



MARKET REPORT

Q1 2025

HOBOKEN



# SUMMARY OF DATA

SOLD PRICE	AVERAGE	MEDIAN
1 Bed Condo	+4.0%	+12.2%
2 Bed 1 Bath Condo	+8.4%	+6.6%
2 Bed 2 Bath Condo	-6.7%	-5.8%
3+ Bed Condo	+17.3%	+24.7%
Single-Family Homes	+56.8%	+119.0%
Multi-Family Homes	-14.8%	-13.1%

MARKET SHARE

CASH VS. MORTGAGE

29% • CASH

71% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

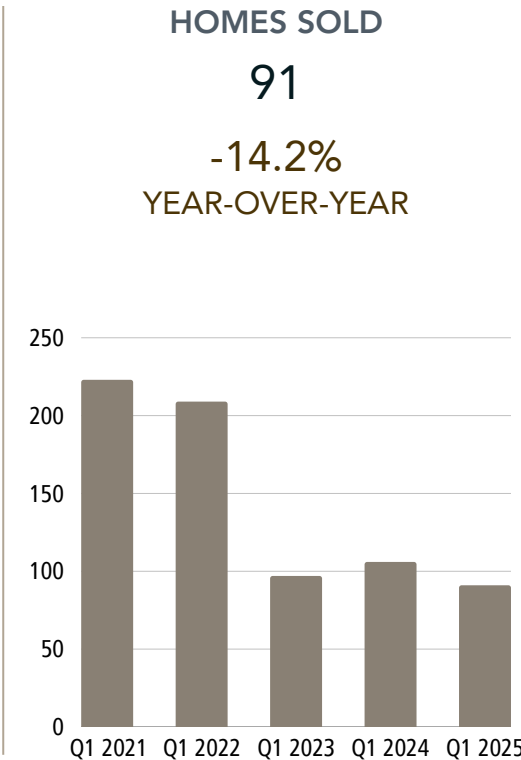
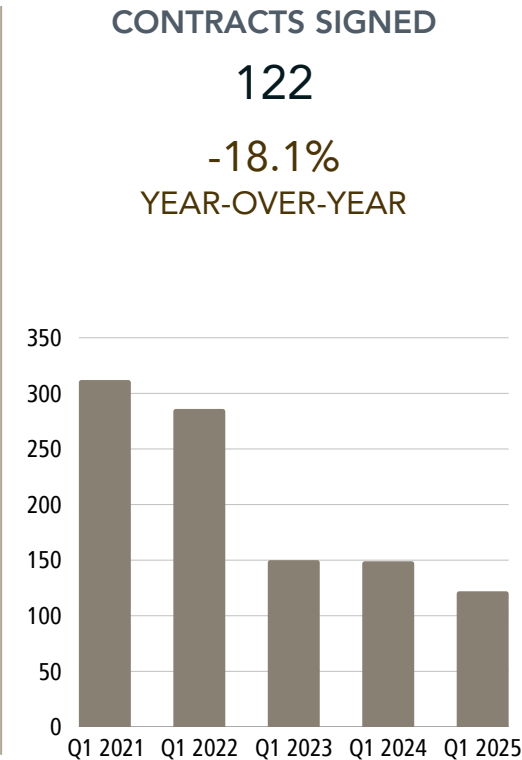
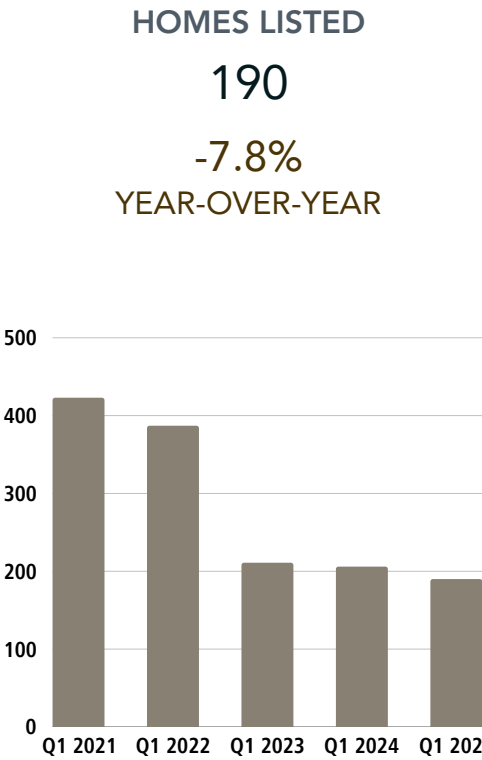
10% • < \$500,000

36% • \$500k - \$799k

20% • \$800k - \$999k

12% • \$1M - \$1.5M

22% • > \$1,500,000



# 1 BED | 1 BATH CONDOS

	Q1 2024	Q1 2025	CHANGE
AVERAGE PRICE	\$601,968	\$625,906	+4.0%
MEDIAN PRICE	\$532,500	\$597,500	+12.2%
TOTAL LISTED	55	60	+9.1%
TOTAL CONTRACTS	39	44	+12.8%
TOTAL SOLD	32	32	0.0%

MARKET SHARE

CASH VS. MORTGAGE

31% • CASH

69% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

22% • < \$500,000

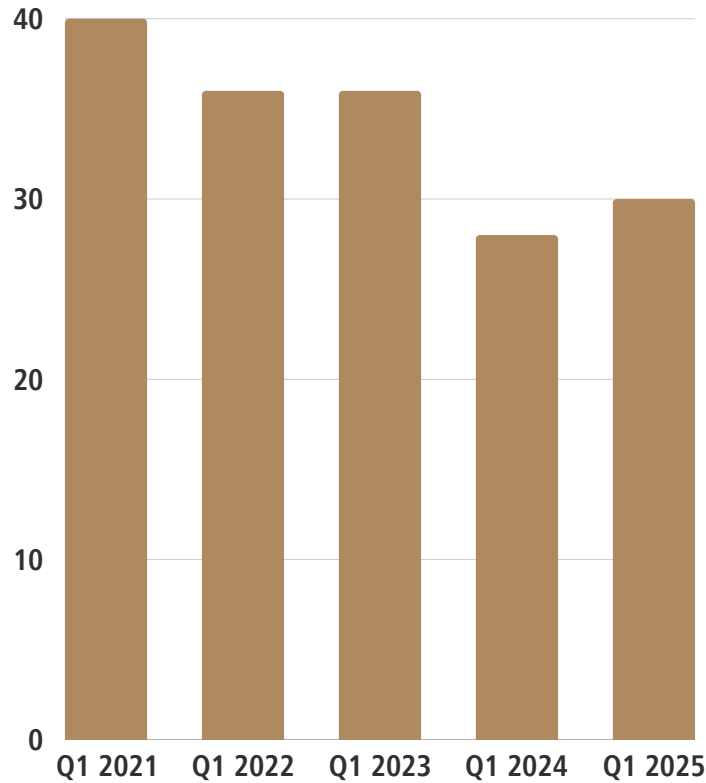
69% • \$500k - \$799k

3% • \$800k - \$999k

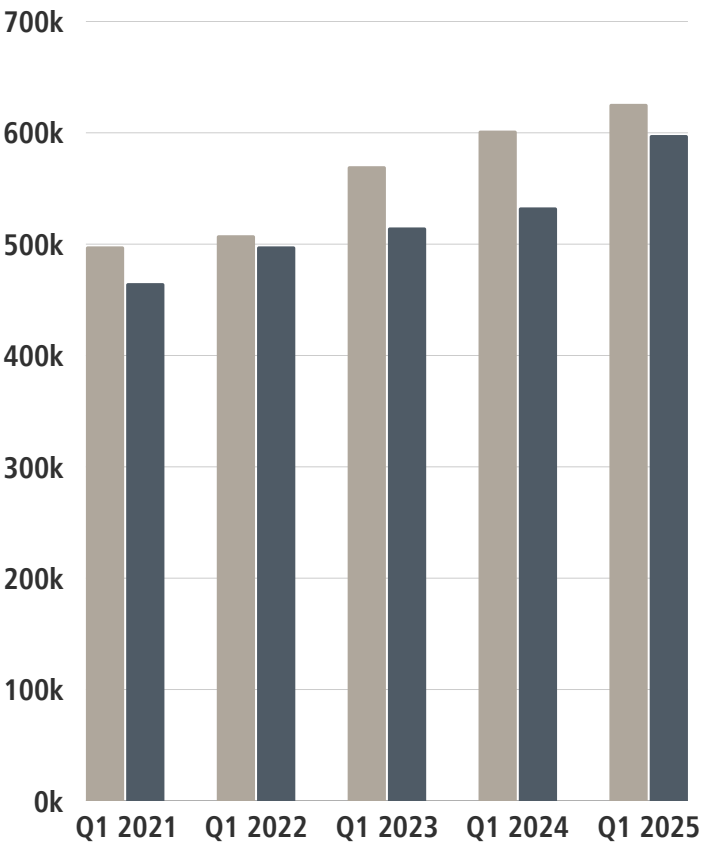
6% • \$1M - \$1.5M

0% • > \$1,500,000

AVERAGE  
DAYS ON MARKET  
30



AVERAGE & MEDIAN  
SOLD PRICE



# 2 BED | 1 BATH CONDOS

	Q1 2024	Q1 2025	CHANGE
AVERAGE PRICE	\$684,291	\$741,833	+8.4%
MEDIAN PRICE	\$692,000	\$737,500	+6.6%
TOTAL LISTED	17	23	+35.3%
TOTAL CONTRACTS	14	11	-21.4%
TOTAL SOLD	12	6	-50.0%

MARKET SHARE

CASH VS. MORTGAGE

17% • CASH

83% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% • < \$500,000

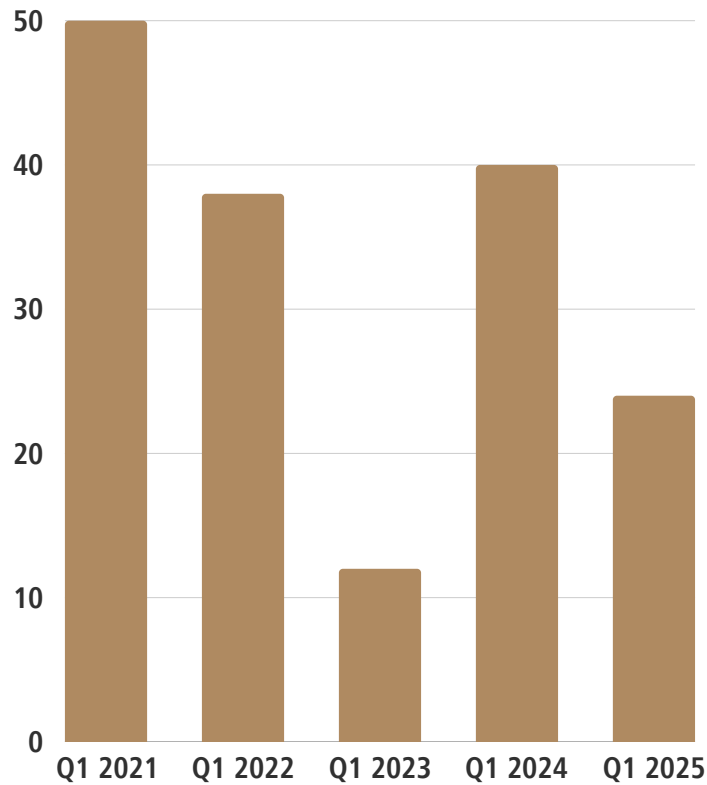
83% • \$500k - \$799k

17% • \$800k - \$999k

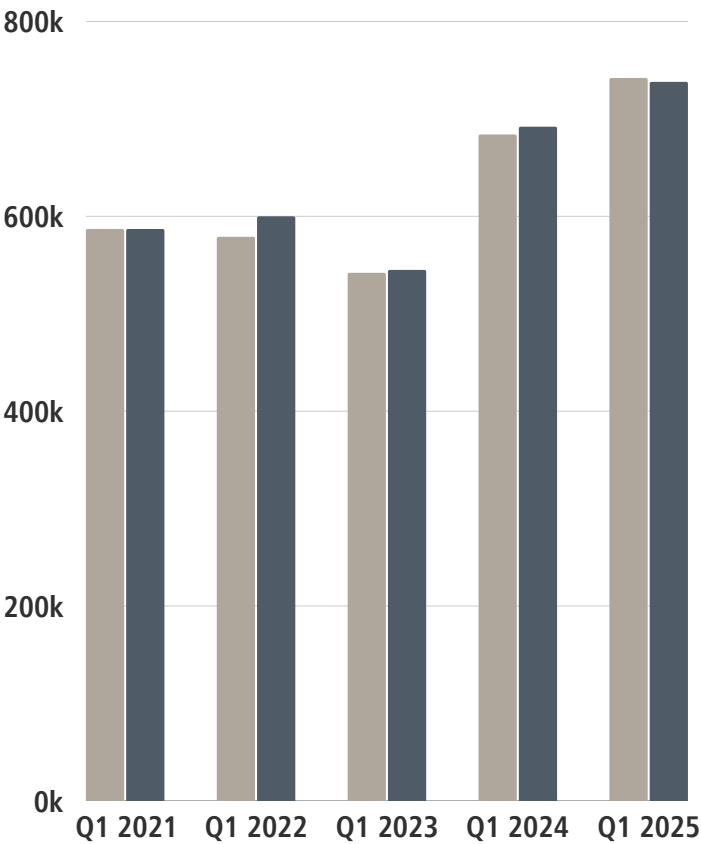
0% • \$1M - \$1.5M

0% • > \$1,500,000

AVERAGE  
DAYS ON MARKET  
24



AVERAGE & MEDIAN  
SOLD PRICE



# 2 BED | 2 BATH CONDOS

	Q1 2024	Q1 2025	CHANGE
AVERAGE PRICE	\$1,076,704	\$1,004,103	-6.7%
MEDIAN PRICE	\$976,500	\$920,000	-5.8%
TOTAL LISTED	66	56	-15.2%
TOTAL CONTRACTS	46	35	-23.9%
TOTAL SOLD	34	29	-14.7%

MARKET SHARE

CASH VS. MORTGAGE

31% • CASH

69% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% • < \$500,000

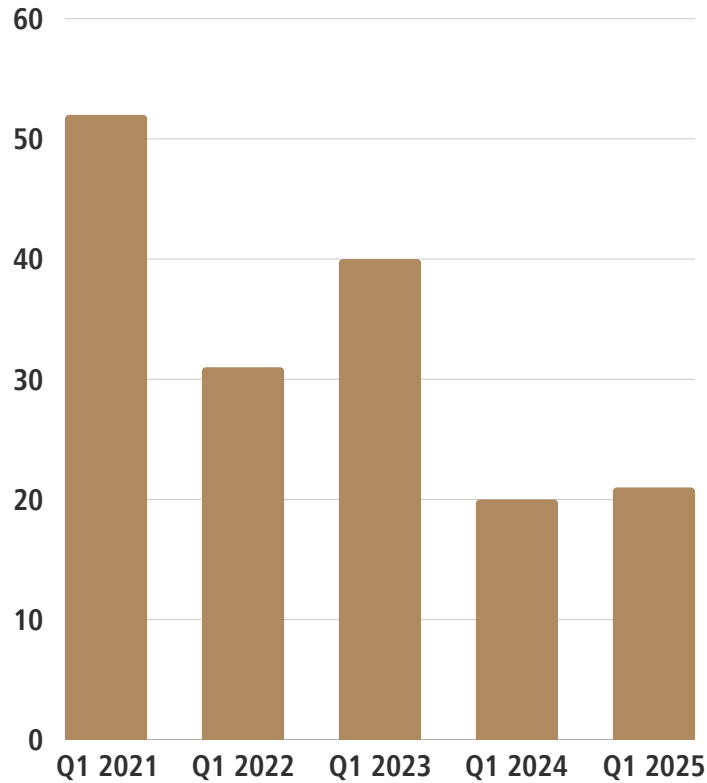
17% • \$500k - \$799k

52% • \$800k - \$999k

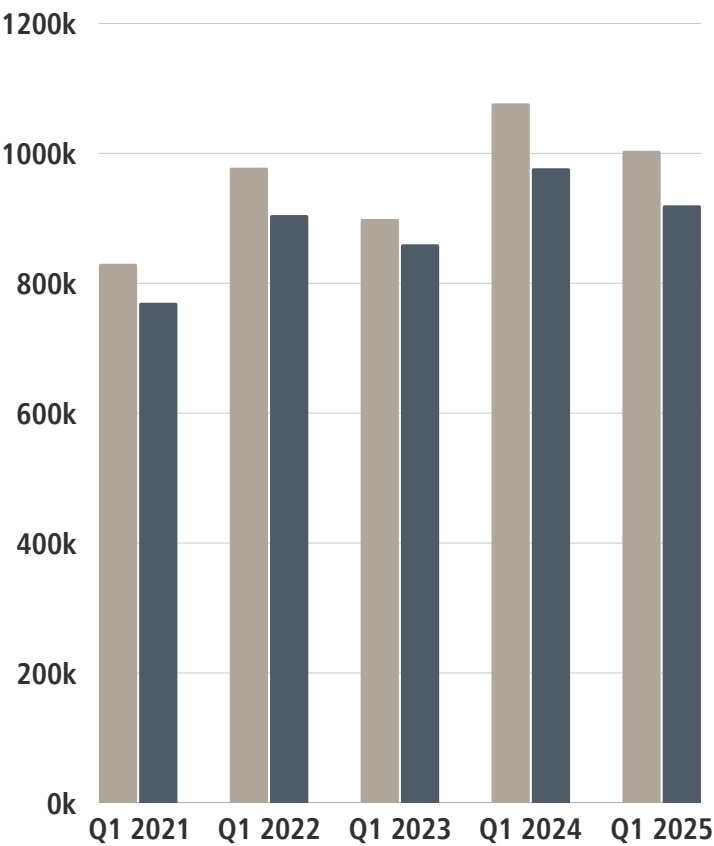
24% • \$1M - \$1.5M

7% • > \$1,500,000

AVERAGE  
DAYS ON MARKET  
21



AVERAGE & MEDIAN  
SOLD PRICE



# 3+ BED | 2+ BATH CONDOS

	Q1 2024	Q1 2025	CHANGE
AVERAGE PRICE	\$1,648,860	\$1,933,593	+17.3%
MEDIAN PRICE	\$1,503,455	\$1,875,000	+24.7%
TOTAL LISTED	48	37	-22.9%
TOTAL CONTRACTS	35	25	-28.6%
TOTAL SOLD	19	16	-15.8%

MARKET SHARE

CASH VS. MORTGAGE

25% ● CASH

75% ● MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% ● < \$500,000

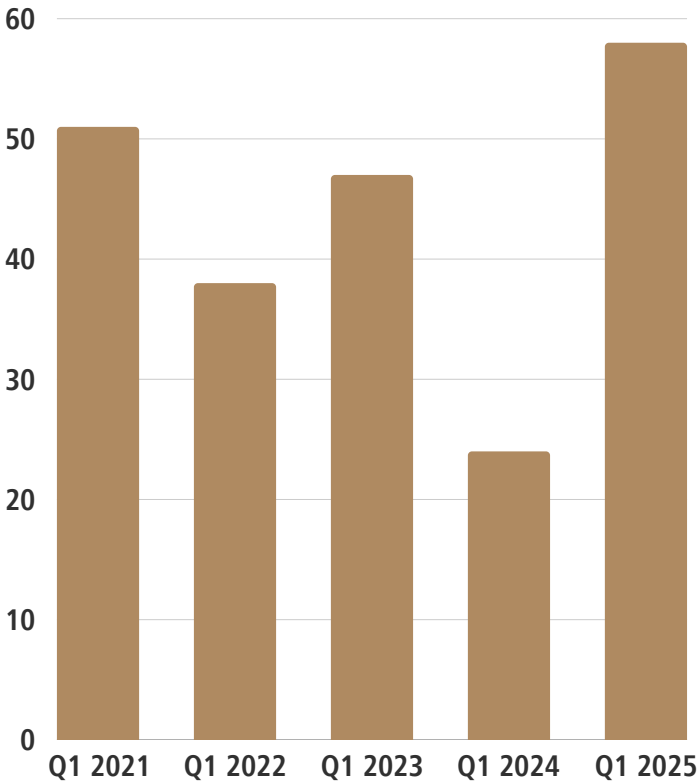
7% ● \$500k - \$799k

12% ● \$800k - \$999k

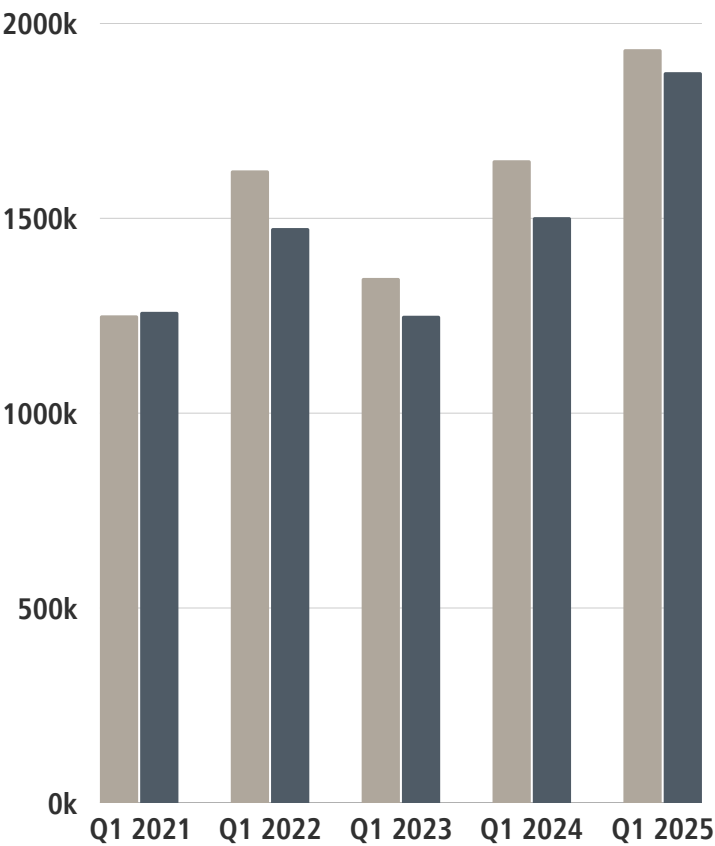
12% ● \$1M - \$1.5M

69% ● > \$1,500,000

AVERAGE  
DAYS ON MARKET  
58



AVERAGE & MEDIAN  
SOLD PRICE





# SINGLE FAMILY HOMES

	Q1 2024	Q1 2025	CHANGE
AVERAGE PRICE	\$1,898,500	\$2,976,333	+56.8%
MEDIAN PRICE	\$1,530,000	\$3,350,000	+119.0%
TOTAL LISTED	16	8	-50.0%
TOTAL CONTRACTS	12	3	-75.0%
TOTAL SOLD	5	3	-40.0%

MARKET SHARE

CASH VS. MORTGAGE

33% ● CASH

67% ● MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% ● < \$500,000

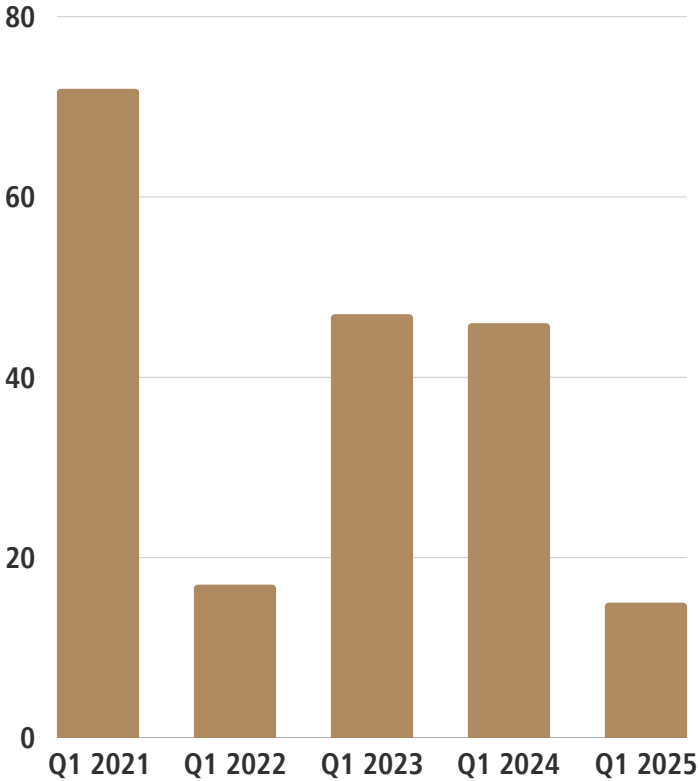
0% ● \$500k - \$799k

0% ● \$800k - \$999k

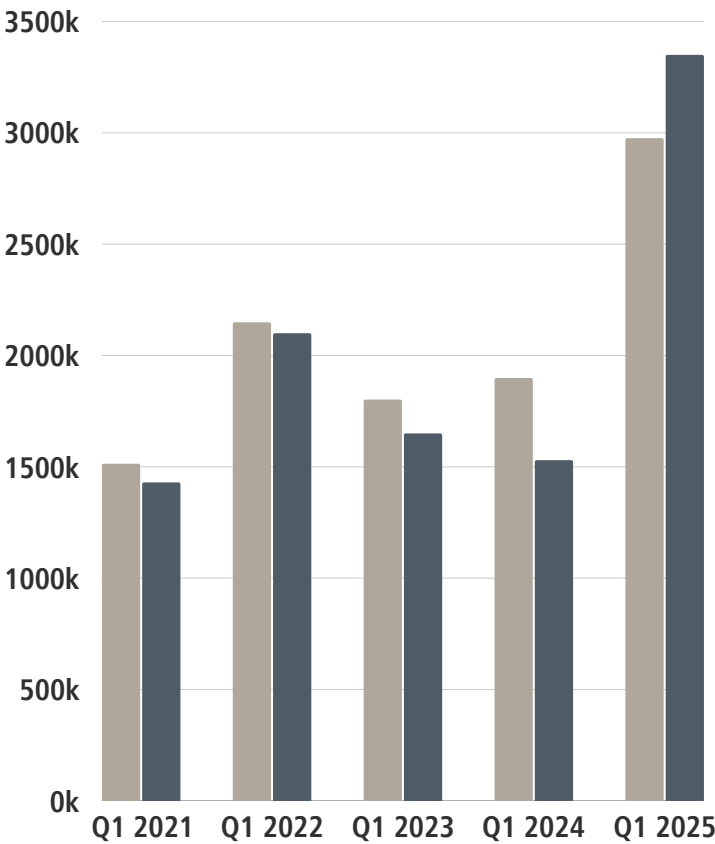
0% ● \$1M - \$1.5M

100% ● > \$1,500,000

AVERAGE  
DAYS ON MARKET  
15

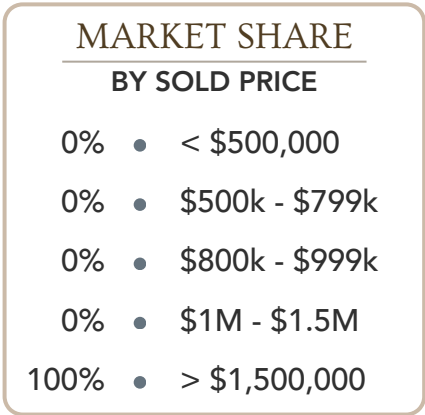
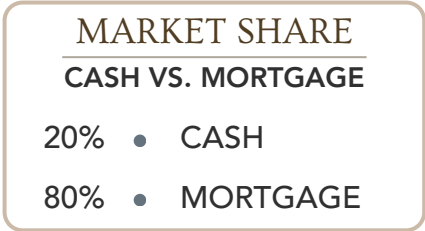


AVERAGE & MEDIAN  
SOLD PRICE

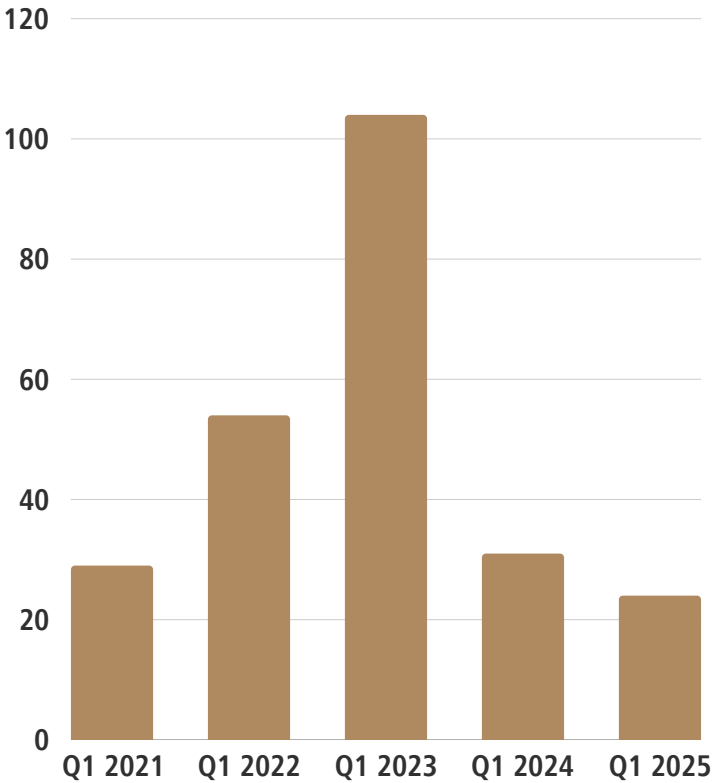


# MULTI FAMILY HOMES

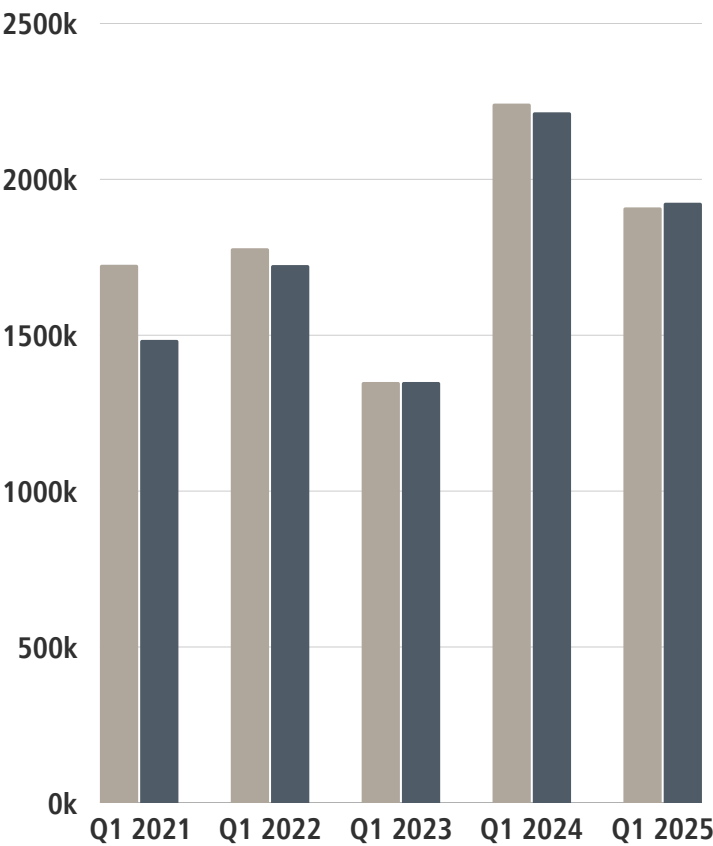
	Q1 2024	Q1 2025	CHANGE
AVERAGE PRICE	\$2,242,726	\$1,910,000	-14.8%
MEDIAN PRICE	\$2,215,000	\$1,925,000	-13.1%
TOTAL LISTED	4	6	+50.0%
TOTAL CONTRACTS	3	4	+33.3%
TOTAL SOLD	4	5	+25.0%



AVERAGE  
DAYS ON MARKET  
24



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.