MARKET REPORT Q2 2026

HOBOKEN

SALKIN TEAM

SUMMARY OF DATA

SOLD PRICE	AVERAGE	MEDIAN	MARKET SHARE
1 Bed Condo	+23.4%	+31.1%	29%
2 Bed 1 Bath Condo	-4.5%	-1.9%	6%
2 Bed 2 Bath Condo	+9.1%	+10.8%	37%
3+ Bed Condo	+22.9%	+22.4%	19%
Single-Family Homes	-5.3%	-5.0%	7%
Multi-Family Homes	+25.0%	+25.0%	1%

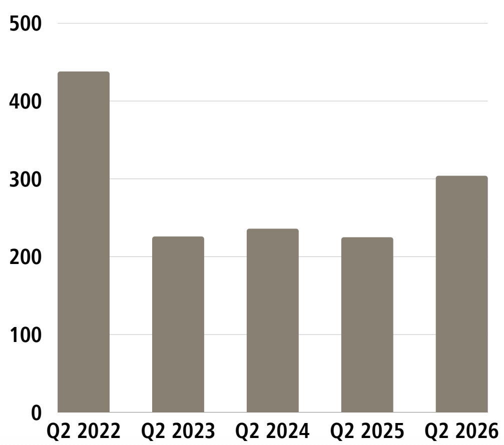
MARKET SHARE
CASH VS. MORTGAGE

- 23% • CASH
- 77% • MORTGAGE

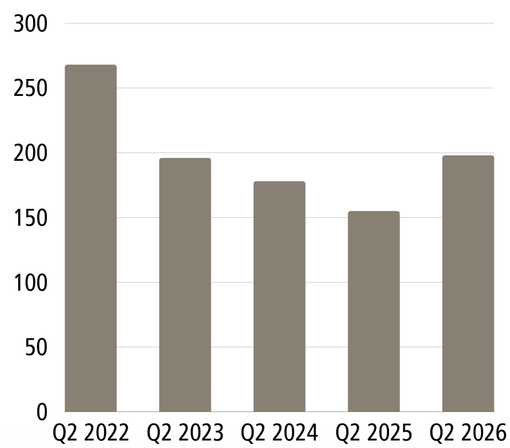
MARKET SHARE
BY SOLD PRICE

- 6% • < $500,000
- 21% • $500k - $799k
- 18% • $800k - $999k
- 22% • $1M - $1.5M
- 33% • > $1,500,000

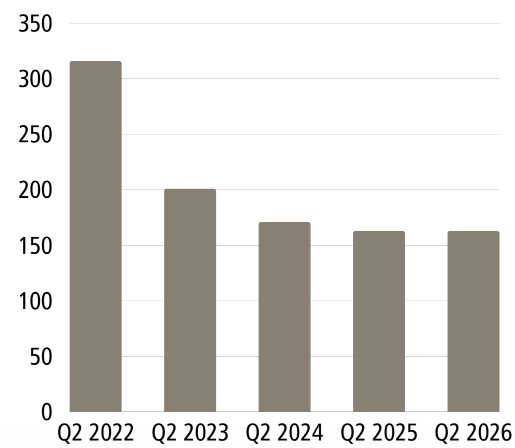
HOMES LISTED
304
+35.1%
YEAR-OVER-YEAR



CONTRACTS SIGNED
198
+27.7%
YEAR-OVER-YEAR



HOMES SOLD
163
0.0%
YEAR-OVER-YEAR



1 BED, 1 BATH CONDO

	Q2 2025	Q2 2026	CHANGE
AVERAGE PRICE	$592,546	$731,040	+23.4%
MEDIAN PRICE	$550,000	$721,000	+31.1%
TOTAL LISTED	58	83	+43.1%
TOTAL CONTRACTS	44	61	+38.6%
TOTAL SOLD	49	47	-4.1%

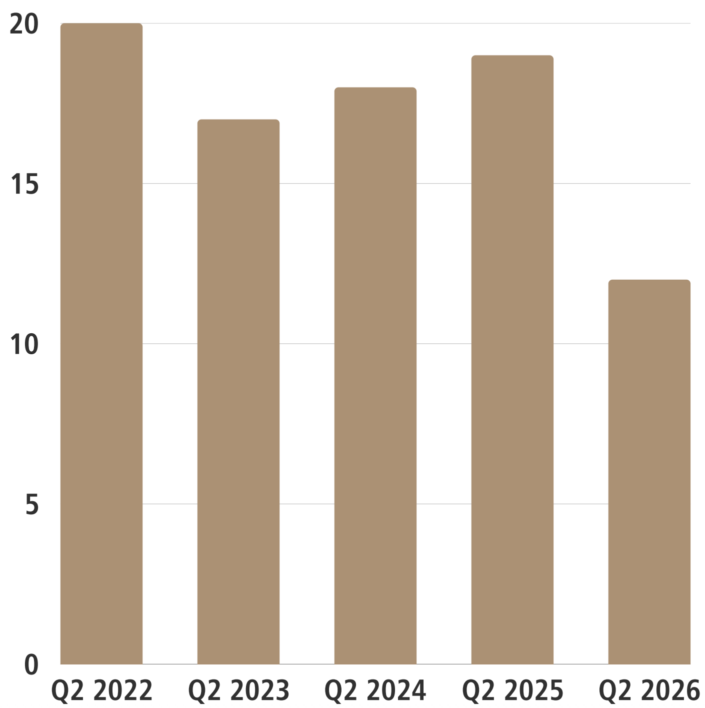
MARKET SHARE
CASH VS. MORTGAGE

- 30% • CASH
- 70% • MORTGAGE

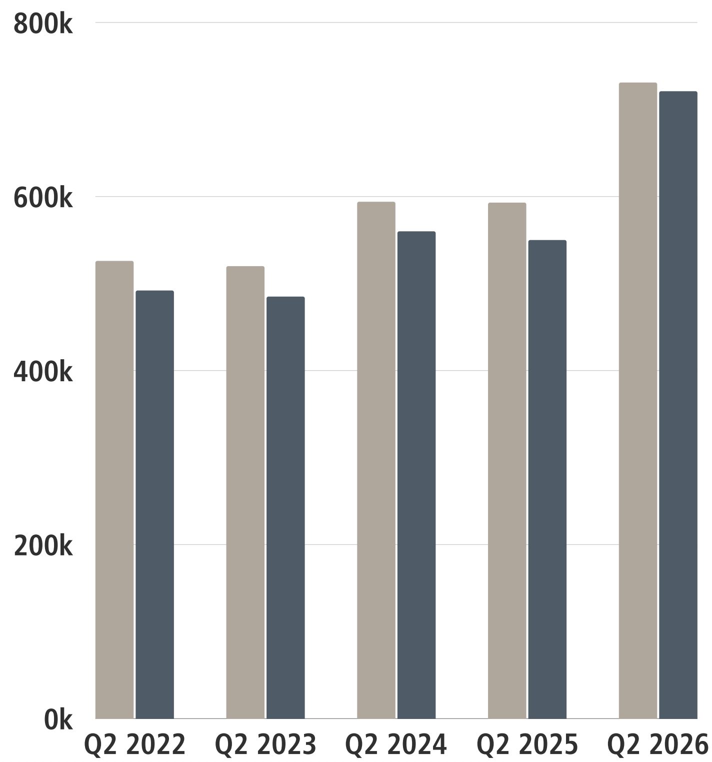
MARKET SHARE
BY SOLD PRICE

- 13% • < $500,000
- 49% • $500k - $799k
- 30% • $800k - $999k
- 9% • $1M - $1.5M
- 0% • > $1,500,000

AVERAGE DAYS ON MARKET
12



AVERAGE & MEDIAN SOLD PRICE



2 BED, 1 BATH CONDO

	Q2 2025	Q2 2026	CHANGE
AVERAGE PRICE	$699,454	$668,200	-4.5%
MEDIAN PRICE	$672,500	$660,000	-1.9%
TOTAL LISTED	26	28	+7.7%
TOTAL CONTRACTS	18	19	+5.6%
TOTAL SOLD	22	10	-54.5%

MARKET SHARE

CASH VS. MORTGAGE

- 30% • CASH
- 70% • MORTGAGE

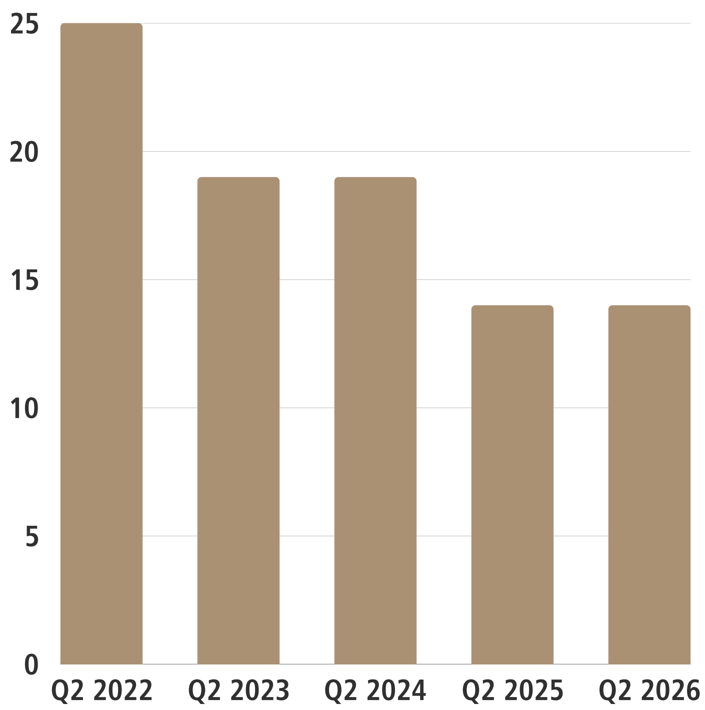
MARKET SHARE

BY SOLD PRICE

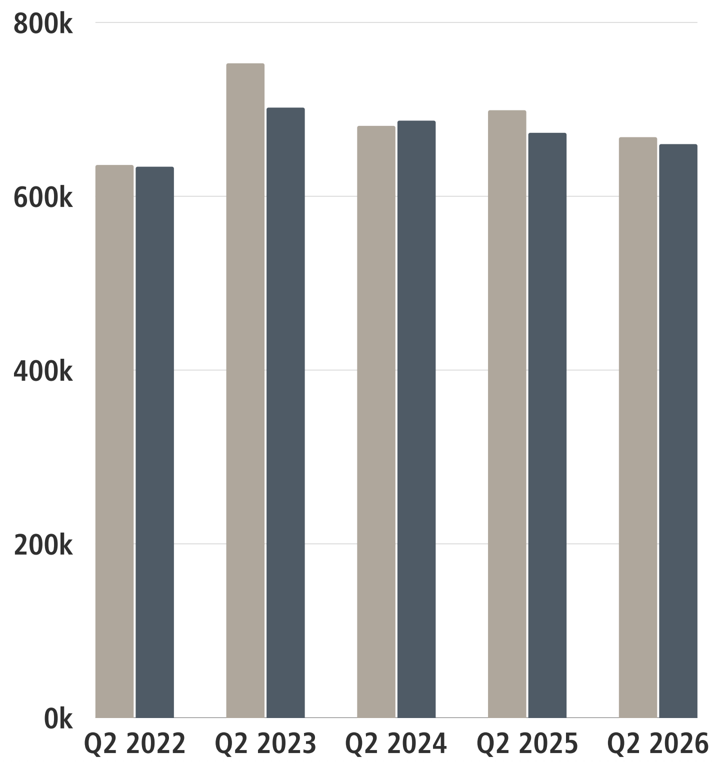
- 10% • < $500,000
- 70% • $500k - $799k
- 20% • $800k - $999k
- 0% • $1M - $1.5M
- 0% • > $1,500,000

AVERAGE DAYS ON MARKET

14



AVERAGE & MEDIAN SOLD PRICE



2 BED, 2 BATH CONDO

	Q2 2025	Q2 2026	CHANGE
AVERAGE PRICE	$1,196,286	$1,305,370	+9.1%
MEDIAN PRICE	$1,110,000	$1,230,000	+10.8%
TOTAL LISTED	78	120	+53.8%
TOTAL CONTRACTS	56	72	+28.6%
TOTAL SOLD	54	61	+13.0%

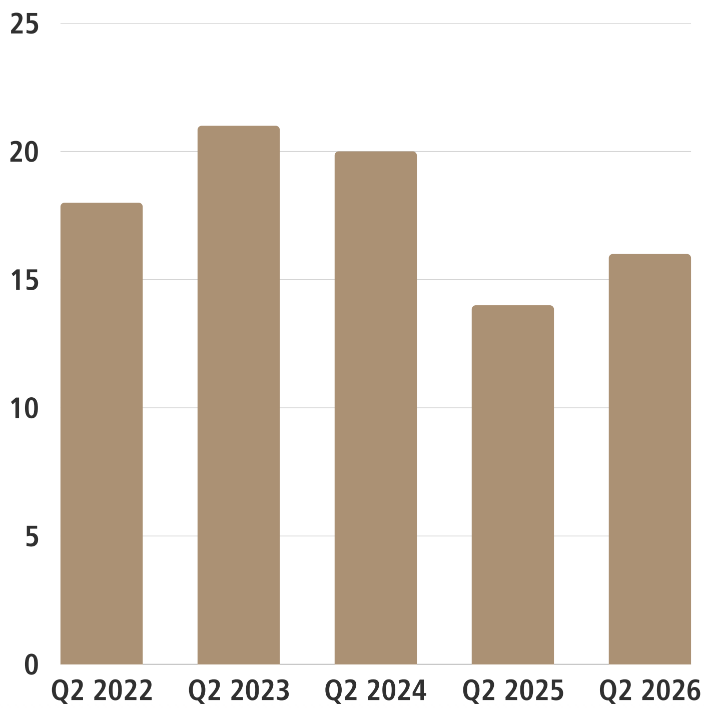
MARKET SHARE
CASH VS. MORTGAGE

- 20% • CASH
- 80% • MORTGAGE

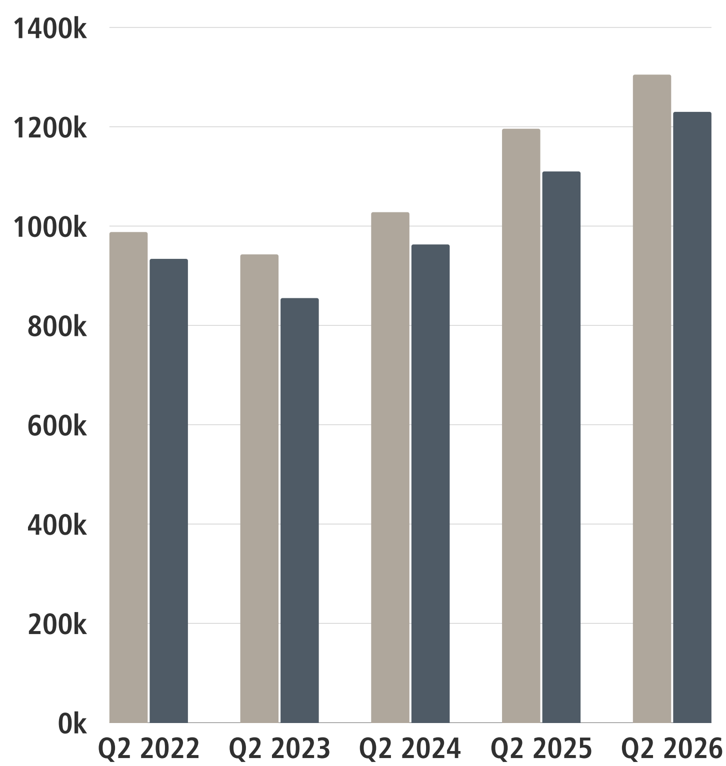
MARKET SHARE
BY SOLD PRICE

- 0% • < $500,000
- 7% • $500k - $799k
- 20% • $800k - $999k
- 44% • $1M - $1.5M
- 29% • > $1,500,000

AVERAGE DAYS ON MARKET
16



AVERAGE & MEDIAN SOLD PRICE



3 BED, 2 BATH CONDO

	Q2 2025	Q2 2026	CHANGE
AVERAGE PRICE	$1,886,899	$2,319,248	+22.9%
MEDIAN PRICE	$1,675,000	$2,050,000	+22.4%
TOTAL LISTED	49	51	+4.1%
TOTAL CONTRACTS	27	33	+22.2%
TOTAL SOLD	30	31	+3.3%

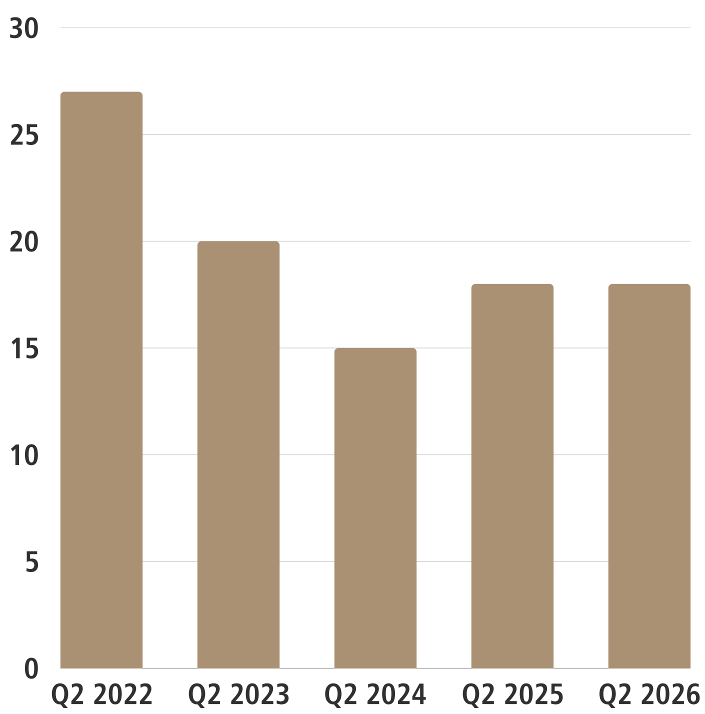
MARKET SHARE
CASH VS. MORTGAGE

- 13% • CASH
- 87% • MORTGAGE

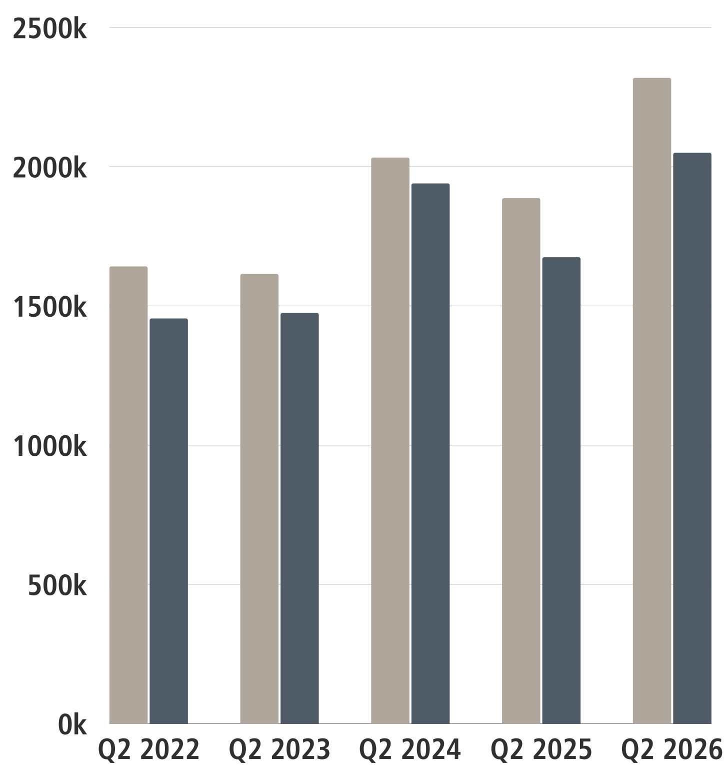
MARKET SHARE
BY SOLD PRICE

- 0% • < $500,000
- 0% • $500k - $799k
- 7% • $800k - $999k
- 16% • $1M - $1.5M
- 77% • > $1,500,000

AVERAGE DAYS ON MARKET
18



AVERAGE & MEDIAN SOLD PRICE



SINGLE FAMILY HOME

	Q2 2025	Q2 2026	CHANGE
AVERAGE PRICE	$2,674,414	$2,533,333	-5.3%
MEDIAN PRICE	$2,725,000	$2,587,500	-5.0%
TOTAL LISTED	10	15	+50.0%
TOTAL CONTRACTS	7	11	+57.1%
TOTAL SOLD	7	12	+71.4%

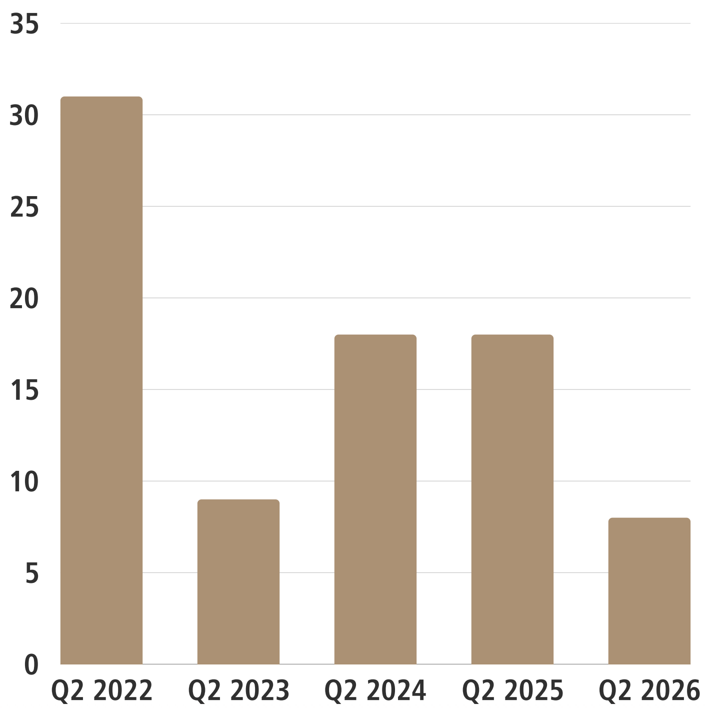
MARKET SHARE
CASH VS. MORTGAGE

- 27% • CASH
- 73% • MORTGAGE

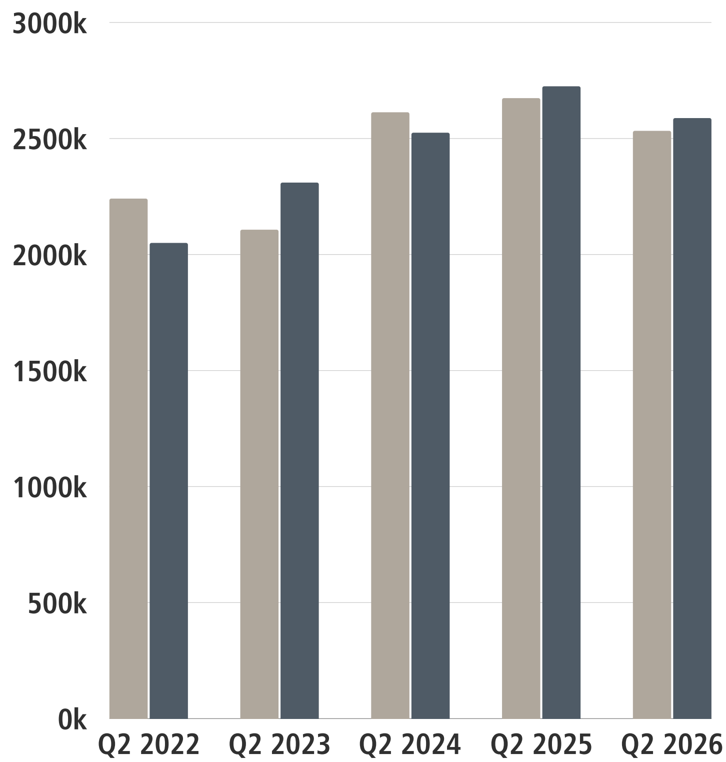
MARKET SHARE
BY SOLD PRICE

- 0% • < $500,000
- 0% • $500k - $799k
- 0% • $800k - $999k
- 8% • $1M - $1.5M
- 92% • > $1,500,000

AVERAGE DAYS ON MARKET
8



AVERAGE & MEDIAN SOLD PRICE



MULTI FAMILY HOME

	Q2 2025	Q2 2026	CHANGE
AVERAGE PRICE	$2,130,000	$2,662,500	+25.0%
MEDIAN PRICE	$2,130,000	$2,662,500	+25.0%
TOTAL LISTED	4	7	+75.0%
TOTAL CONTRACTS	3	2	-33.3%
TOTAL SOLD	1	2	+100.0%

MARKET SHARE

CASH VS. MORTGAGE

- 50% • CASH
- 50% • MORTGAGE

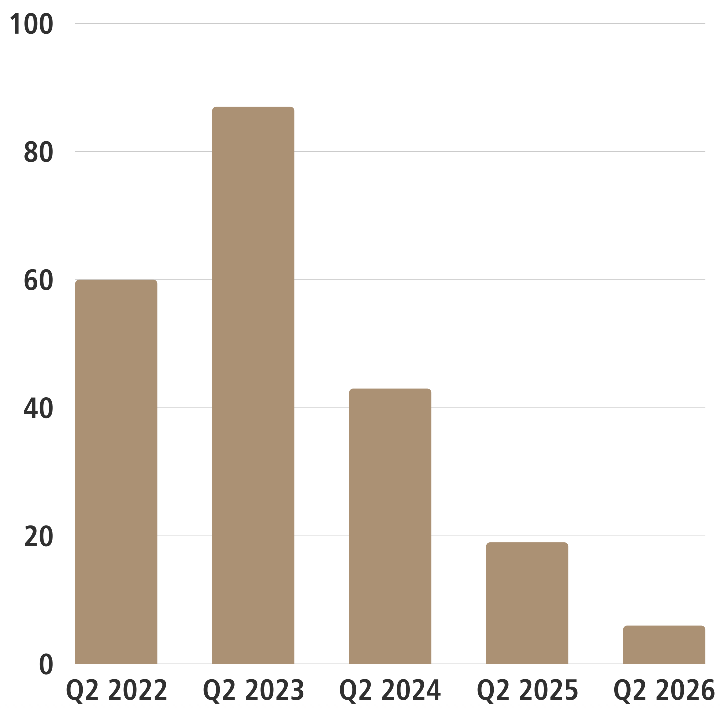
MARKET SHARE

BY SOLD PRICE

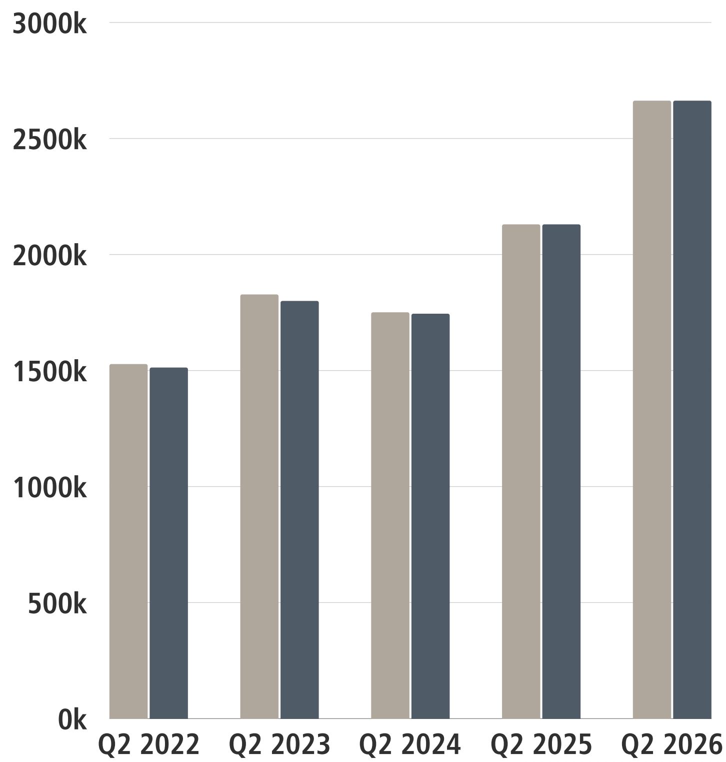
- 0% • < $500,000
- 0% • $500k - $799k
- 0% • $800k - $999k
- 0% • $1M - $1.5M
- 100% • > $1,500,000

AVERAGE DAYS ON MARKET

6



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.