



MARKET REPORT

Q4 2024

HOBOKEN



# SUMMARY OF DATA

SOLD PRICE	AVERAGE	MEDIAN
1 Bed Condo	+5.1%	-2.8%
2 Bed 1 Bath Condo	+5.6%	+4.6%
2 Bed 2 Bath Condo	-2.7%	-2.5%
3+ Bed Condo	-16.1%	-28.4%
Single-Family Homes	-4.5%	-3.4%
Multi-Family Homes	+37.0%	+75.2%

MARKET SHARE

CASH VS. MORTGAGE

27% • CASH

73% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

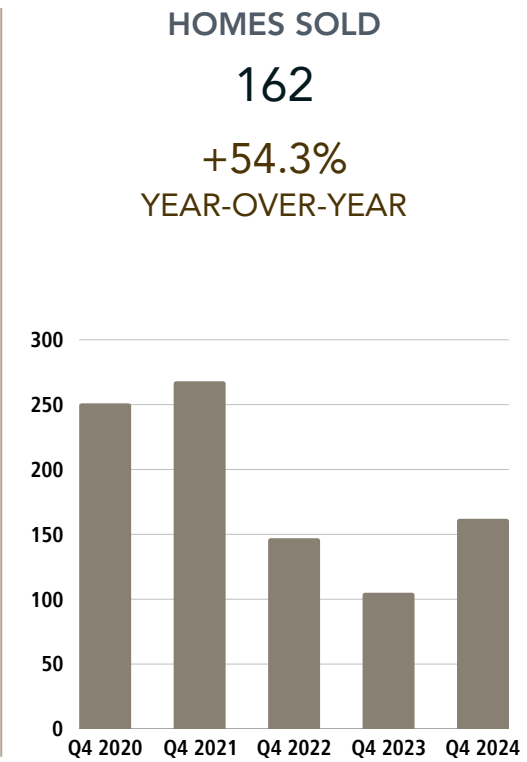
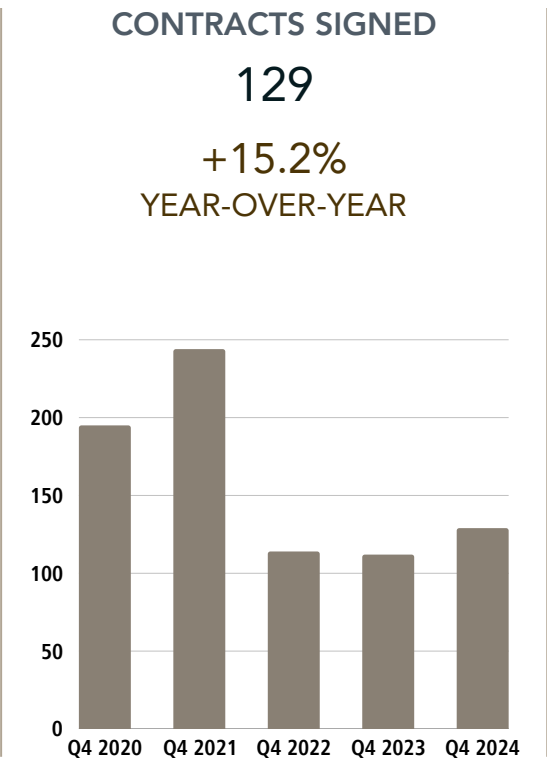
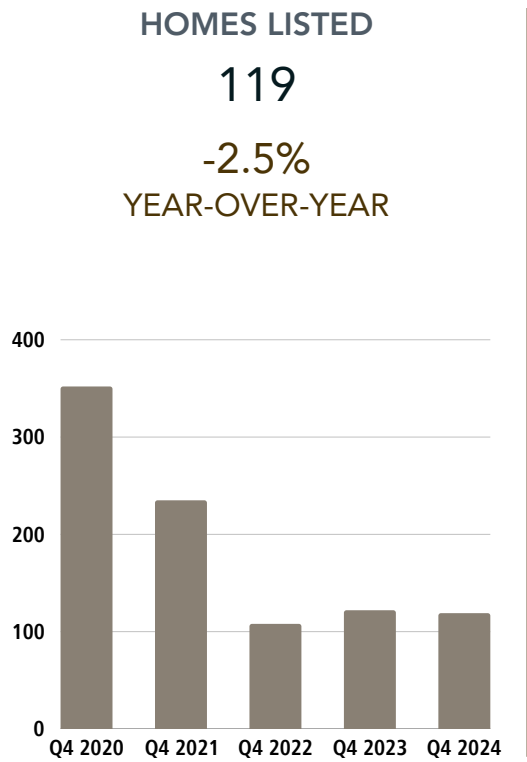
16% • < \$500,000

22% • \$500k - \$799k

24% • \$800k - \$999k

18% • \$1M - \$1.5M

20% • > \$1,500,000



# 1 BED | 1 BATH CONDOS

	Q4 2023	Q4 2024	CHANGE
AVERAGE PRICE	\$529,023	\$555,985	+5.1%
MEDIAN PRICE	\$540,000	\$525,000	-2.8%
TOTAL LISTED	34	42	+23.5%
TOTAL CONTRACTS	30	40	+33.3%
TOTAL SOLD	26	54	+107.7%

MARKET SHARE

CASH VS. MORTGAGE

28% • CASH

72% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

44% • < \$500,000

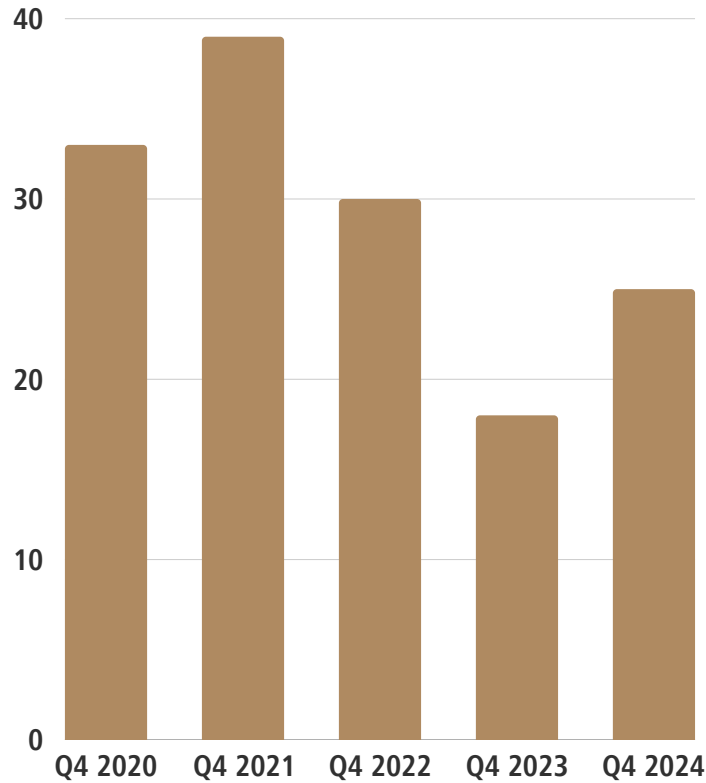
46% • \$500k - \$799k

8% • \$800k - \$999k

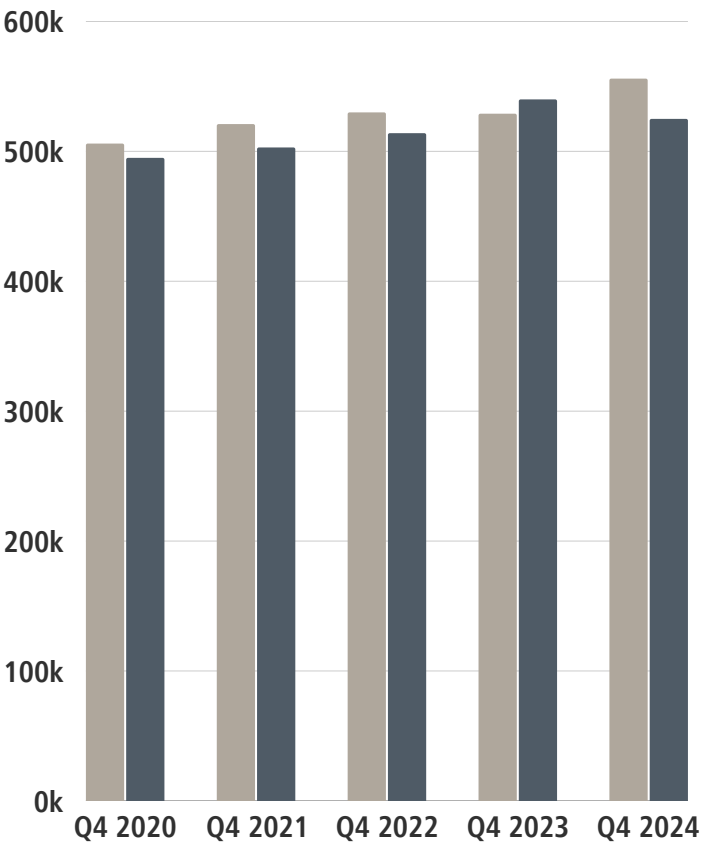
2% • \$1M - \$1.5M

0% • > \$1,500,000

AVERAGE  
DAYS ON MARKET  
25



AVERAGE & MEDIAN  
SOLD PRICE





# 2 BED | 1 BATH CONDOS

	Q4 2023	Q4 2024	CHANGE
AVERAGE PRICE	\$632,100	\$667,458	+5.6%
MEDIAN PRICE	\$592,500	\$620,000	+4.6%
TOTAL LISTED	15	13	-13.3%
TOTAL CONTRACTS	15	13	-13.3%
TOTAL SOLD	10	12	+20.0%

MARKET SHARE

CASH VS. MORTGAGE

42% • CASH

58% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

8% • < \$500,000

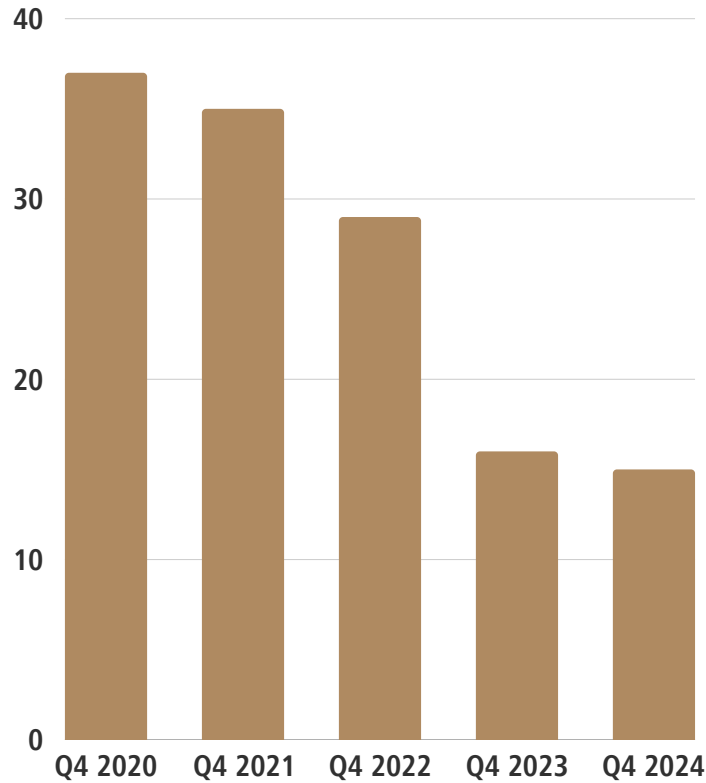
67% • \$500k - \$799k

25% • \$800k - \$999k

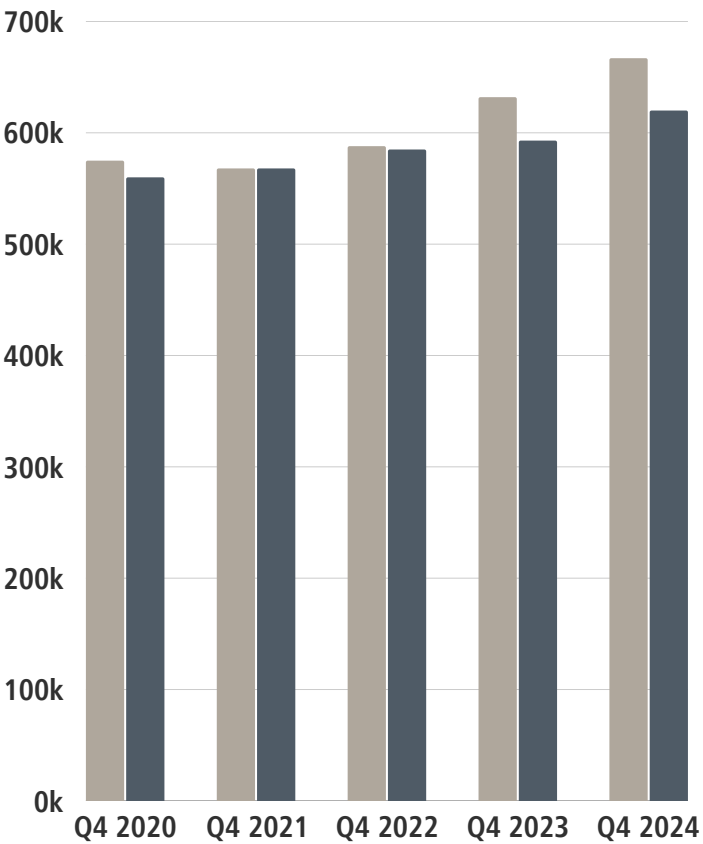
0% • \$1M - \$1.5M

0% • > \$1,500,000

AVERAGE  
DAYS ON MARKET  
15



AVERAGE & MEDIAN  
SOLD PRICE



# 2 BED | 2 BATH CONDOS

	Q4 2023	Q4 2024	CHANGE
AVERAGE PRICE	\$1,102,132	\$1,072,035	-2.7%
MEDIAN PRICE	\$999,999	\$975,000	-2.5%
TOTAL LISTED	28	32	+14.3%
TOTAL CONTRACTS	33	38	+15.2%
TOTAL SOLD	41	45	+9.8%

MARKET SHARE

CASH VS. MORTGAGE

31% • CASH

69% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% • < \$500,000

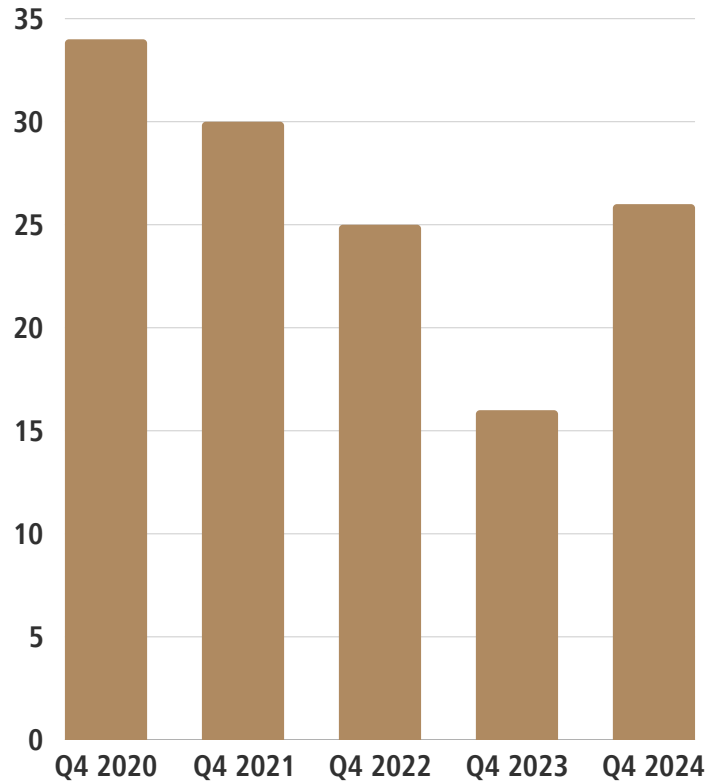
7% • \$500k - \$799k

60% • \$800k - \$999k

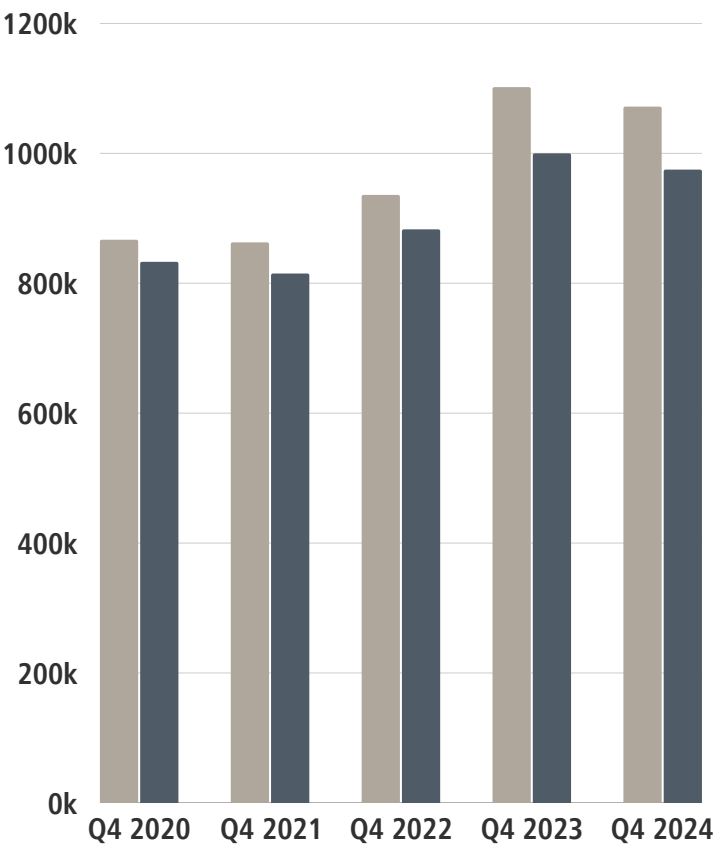
26% • \$1M - \$1.5M

7% • > \$1,500,000

AVERAGE  
DAYS ON MARKET  
26



AVERAGE & MEDIAN  
SOLD PRICE



# 3+ BED | 2+ BATH CONDOS

	Q4 2023	Q4 2024	CHANGE
AVERAGE PRICE	\$1,992,260	\$1,671,309	-16.1%
MEDIAN PRICE	\$2,108,000	\$1,510,000	-28.4%
TOTAL LISTED	30	27	-10.0%
TOTAL CONTRACTS	17	34	+100.0%
TOTAL SOLD	15	41	+173.3%

MARKET SHARE

CASH VS. MORTGAGE

18% ● CASH

83% ● MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% ● < \$500,000

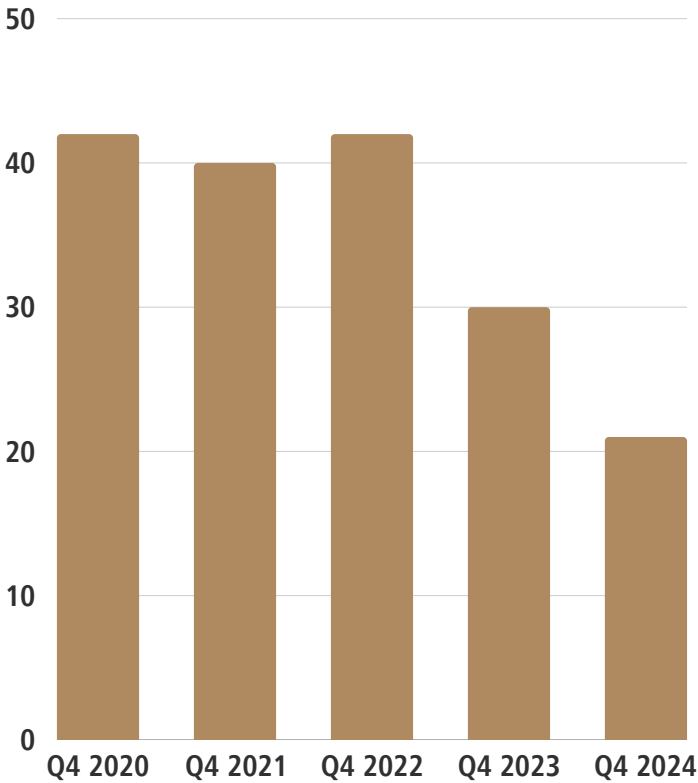
0% ● \$500k - \$799k

14% ● \$800k - \$999k

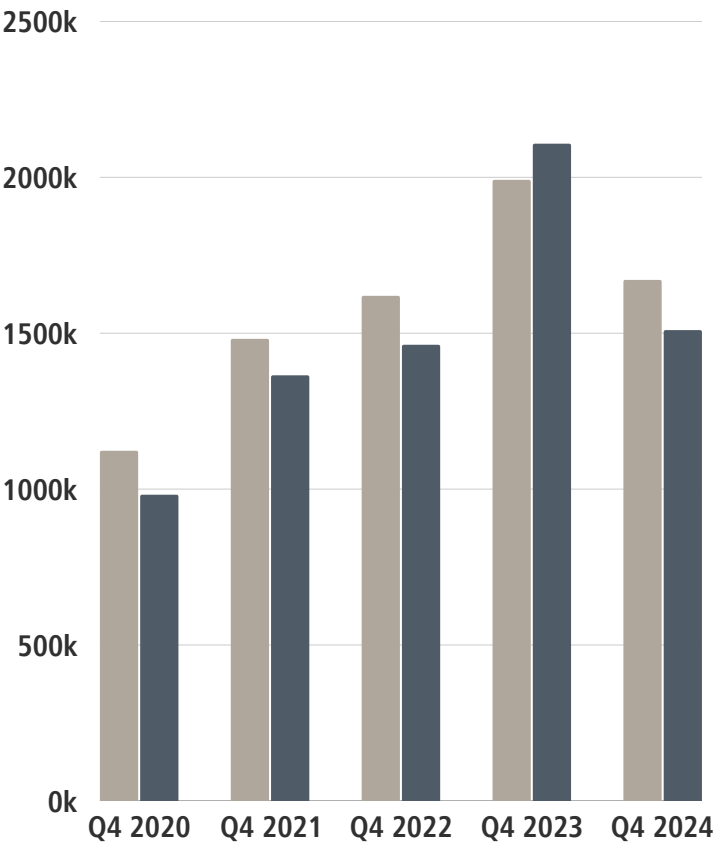
32% ● \$1M - \$1.5M

54% ● > \$1,500,000

AVERAGE  
DAYS ON MARKET  
21



AVERAGE & MEDIAN  
SOLD PRICE



# SINGLE FAMILY HOMES

	Q4 2023	Q4 2024	CHANGE
AVERAGE PRICE	\$2,233,500	\$2,132,764	-4.5%
MEDIAN PRICE	\$2,175,000	\$2,101,000	-3.4%
TOTAL LISTED	7	1	-85.7%
TOTAL CONTRACTS	8	2	-75.0%
TOTAL SOLD	8	8	0.0%

MARKET SHARE

CASH VS. MORTGAGE

14% ● CASH

86% ● MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% ● < \$500,000

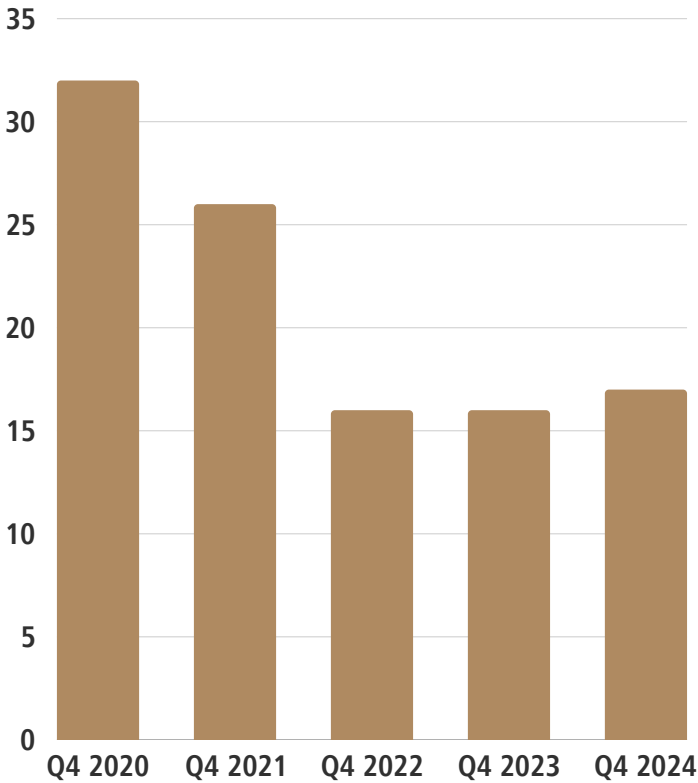
0% ● \$500k - \$799k

0% ● \$800k - \$999k

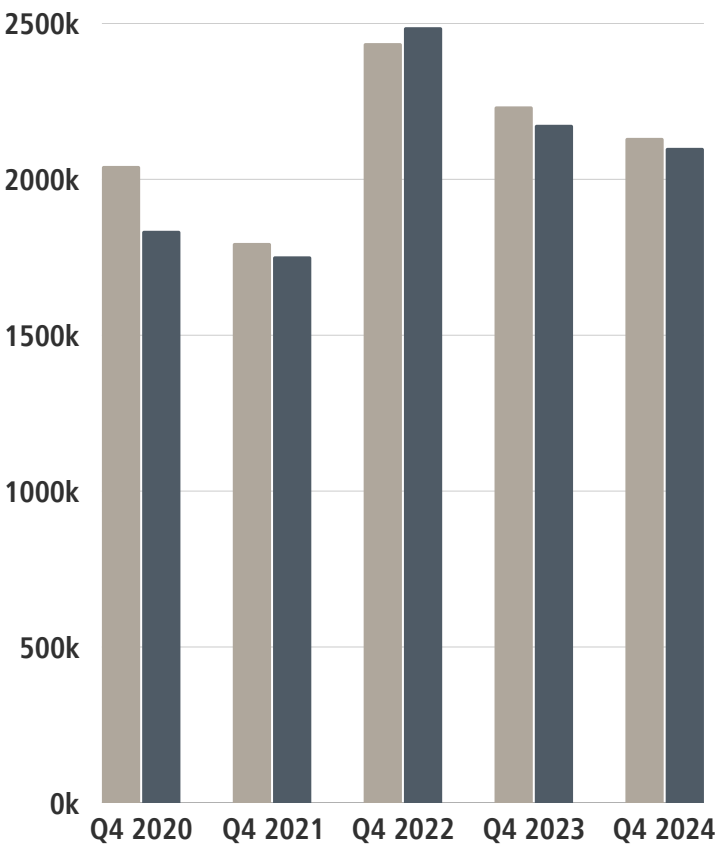
38% ● \$1M - \$1.5M

62% ● > \$1,500,000

AVERAGE  
DAYS ON MARKET  
17

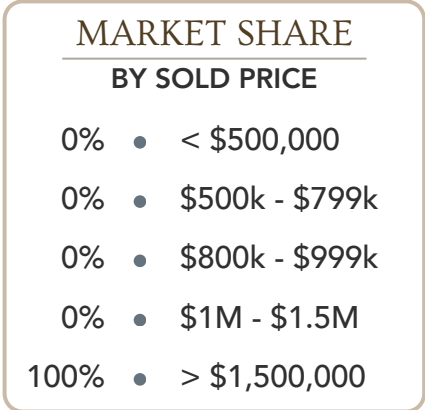
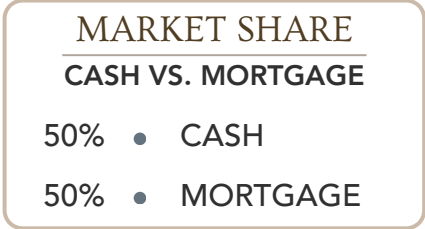


AVERAGE & MEDIAN  
SOLD PRICE

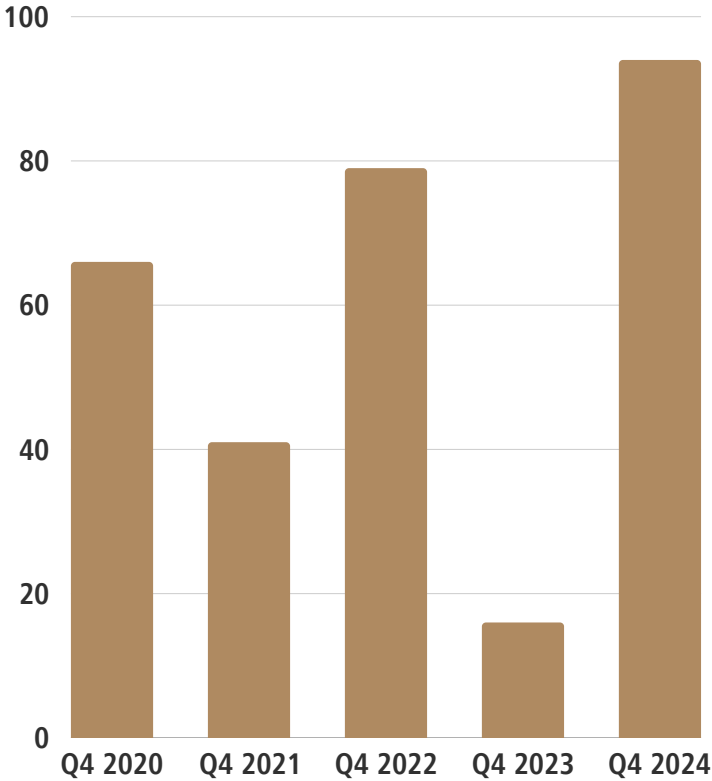


# MULTI FAMILY HOMES

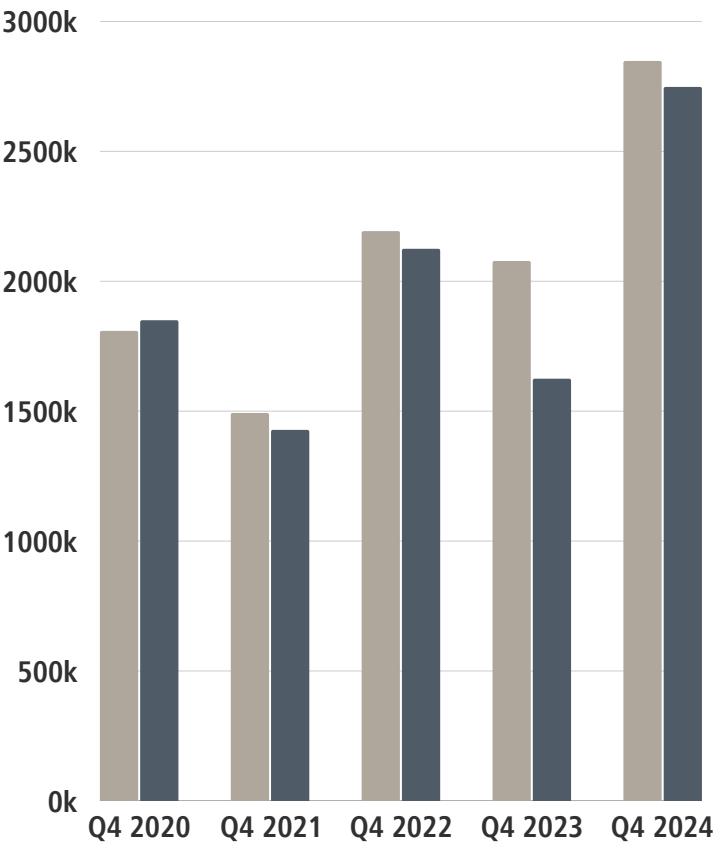
	Q4 2023	Q4 2024	CHANGE
AVERAGE PRICE	\$2,078,000	\$2,847,500	+37.0%
MEDIAN PRICE	\$1,625,000	\$2,847,500	+75.2%
TOTAL LISTED	8	4	-50.0%
TOTAL CONTRACTS	9	2	-77.8%
TOTAL SOLD	5	2	-60.0%



AVERAGE  
DAYS ON MARKET  
94



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.