



MARKET REPORT

Q2 2025

HOBOKEN



SUMMARY OF DATA

SOLD PRICE	AVERAGE	MEDIAN
1 Bed Condo	-0.2%	-1.8%
2 Bed 1 Bath Condo	+2.7%	-2.1%
2 Bed 2 Bath Condo	+16.4%	+15.3%
3+ Bed Condo	-7.2%	-13.7%
Single-Family Homes	+2.3%	+7.9%
Multi-Family Homes	+21.7%	+22.1%

MARKET SHARE

CASH VS. MORTGAGE

26% • CASH

74% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

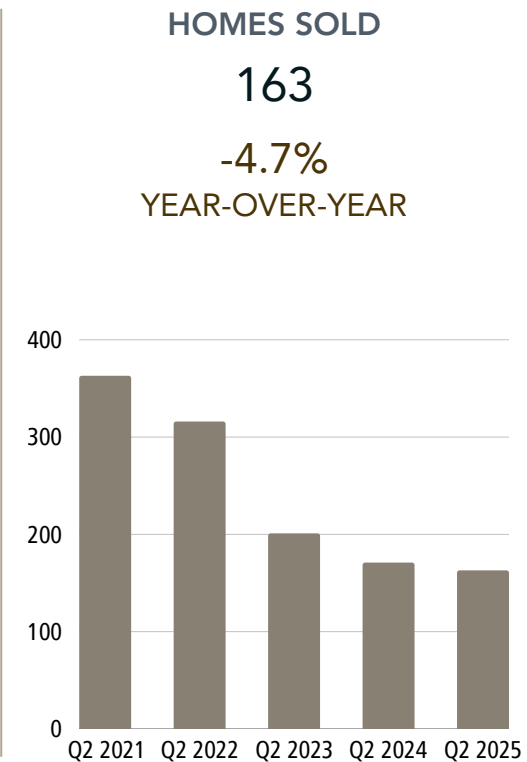
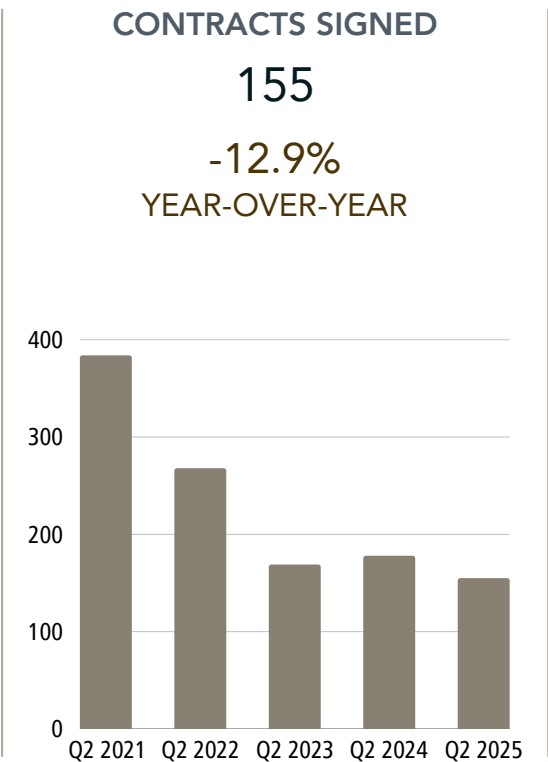
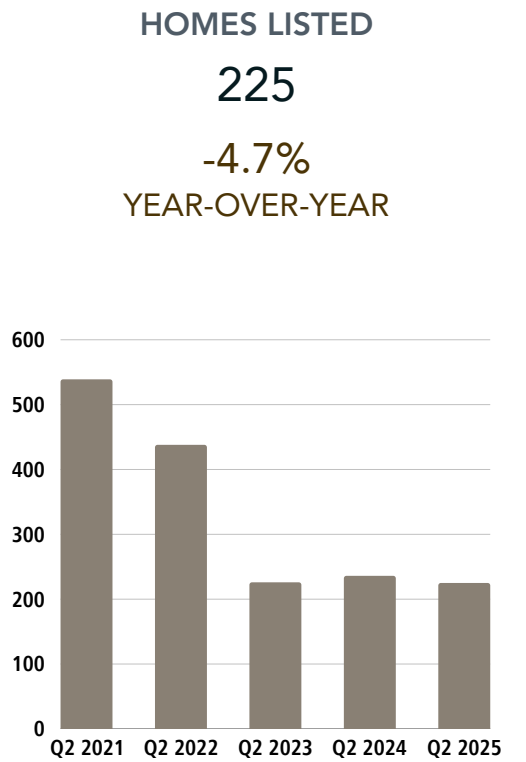
11% • < \$500,000

31% • \$500k - \$799k

19% • \$800k - \$999k

18% • \$1M - \$1.5M

21% • > \$1,500,000



1 BED | 1 BATH CONDOS

	Q2 2024	Q2 2025	CHANGE
AVERAGE PRICE	\$593,892	\$592,546	-0.2%
MEDIAN PRICE	\$560,000	\$550,000	-1.8%
TOTAL LISTED	66	58	-12.1%
TOTAL CONTRACTS	50	44	-12.0%
TOTAL SOLD	49	49	0.0%

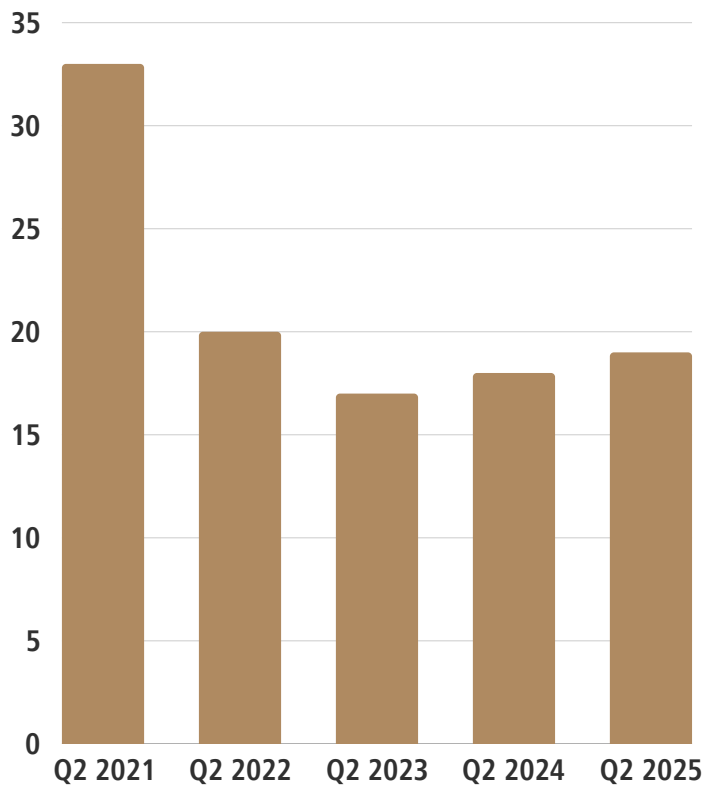
MARKET SHARE CASH VS. MORTGAGE

20% • CASH
80% • MORTGAGE

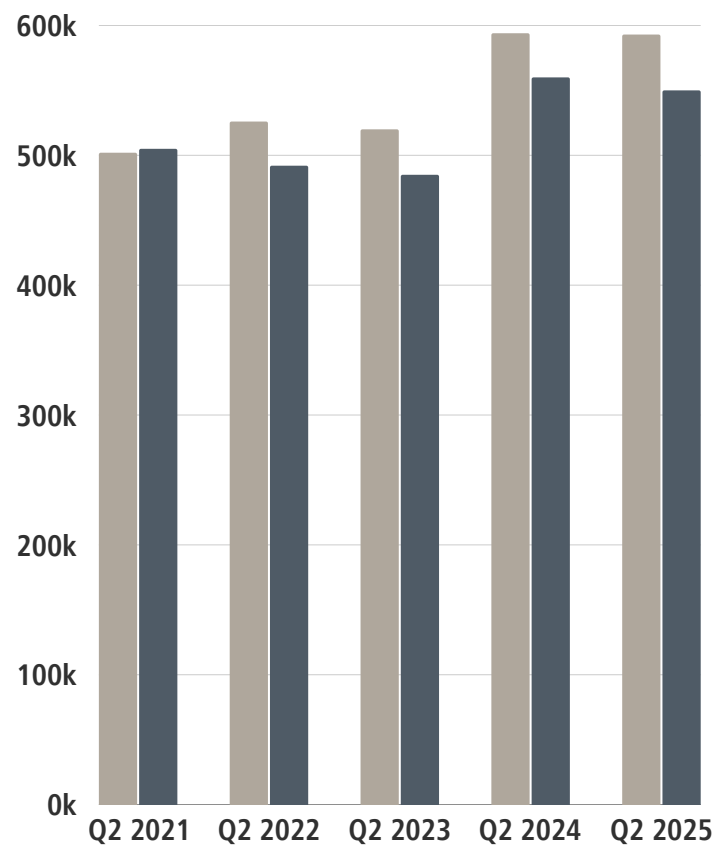
MARKET SHARE BY SOLD PRICE

35% • < \$500,000
53% • \$500k - \$799k
12% • \$800k - \$999k
0% • \$1M - \$1.5M
0% • > \$1,500,000

AVERAGE DAYS ON MARKET 19



AVERAGE & MEDIAN SOLD PRICE



2 BED | 1 BATH CONDOS

	Q2 2024	Q2 2025	CHANGE
AVERAGE PRICE	\$680,984	\$699,454	+2.7%
MEDIAN PRICE	\$687,000	\$672,500	-2.1%
TOTAL LISTED	32	26	-18.8%
TOTAL CONTRACTS	21	18	-14.3%
TOTAL SOLD	16	22	+37.5%

MARKET SHARE

CASH VS. MORTGAGE

36% • CASH

64% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% • < \$500,000

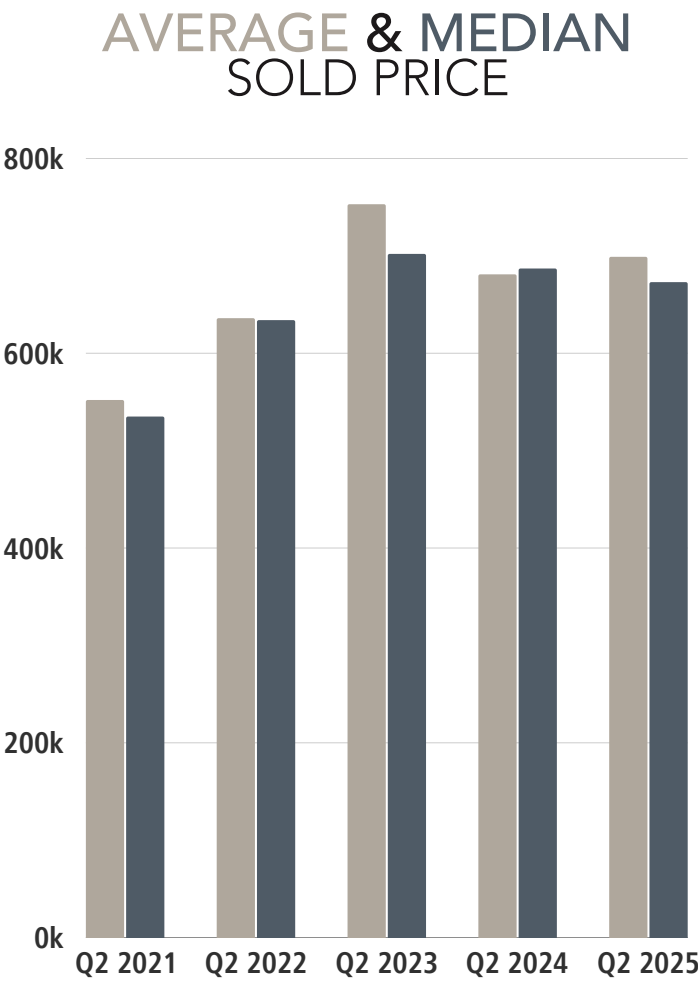
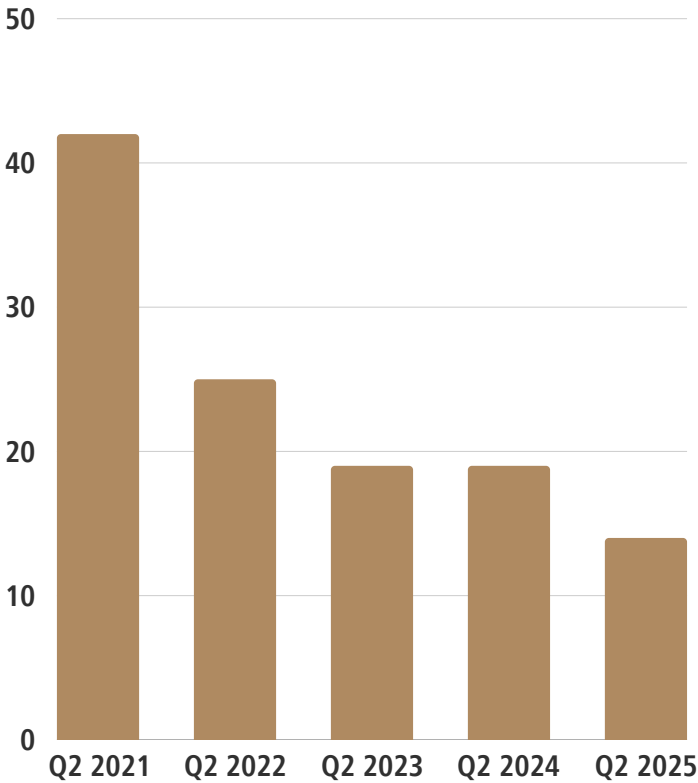
86% • \$500k - \$799k

14% • \$800k - \$999k

0% • \$1M - \$1.5M

0% • > \$1,500,000

AVERAGE
DAYS ON MARKET
14



2 BED | 2 BATH CONDOS

	Q2 2024	Q2 2025	CHANGE
AVERAGE PRICE	\$1,028,131	\$1,196,286	+16.4%
MEDIAN PRICE	\$962,500	\$1,110,000	+15.3%
TOTAL LISTED	73	78	+6.8%
TOTAL CONTRACTS	63	56	-11.1%
TOTAL SOLD	58	54	-6.9%

MARKET SHARE

CASH VS. MORTGAGE

37% • CASH

63% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% • < \$500,000

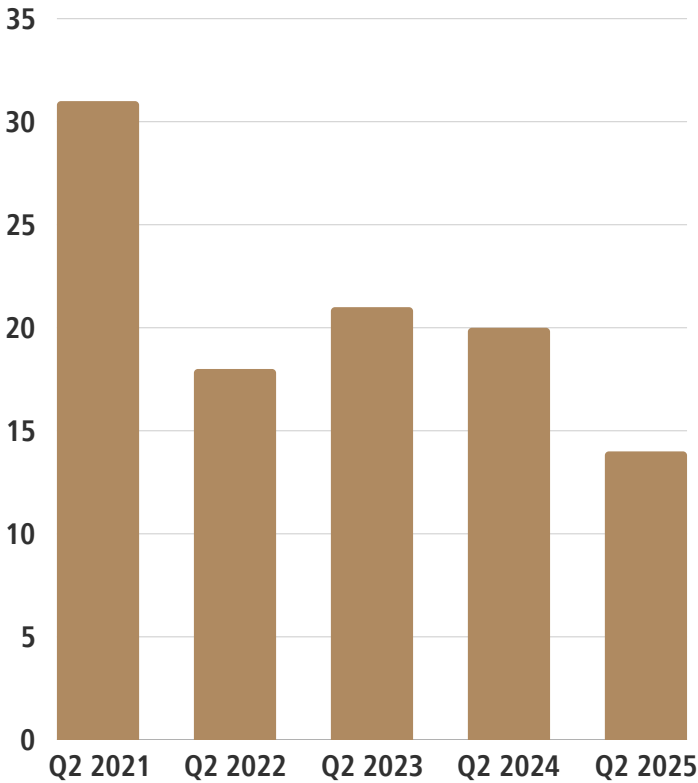
6% • \$500k - \$799k

39% • \$800k - \$999k

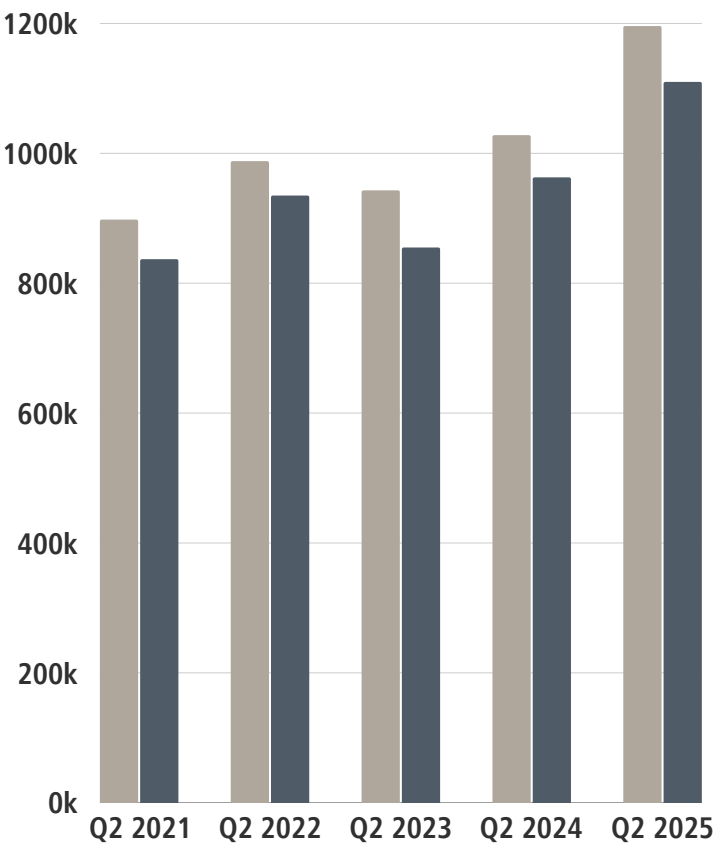
37% • \$1M - \$1.5M

18% • > \$1,500,000

AVERAGE
DAYS ON MARKET
14



AVERAGE & MEDIAN
SOLD PRICE



3+ BED | 2+ BATH CONDOS

	Q2 2024	Q2 2025	CHANGE
AVERAGE PRICE	\$2,033,307	\$1,886,899	-7.2%
MEDIAN PRICE	\$1,940,000	\$1,675,000	-13.7%
TOTAL LISTED	48	49	+2.1%
TOTAL CONTRACTS	32	27	-15.6%
TOTAL SOLD	26	30	+15.4%

MARKET SHARE

CASH VS. MORTGAGE

10% • CASH

90% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% • < \$500,000

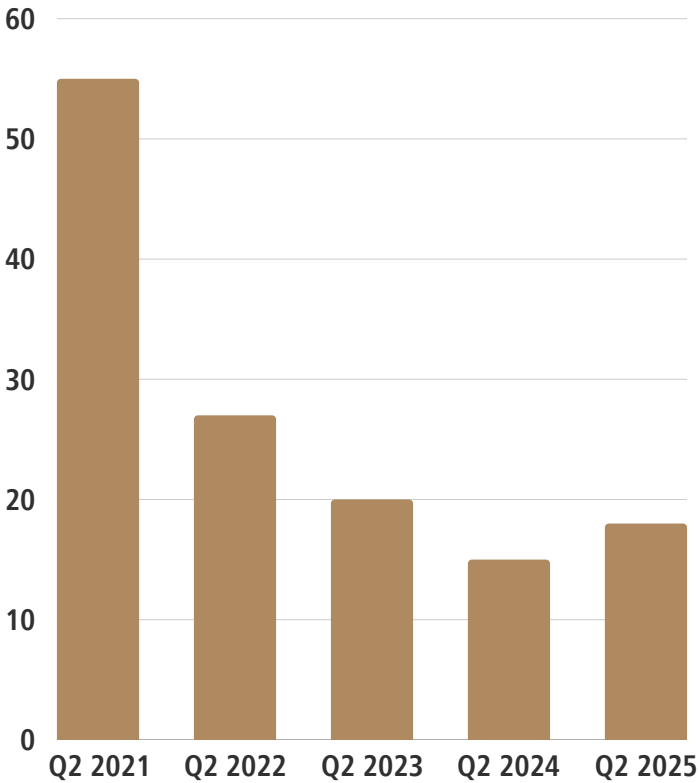
3% • \$500k - \$799k

3% • \$800k - \$999k

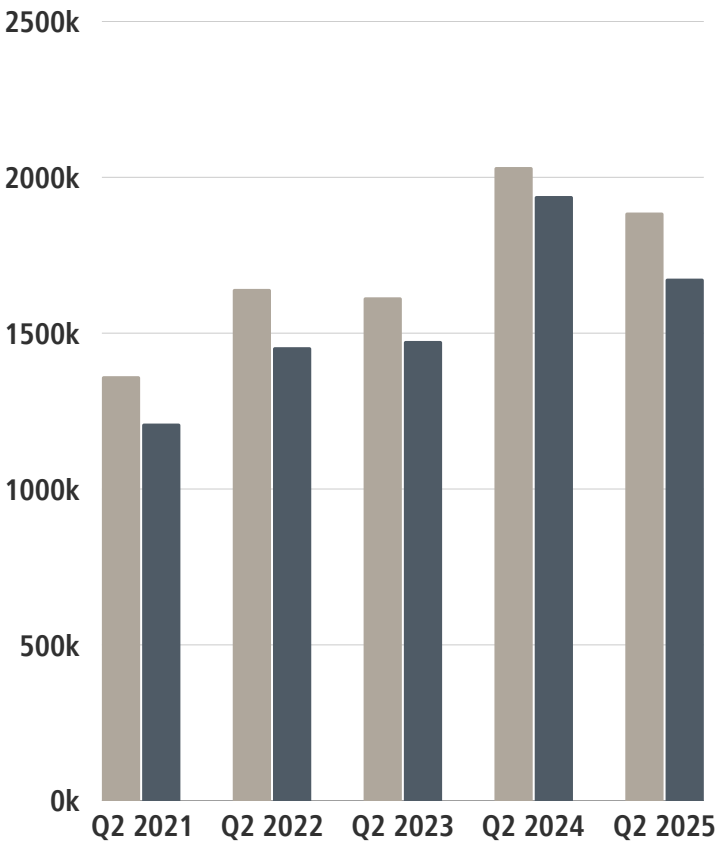
34% • \$1M - \$1.5M

60% • > \$1,500,000

AVERAGE
DAYS ON MARKET
18



AVERAGE & MEDIAN
SOLD PRICE



SINGLE FAMILY HOMES

	Q2 2024	Q2 2025	CHANGE
AVERAGE PRICE	\$2,613,200	\$2,674,414	+2.3%
MEDIAN PRICE	\$2,525,000	\$2,725,000	+7.9%
TOTAL LISTED	10	10	0.0%
TOTAL CONTRACTS	9	7	-22.2%
TOTAL SOLD	16	7	-56.3%

MARKET SHARE

CASH VS. MORTGAGE

29% • CASH

71% • MORTGAGE

MARKET SHARE

BY SOLD PRICE

0% • < \$500,000

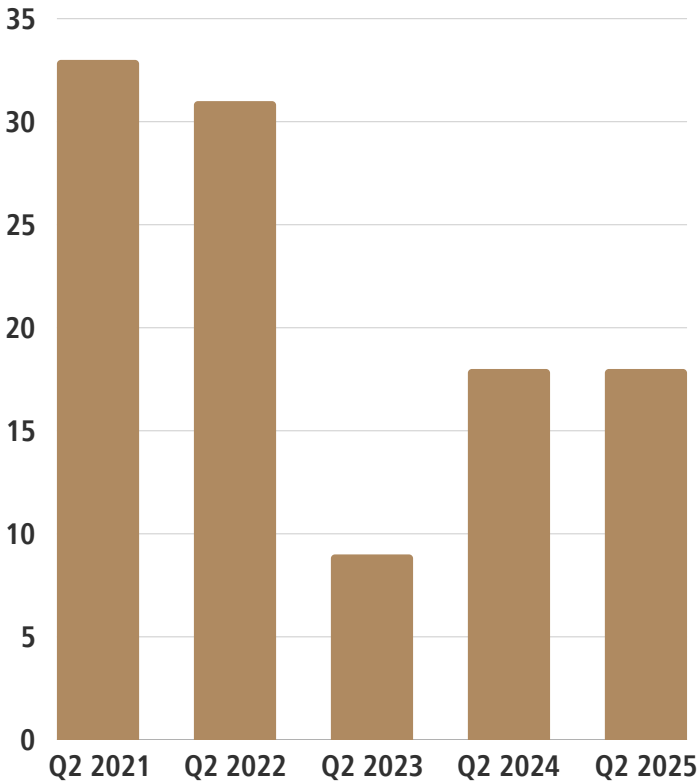
14% • \$500k - \$799k

0% • \$800k - \$999k

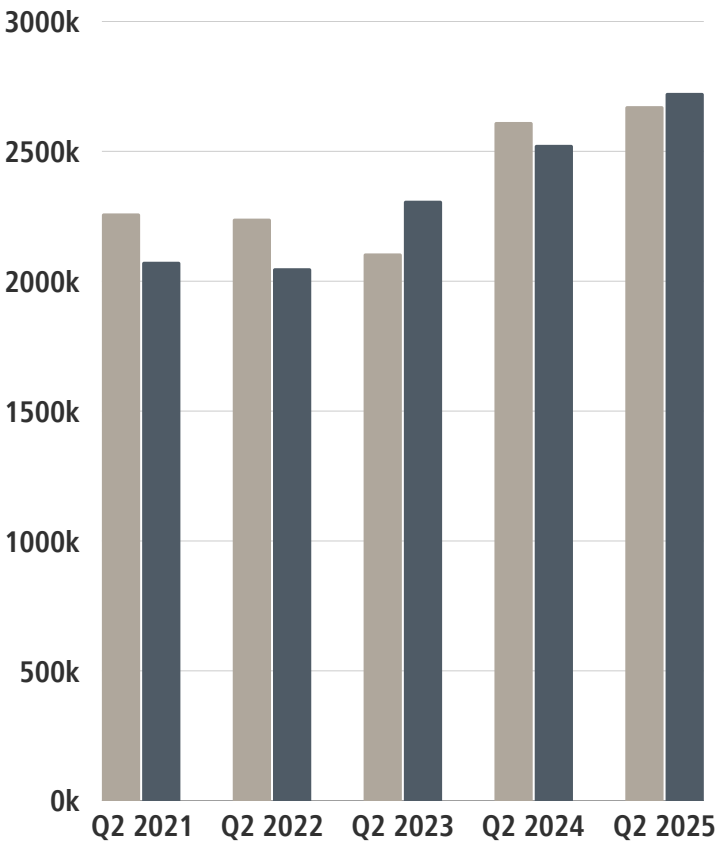
0% • \$1M - \$1.5M

86% • > \$1,500,000

AVERAGE
DAYS ON MARKET
18

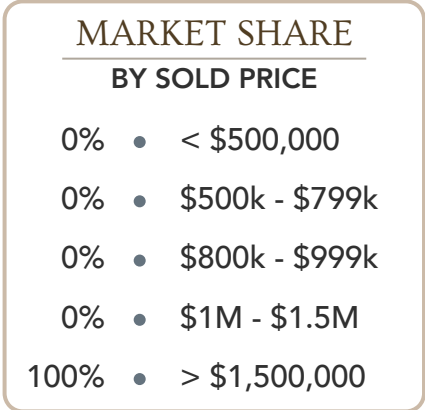
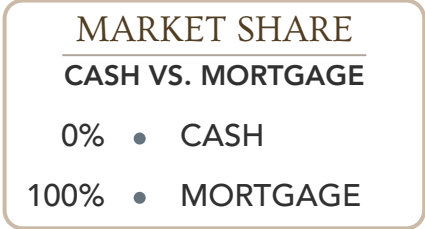


AVERAGE & MEDIAN
SOLD PRICE

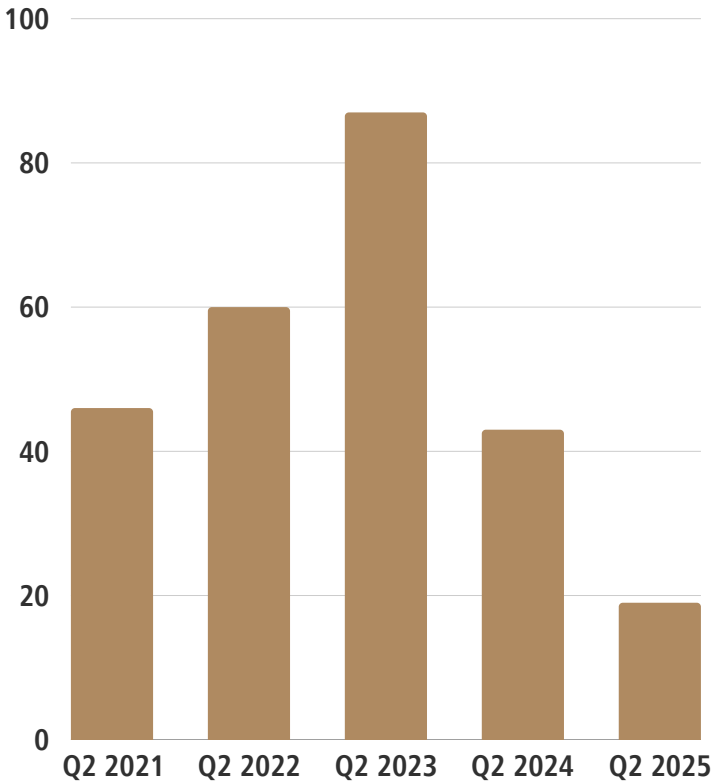


MULTI FAMILY HOMES

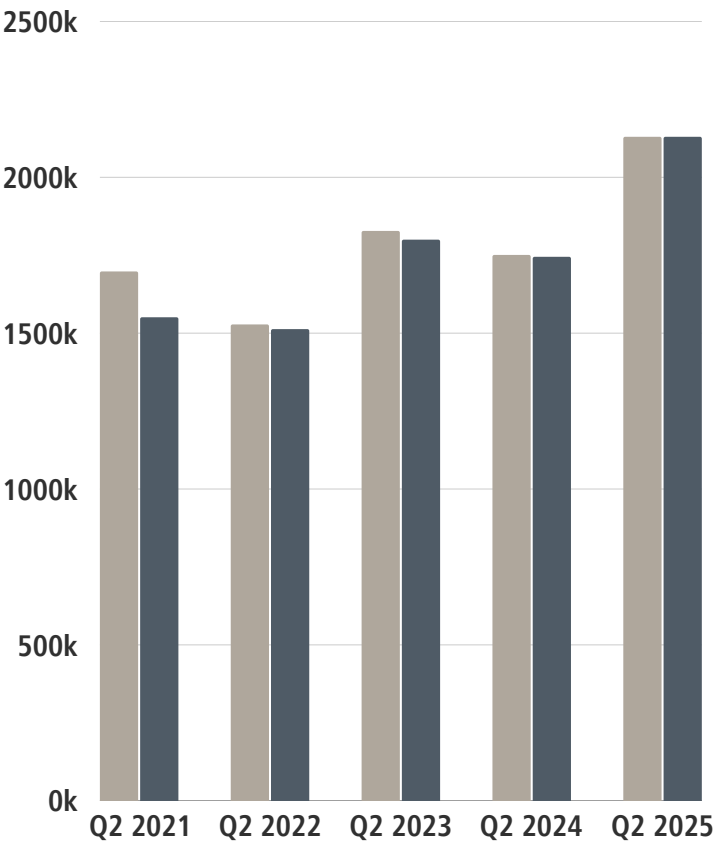
	Q2 2024	Q2 2025	CHANGE
AVERAGE PRICE	\$1,750,500	\$2,130,000	+21.7%
MEDIAN PRICE	\$1,745,000	\$2,130,000	+22.1%
TOTAL LISTED	7	4	-42.9%
TOTAL CONTRACTS	3	3	0.0%
TOTAL SOLD	6	1	-83.3%



AVERAGE
DAYS ON MARKET
19



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.