

2024

MARKET REPORT

SAIKIN TEAM

HOBOKEN



SUMMARY OF DATA

SOLD PRICE	AVERAGE	MEDIAN
1 Bed Condo	+4.0%	+2.8%
2 Bed 1 Bath Condo	+3.6%	+7.5%
2 Bed 2 Bath Condo	+4.6%	+5.1%
3+ Bed Condo	+1.7%	+0.3%
Single-Family Homes	+18.0%	+33.8%
Multi-Family Homes	+18.6%	+14.0%

MARKET SHARE

CASH VS. MORTGAGE

26% • CASH

74% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

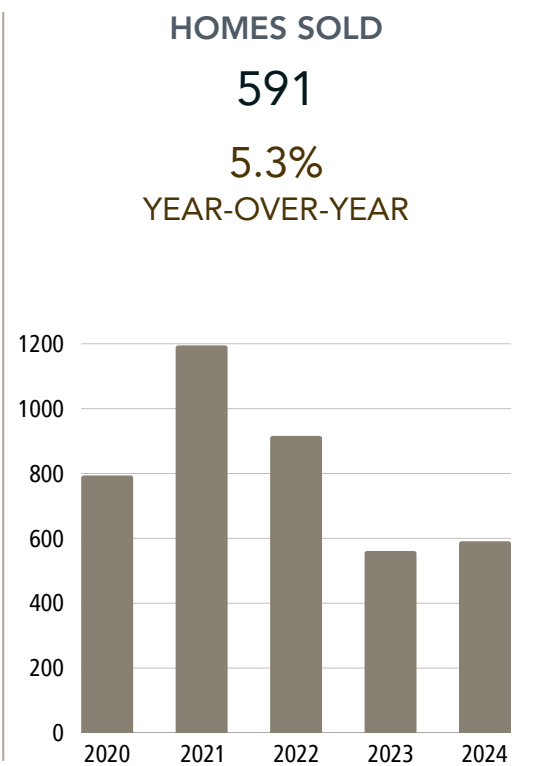
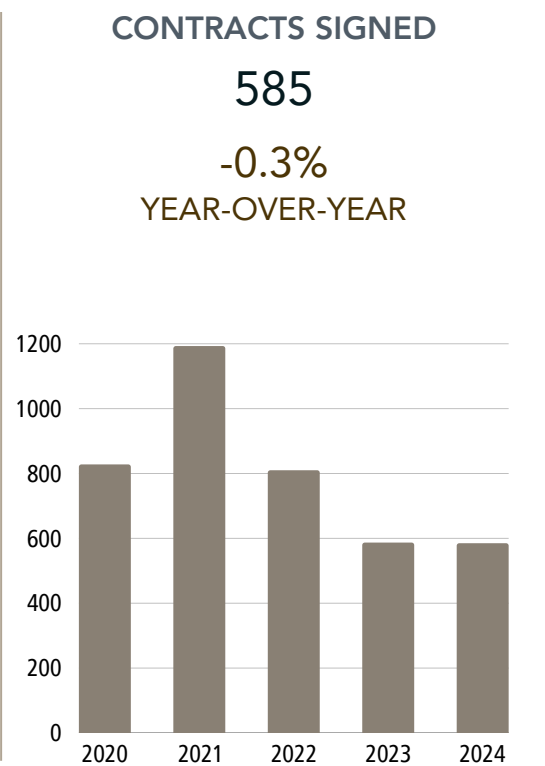
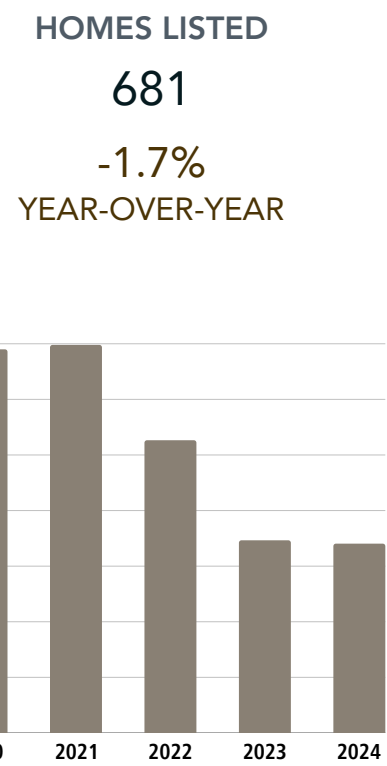
12% • < \$500,000

27% • \$500k - \$799k

21% • \$800k - \$999k

20% • \$1M - \$1.5M

20% • > \$1,500,000



1 BED | 1 BATH CONDOS

	2023	2024	CHANGE
AVERAGE PRICE	\$560,444	\$583,011	+4.0%
MEDIAN PRICE	\$535,000	\$549,999	+2.8%
TOTAL LISTED	180	201	+11.7%
TOTAL CONTRACTS	153	167	+9.2%
TOTAL SOLD	148	168	+13.5%

MARKET SHARE

CASH VS. MORTGAGE

24% • CASH

76% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

38% • < \$500,000

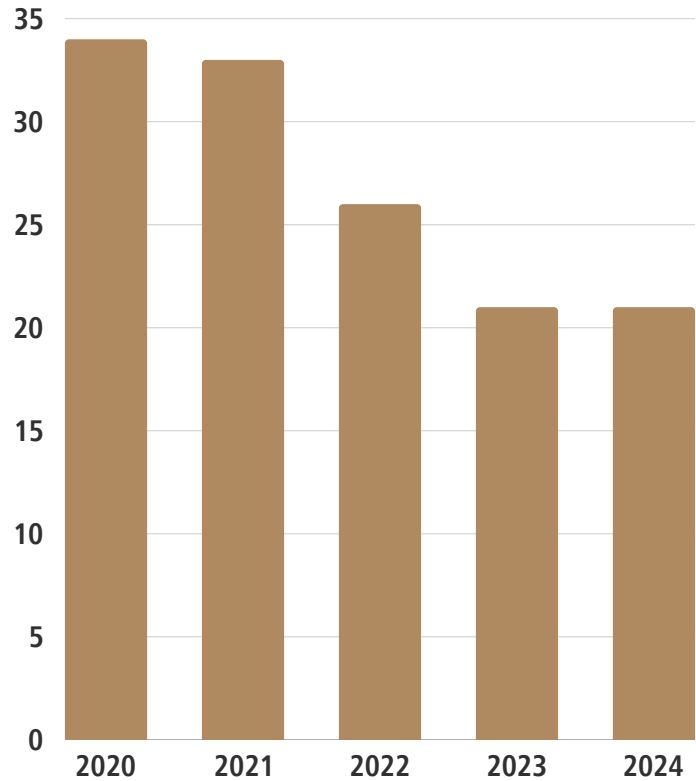
51% • \$500k - \$799k

10% • \$800k - \$999k

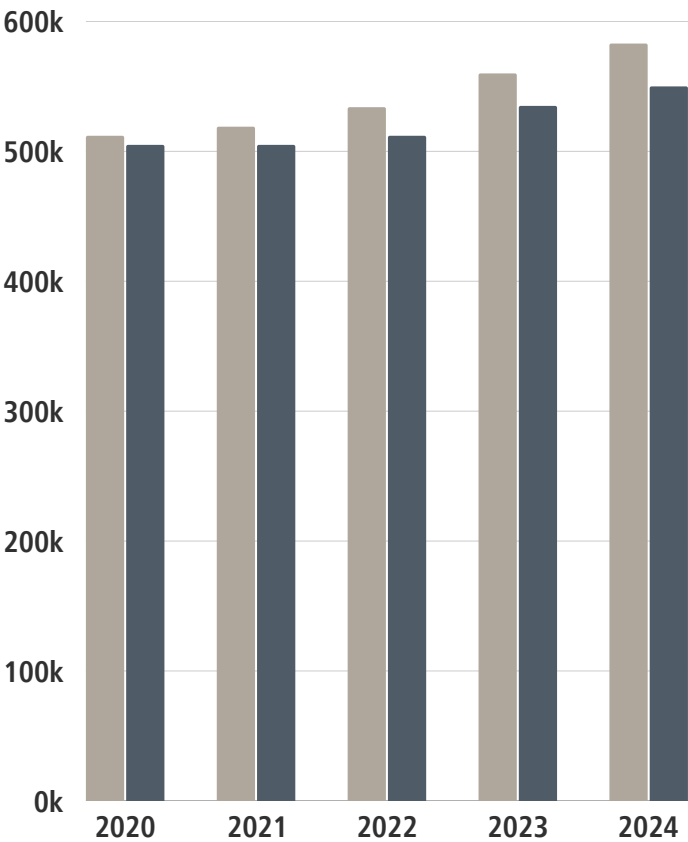
2% • \$1M - \$1.5M

0% • > \$1,500,000

AVERAGE
DAYS ON MARKET
21



AVERAGE & MEDIAN
SOLD PRICE



2 BED | 1 BATH CONDOS

	2023	2024	CHANGE
AVERAGE PRICE	\$660,754	\$684,325	+3.6%
MEDIAN PRICE	\$650,000	\$699,000	+7.5%
TOTAL LISTED	77	67	-13.0%
TOTAL CONTRACTS	65	61	-6.2%
TOTAL SOLD	57	62	+8.8%

MARKET SHARE

CASH VS. MORTGAGE

27% ● CASH

73% ● MORTGAGE

MARKET SHARE

BY SOLD PRICE

10% ● < \$500,000

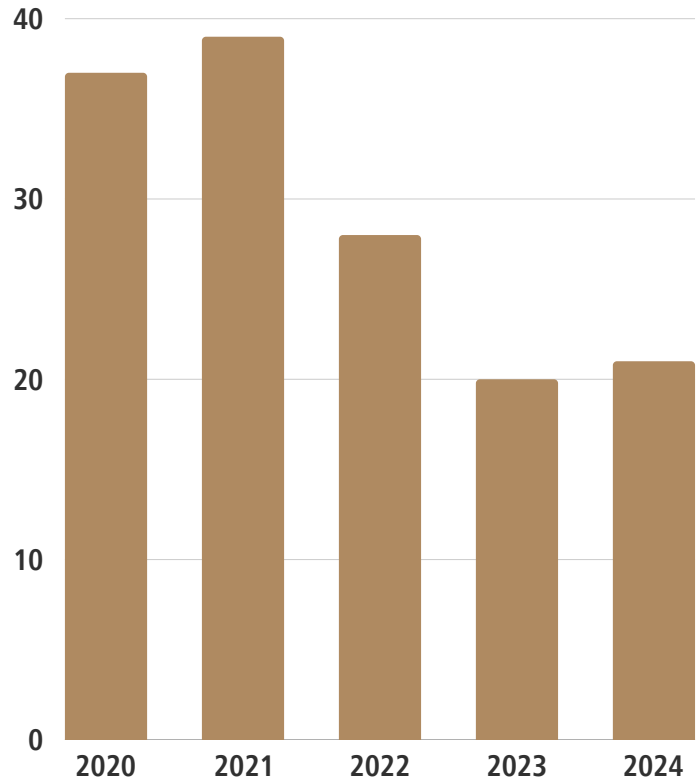
72% ● \$500k - \$799k

18% ● \$800k - \$999k

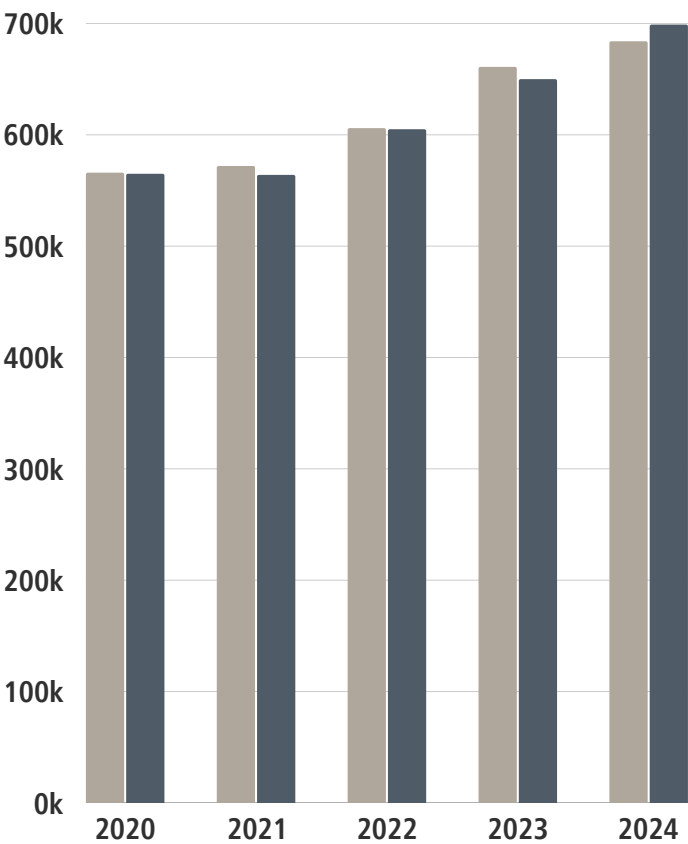
0% ● \$1M - \$1.5M

0% ● > \$1,500,000

AVERAGE
DAYS ON MARKET
21



AVERAGE & MEDIAN
SOLD PRICE



2 BED | 2 BATH CONDOS

	2023	2024	CHANGE
AVERAGE PRICE	\$1,004,386	\$1,050,709	+4.6%
MEDIAN PRICE	\$925,000	\$972,500	+5.1%
TOTAL LISTED	244	204	-16.4%
TOTAL CONTRACTS	221	182	-17.6%
TOTAL SOLD	219	186	-15.1%

MARKET SHARE

CASH VS. MORTGAGE

32% • CASH

68% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% • < \$500,000

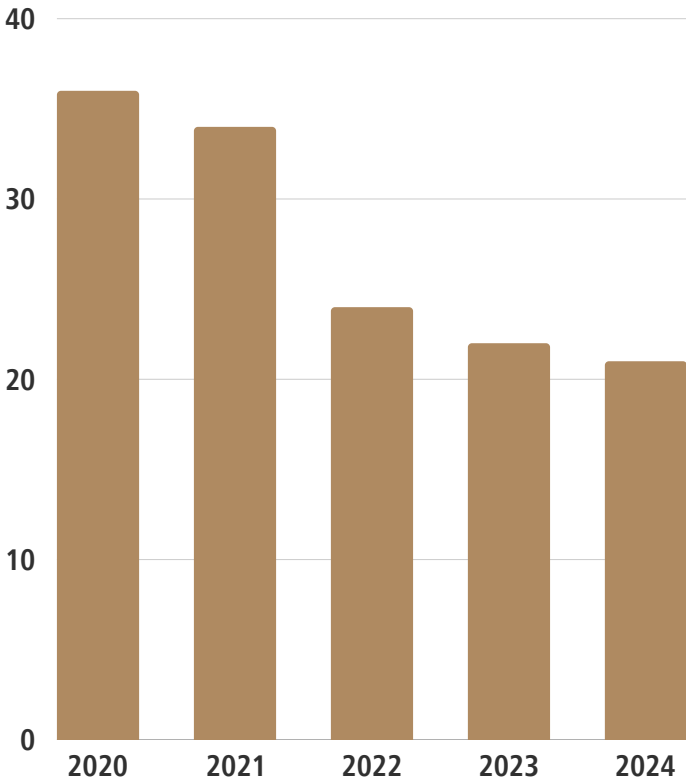
14% • \$500k - \$799k

46% • \$800k - \$999k

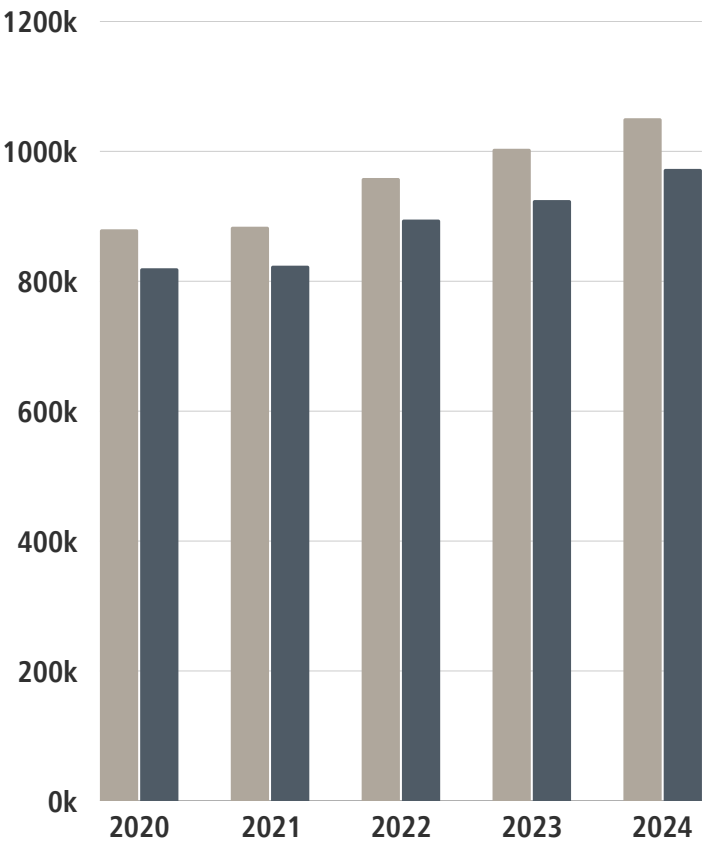
33% • \$1M - \$1.5M

7% • > \$1,500,000

AVERAGE
DAYS ON MARKET
21



AVERAGE & MEDIAN
SOLD PRICE



3+ BED | 2+ BATH CONDOS

	2023	2024	CHANGE
AVERAGE PRICE	\$1,706,982	\$1,735,992	+1.7%
MEDIAN PRICE	\$1,574,999	\$1,580,000	+0.3%
TOTAL LISTED	128	157	+22.7%
TOTAL CONTRACTS	98	135	+37.8%
TOTAL SOLD	97	131	+35.1%

MARKET SHARE

CASH VS. MORTGAGE

18% ● CASH

82% ● MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% ● < \$500,000

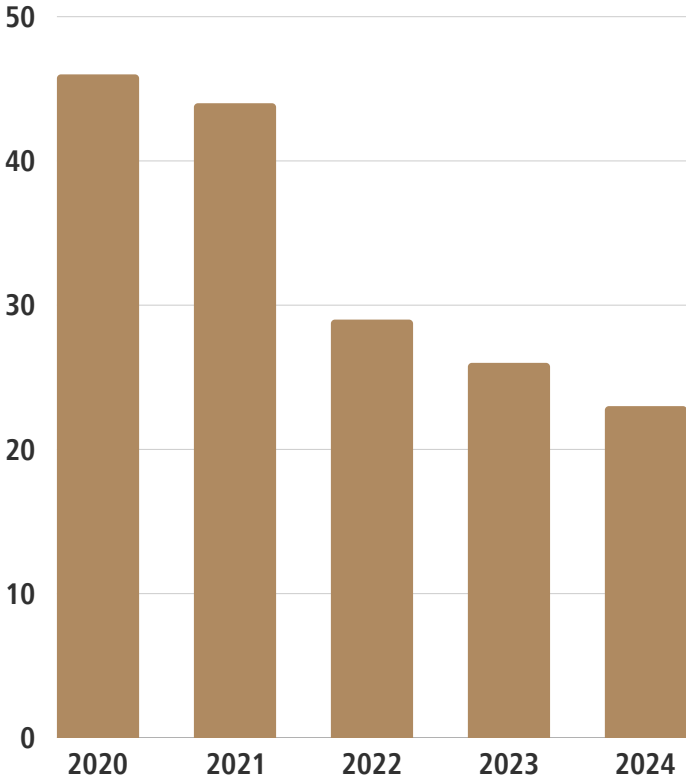
1% ● \$500k - \$799k

10% ● \$800k - \$999k

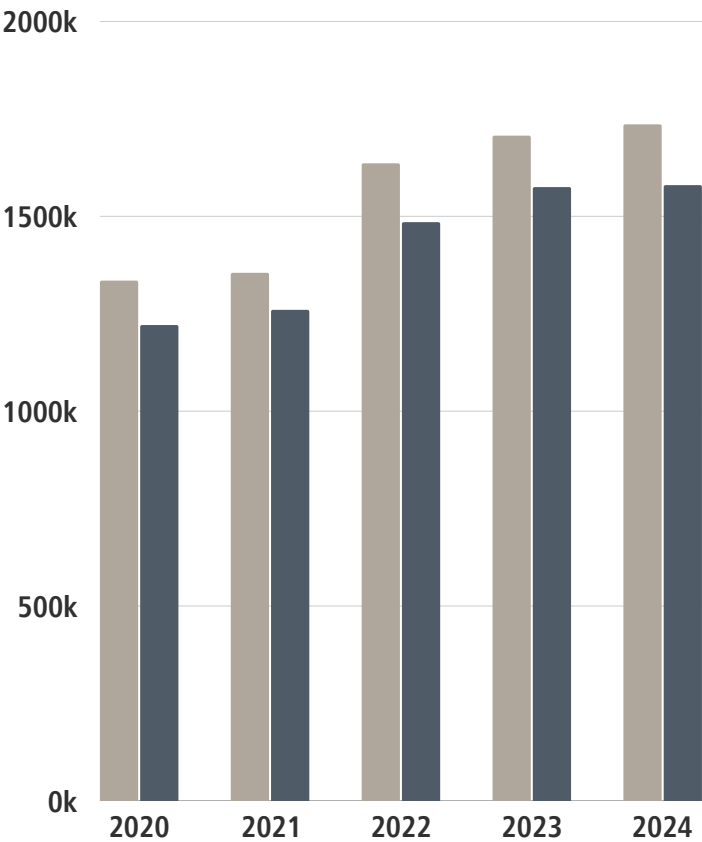
34% ● \$1M - \$1.5M

55% ● > \$1,500,000

AVERAGE
DAYS ON MARKET
23



AVERAGE & MEDIAN
SOLD PRICE



SINGLE FAMILY HOMES

	2023	2024	CHANGE
AVERAGE PRICE	\$1,964,825	\$2,318,860	+18.0%
MEDIAN PRICE	\$1,850,000	\$2,475,000	+33.8%
TOTAL LISTED	41	35	-14.6%
TOTAL CONTRACTS	31	29	-6.5%
TOTAL SOLD	40	30	-25.0%

MARKET SHARE

CASH VS. MORTGAGE

28% ● CASH

72% ● MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% ● < \$500,000

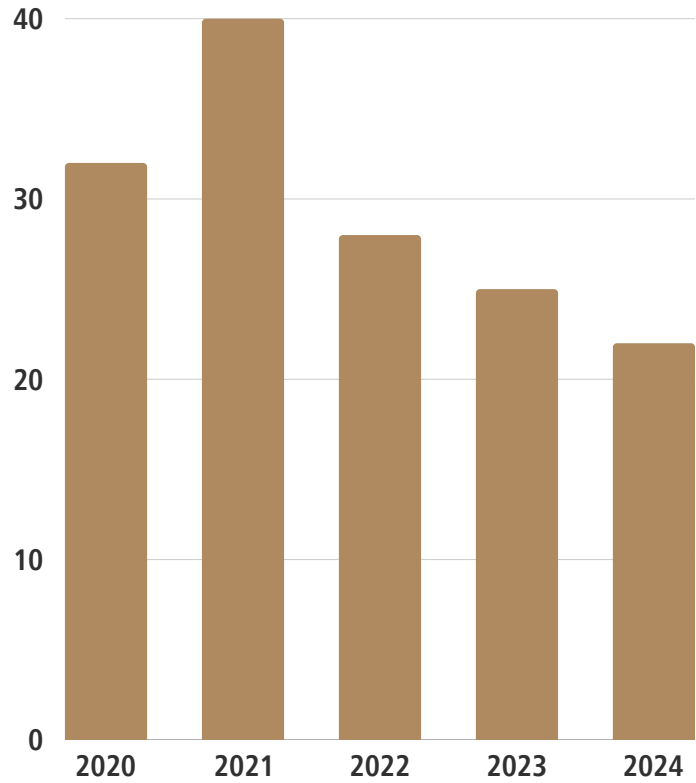
0% ● \$500k - \$799k

0% ● \$800k - \$999k

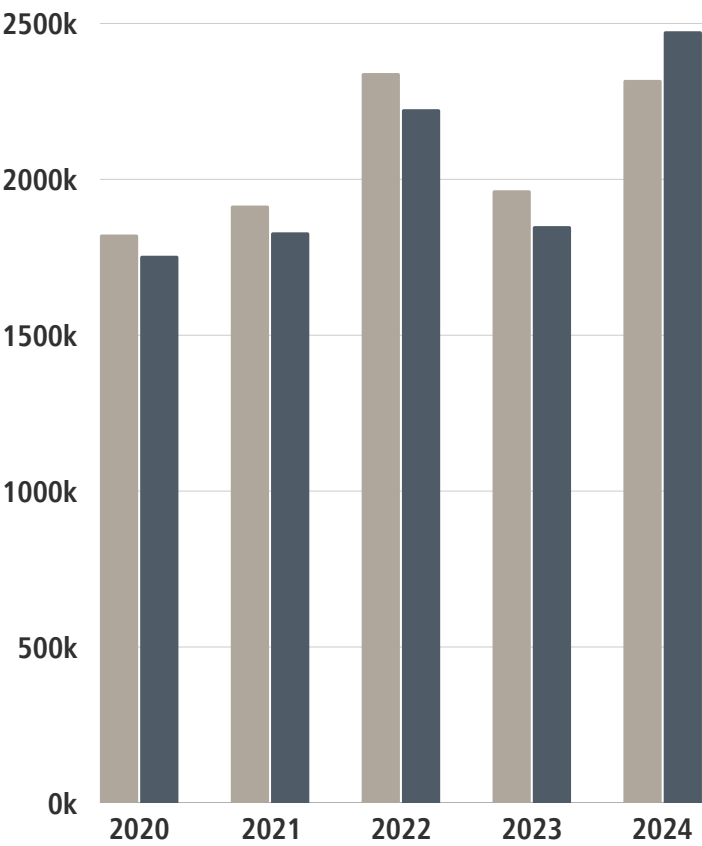
20% ● \$1M - \$1.5M

80% ● > \$1,500,000

AVERAGE
DAYS ON MARKET
22



AVERAGE & MEDIAN
SOLD PRICE



MULTI FAMILY HOMES

	2023	2024	CHANGE
AVERAGE PRICE	\$1,828,249	\$2,167,421	+18.6%
MEDIAN PRICE	\$1,620,500	\$1,847,500	+14.0%
TOTAL LISTED	23	17	-26.1%
TOTAL CONTRACTS	19	11	-42.1%
TOTAL SOLD	16	14	-12.5%

MARKET SHARE

CASH VS. MORTGAGE

38% • CASH

62% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% • < \$500,000

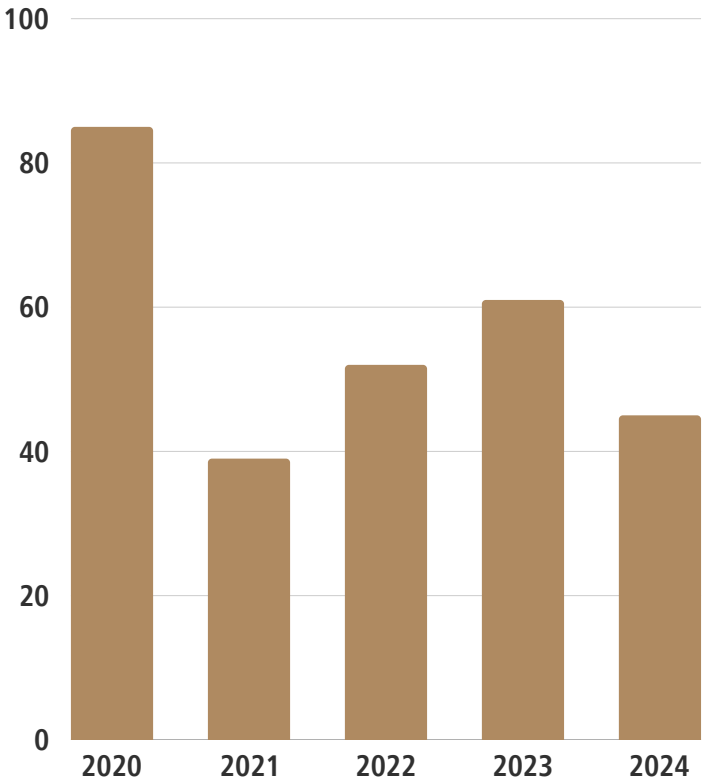
0% • \$500k - \$799k

0% • \$800k - \$999k

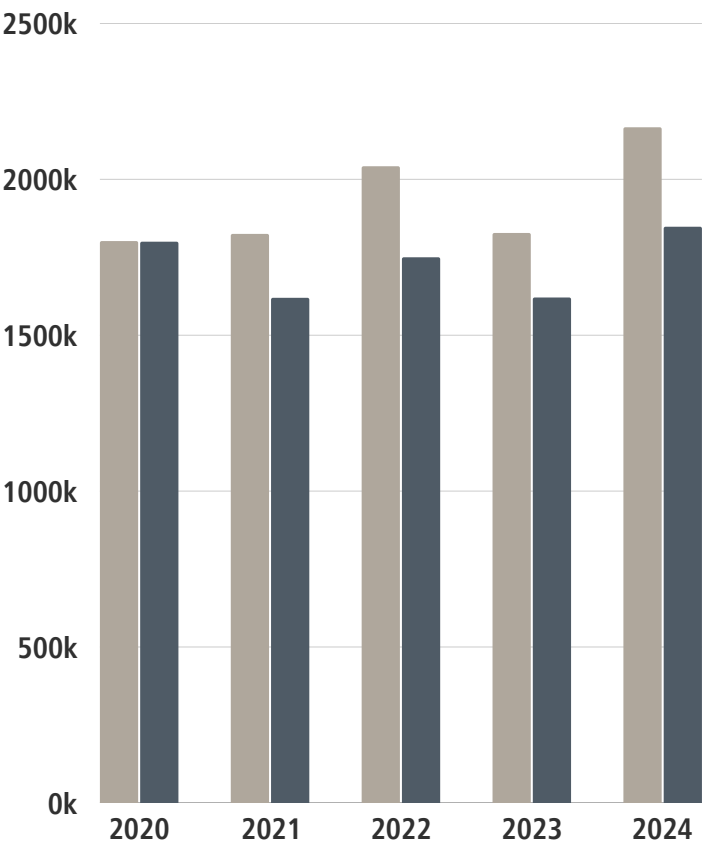
14% • \$1M - \$1.5M

86% • > \$1,500,000

AVERAGE
DAYS ON MARKET
45



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.