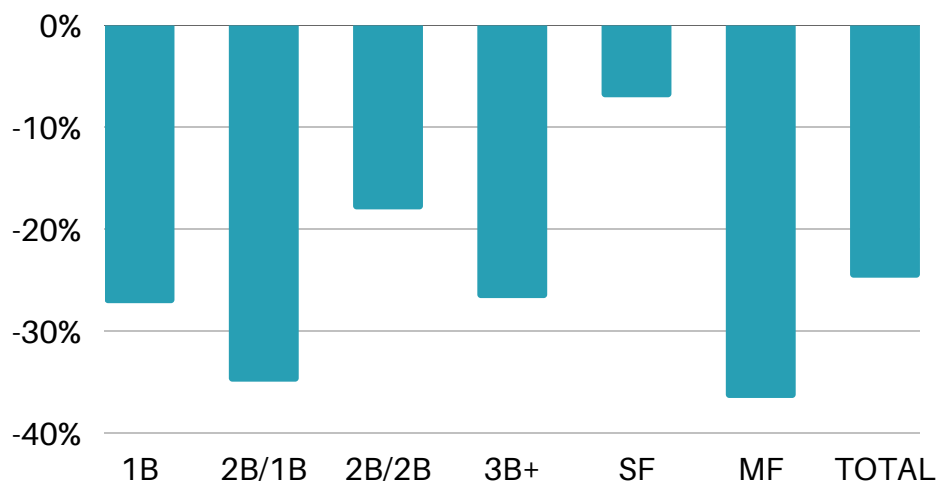
AVERAGE
DAYS ON MARKET



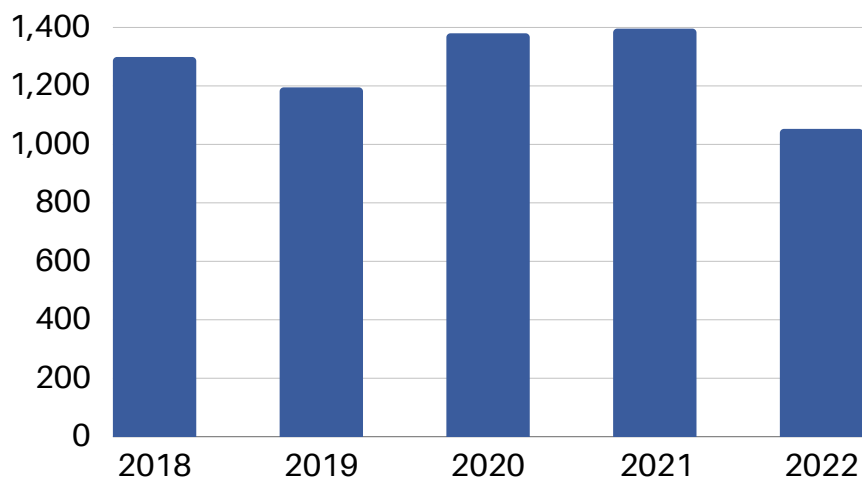
HOMES LISTED

	2021	2022	% CHANGE
1 BEDROOM CONDOS	401	292	-27.2%
2 BED / 1 BATH CONDOS	172	112	-34.9%
2 BED / 2 BATH CONDOS	438	359	-18.0%
3+ BEDROOM CONDOS	251	184	-26.7%
SINGLE FAMILY HOMES	71	66	-7.0%
MULTIFAMILY HOMES	63	40	-36.5%
TOTAL	1,396	1,053	-24.6%

YEAR OVER YEAR



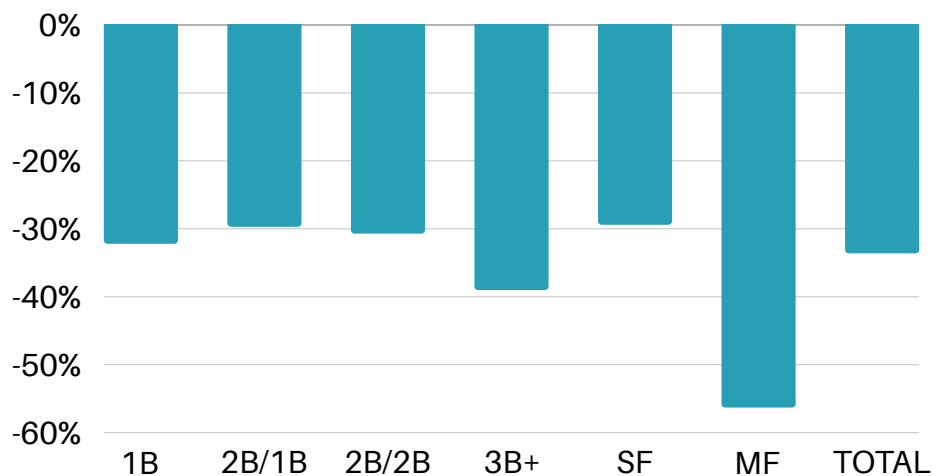
TOTAL LISTED



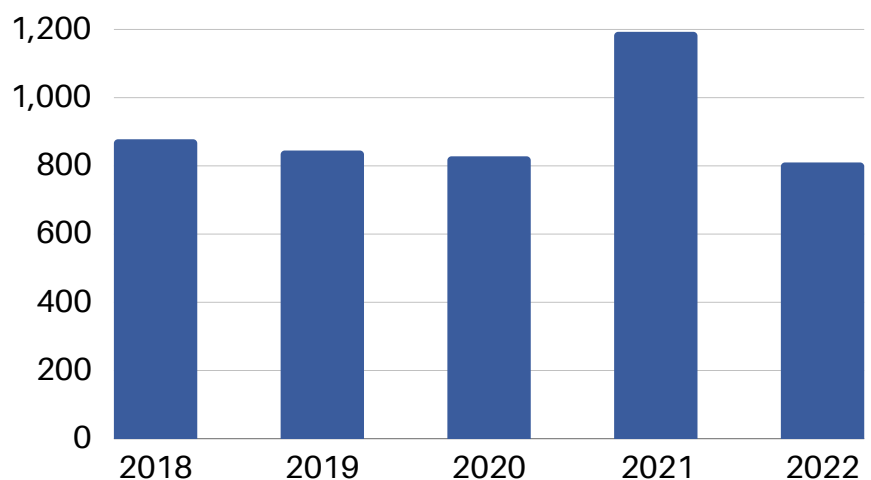
HOMES UNDER CONTRACT

	2021	2022	% CHANGE
1 BEDROOM CONDOS	332	225	-32.2%
2 BED / 1 BATH CONDOS	138	97	-29.7%
2 BED / 2 BATH CONDOS	401	295	-26.4%
3+ BEDROOM CONDOS	23	136	-39.0%
SINGLE FAMILY HOMES	51	36	-29.4%
MULTIFAMILY HOMES	48	21	-56.3%
TOTAL	1193	810	-32.1%

YEAR
OVER
YEAR



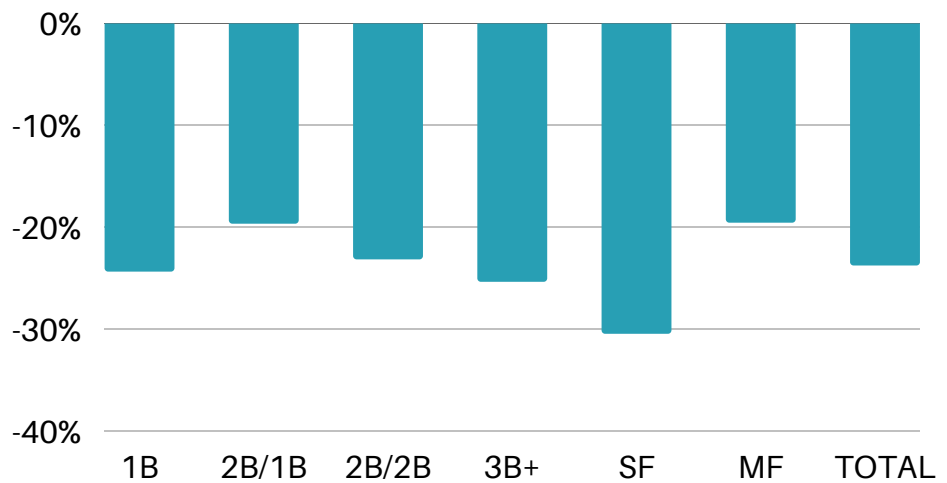
TOTAL
UNDER
CONTRACT



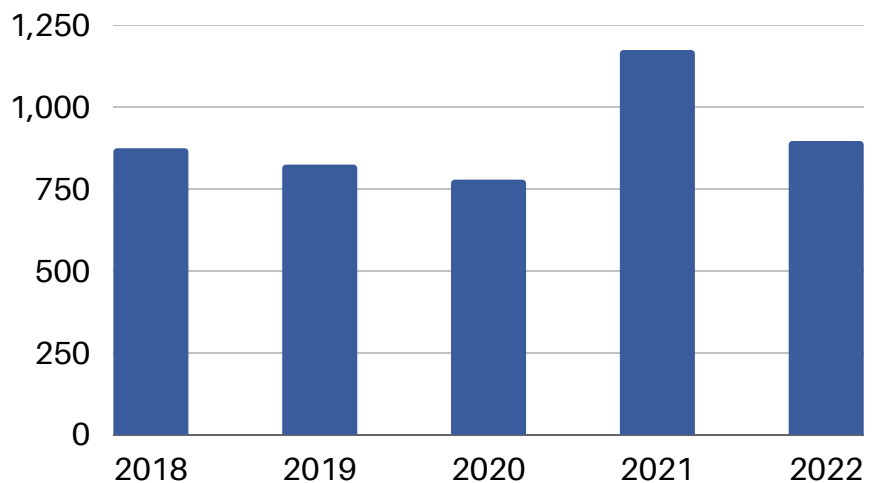
HOMES SOLD

	2021	2022	% CHANGE
1 BEDROOM CONDOS	337	255	-24.3%
2 BED / 1 BATH CONDOS	138	111	-19.6%
2 BED / 2 BATH CONDOS	381	293	-22.1%
3+ BEDROOM CONDOS	221	165	-25.3%
SINGLE FAMILY HOMES	56	39	-30.4%
MULTIFAMILY HOMES	41	33	-19.5%
TOTAL	1,195	916	-23.3%

YEAR
OVER
YEAR

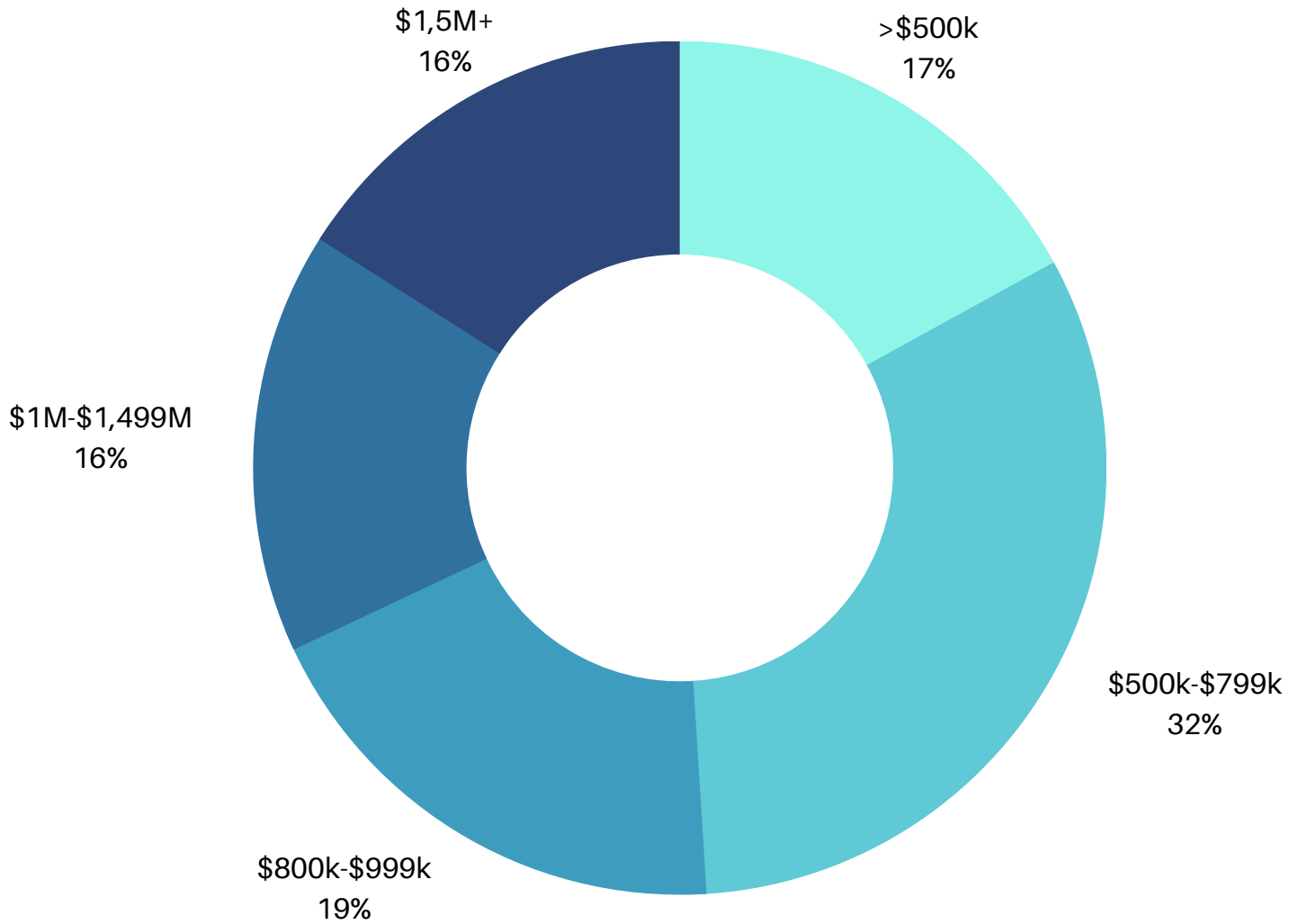


TOTAL
SOLD



MARKET SHARE

PERCENTAGE OF UNITS SOLD BY 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.

