



MARKET REPORT

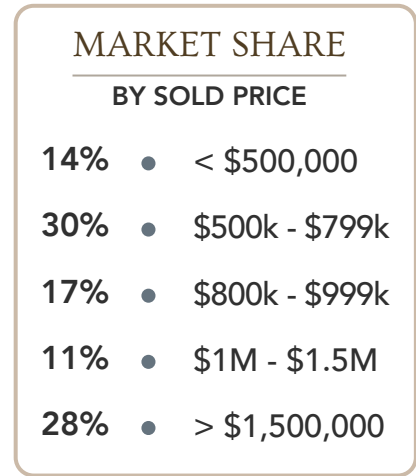
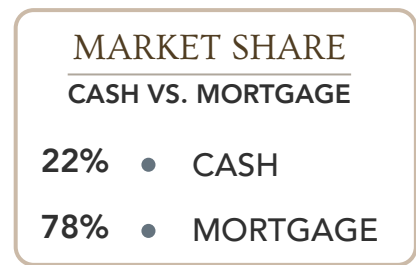
Q1 2026

HOBOKEN



SUMMARY OF DATA

SOLD PRICE	AVERAGE	MEDIAN	MARKET SHARE
1 Bed Condo	+0.6%	+2.1%	36%
2 Bed 1 Bath Condo	-9.9%	-10.5%	15%
2 Bed 2 Bath Condo	+27.2%	+41.3%	25%
3+ Bed Condo	+10.8%	+12.0%	18%
Single-Family Homes	+7.9%	-2.1%	3%
Multi-Family Homes	+19.6%	-1.9%	4%

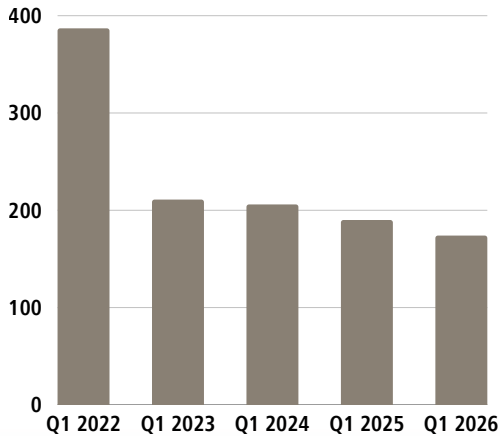


HOMES LISTED

174

-8.4%

YEAR-OVER-YEAR

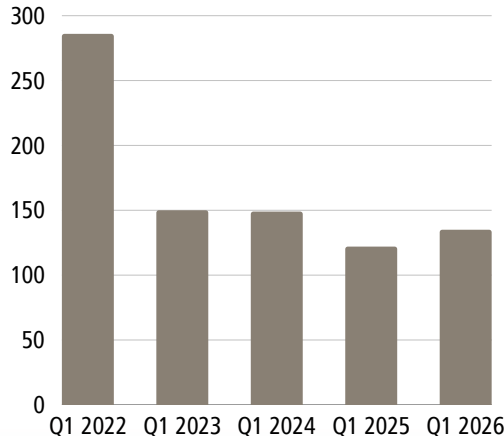


CONTRACTS SIGNED

135

+10.7%

YEAR-OVER-YEAR

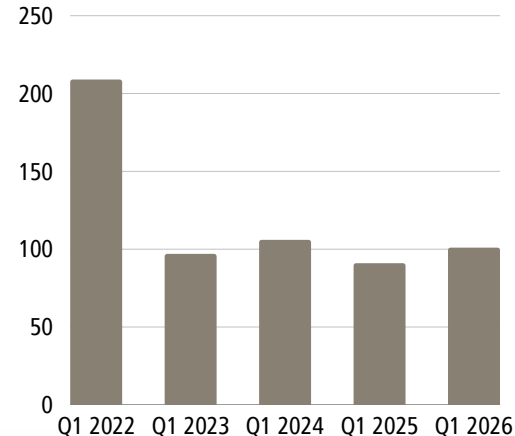


HOMES SOLD

101

+11.0%

YEAR-OVER-YEAR



1 BED, 1 BATH CONDO

	Q1 2025	Q1 2026	CHANGE
AVERAGE PRICE	\$625,906	\$629,766	+0.6%
MEDIAN PRICE	\$597,500	\$610,000	+2.1%
TOTAL LISTED	60	50	-16.7%
TOTAL CONTRACTS	44	38	-13.6%
TOTAL SOLD	32	36	+12.5%

MARKET SHARE
CASH VS. MORTGAGE

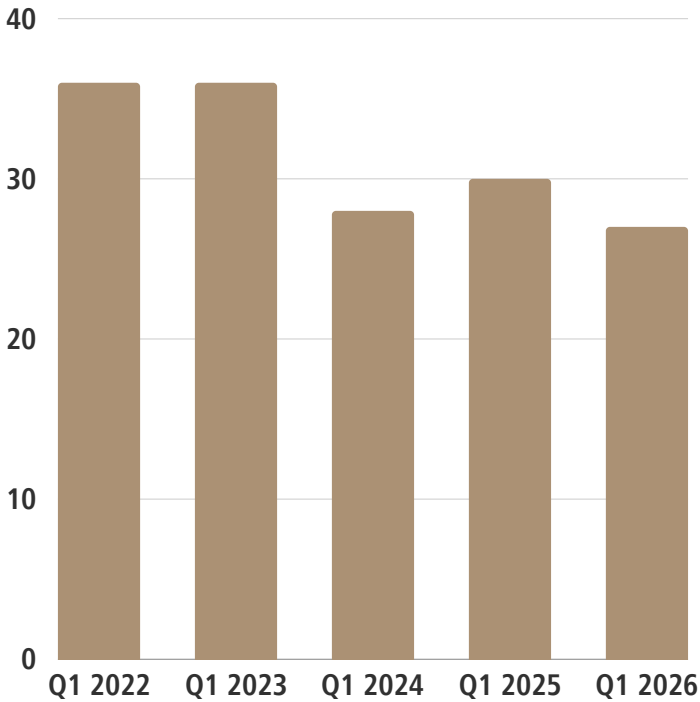
23% ● CASH
77% ● MORTGAGE

MARKET SHARE
BY SOLD PRICE

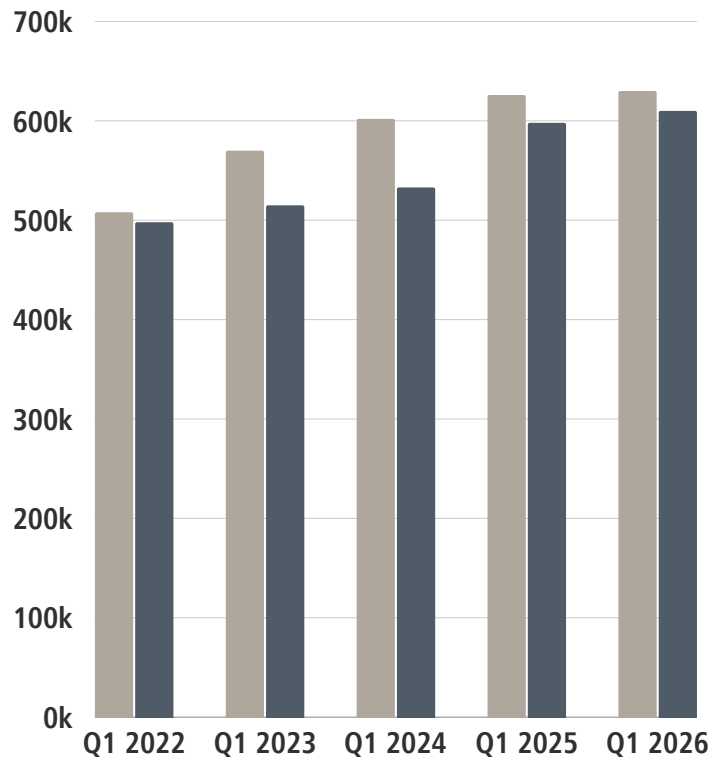
25% ● < \$500,000
58% ● \$500k - \$799k
17% ● \$800k - \$999k
0% ● \$1M - \$1.5M
0% ● > \$1,500,000

AVERAGE DAYS ON MARKET

27



AVERAGE & MEDIAN SOLD PRICE



2 BED, 1 BATH CONDO

	Q1 2025	Q1 2026	CHANGE
AVERAGE PRICE	\$741,833	\$668,050	-9.9%
MEDIAN PRICE	\$737,500	\$660,000	-10.5%
TOTAL LISTED	23	17	-26.1%
TOTAL CONTRACTS	11	12	+9.1%
TOTAL SOLD	6	15	+150.0%

MARKET SHARE
CASH VS. MORTGAGE

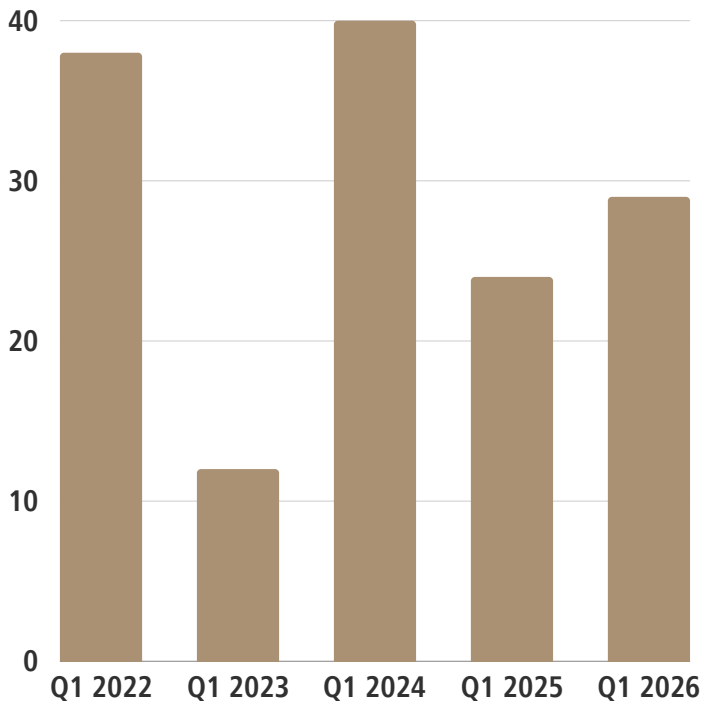
20% ● CASH
80% ● MORTGAGE

MARKET SHARE
BY SOLD PRICE

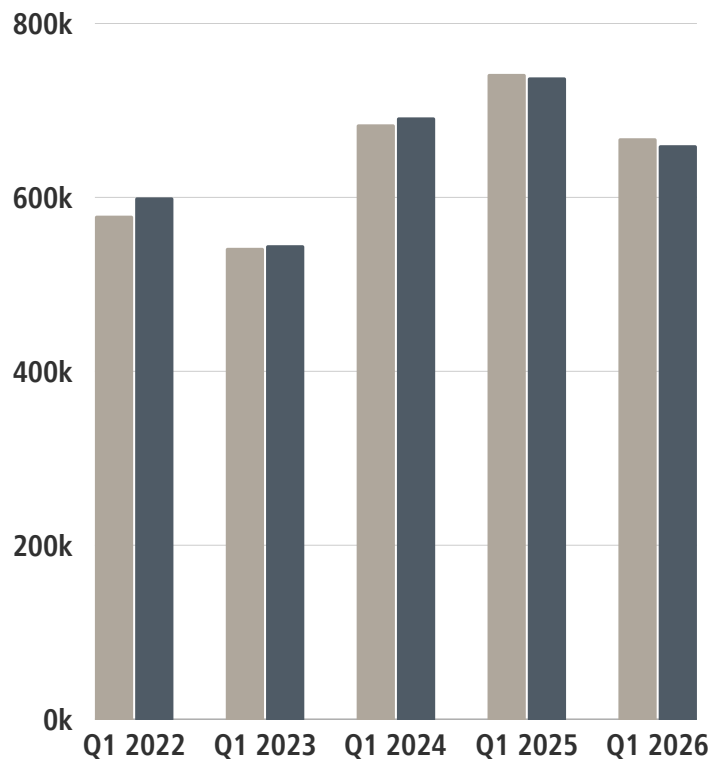
27% ● < \$500,000
33% ● \$500k - \$799k
40% ● \$800k - \$999k
0% ● \$1M - \$1.5M
0% ● > \$1,500,000

AVERAGE DAYS ON MARKET

29



AVERAGE & MEDIAN SOLD PRICE



2 BED, 2 BATH CONDO

	Q1 2025	Q1 2026	CHANGE
AVERAGE PRICE	\$1,004,103	\$1,277,700	+27.2%
MEDIAN PRICE	\$920,000	\$1,300,000	+41.3%
TOTAL LISTED	56	55	-1.8%
TOTAL CONTRACTS	35	43	+22.9%
TOTAL SOLD	29	25	-13.8%

MARKET SHARE
CASH VS. MORTGAGE

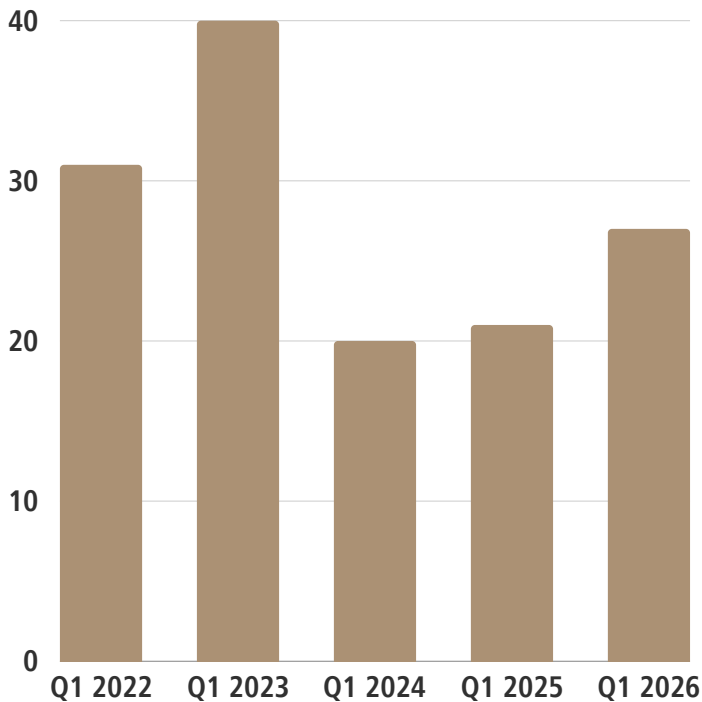
28% ● CASH
72% ● MORTGAGE

MARKET SHARE
BY SOLD PRICE

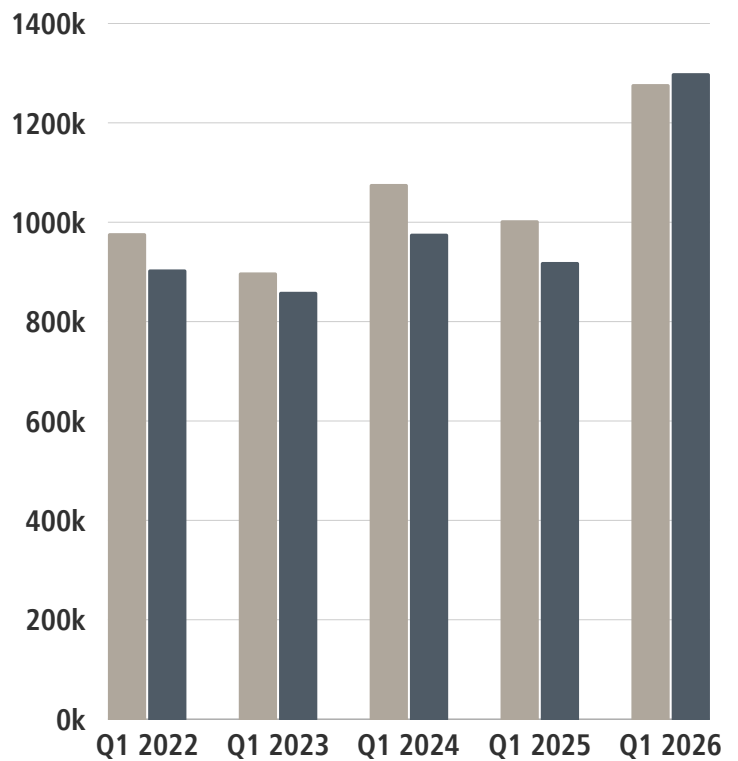
0% ● < \$500,000
16% ● \$500k - \$799k
16% ● \$800k - \$999k
36% ● \$1M - \$1.5M
32% ● > \$1,500,000

AVERAGE DAYS ON MARKET

27



AVERAGE & MEDIAN SOLD PRICE



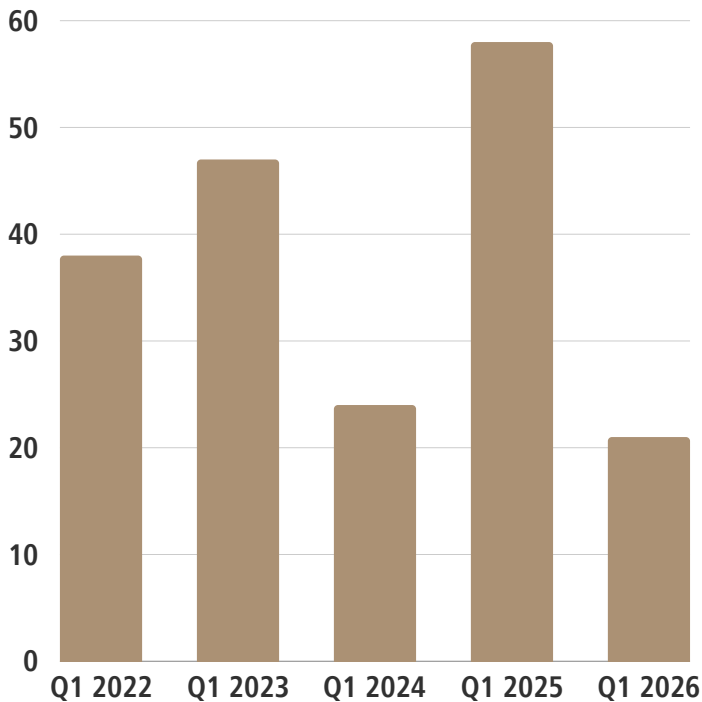
3 BED, 2 BATH CONDO

	Q1 2025	Q1 2026	CHANGE
AVERAGE PRICE	\$1,933,593	\$2,142,055	+10.8%
MEDIAN PRICE	\$1,875,000	\$2,100,000	+12.0%
TOTAL LISTED	37	37	0.0%
TOTAL CONTRACTS	25	30	+20.0%
TOTAL SOLD	16	18	+12.5%

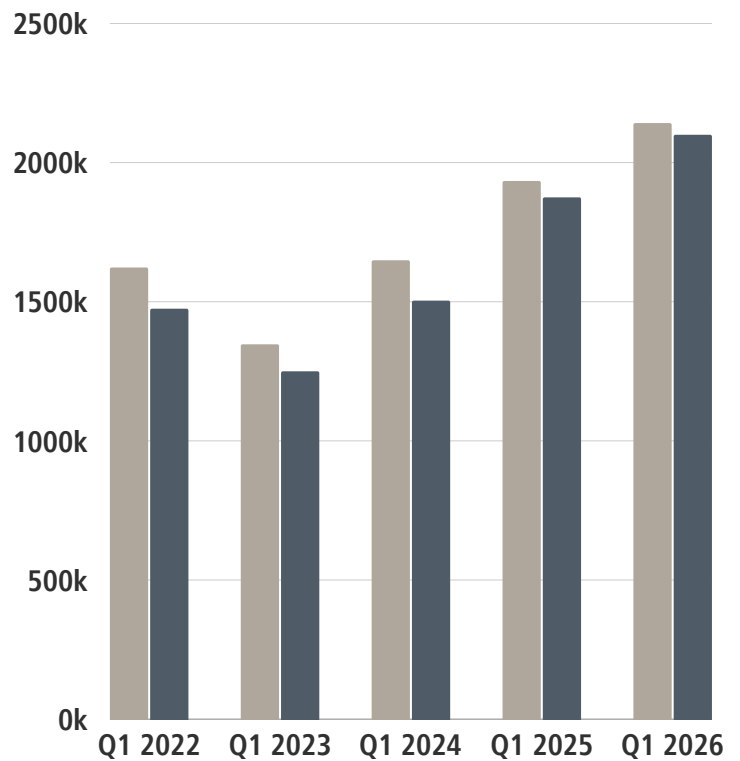
MARKET SHARE CASH VS. MORTGAGE	
17%	● CASH
83%	● MORTGAGE

MARKET SHARE BY SOLD PRICE	
0%	● < \$500,000
0%	● \$500k - \$799k
11%	● \$800k - \$999k
11%	● \$1M - \$1.5M
78%	● > \$1,500,000

AVERAGE DAYS ON MARKET 21

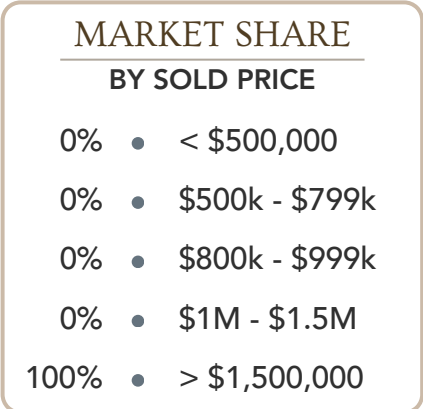
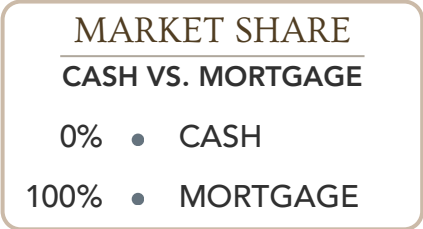


AVERAGE & MEDIAN SOLD PRICE



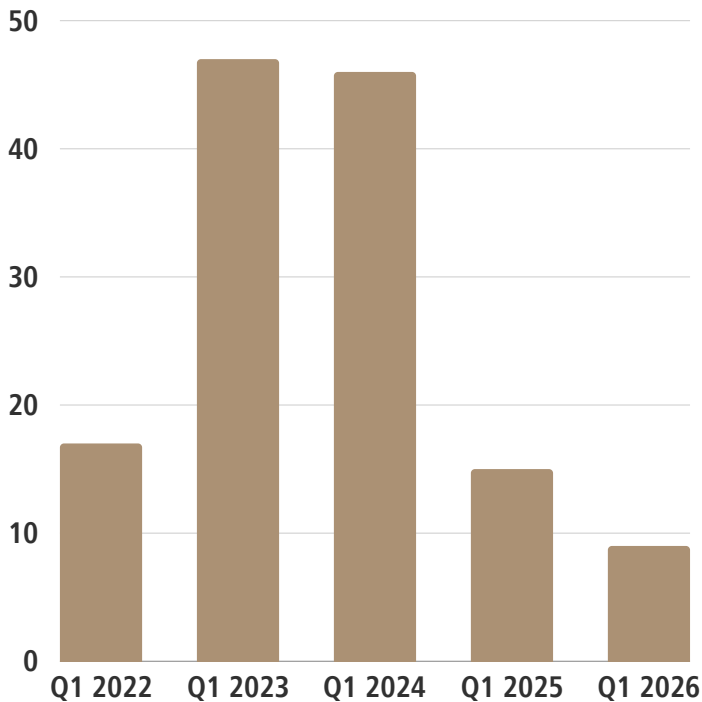
SINGLE FAMILY HOME

	Q1 2025	Q1 2026	CHANGE
AVERAGE PRICE	\$2,976,333	\$3,210,000	+7.9%
MEDIAN PRICE	\$3,350,000	\$3,280,000	-2.1%
TOTAL LISTED	8	12	+50.0%
TOTAL CONTRACTS	3	9	+200.0%
TOTAL SOLD	3	3	0.0%

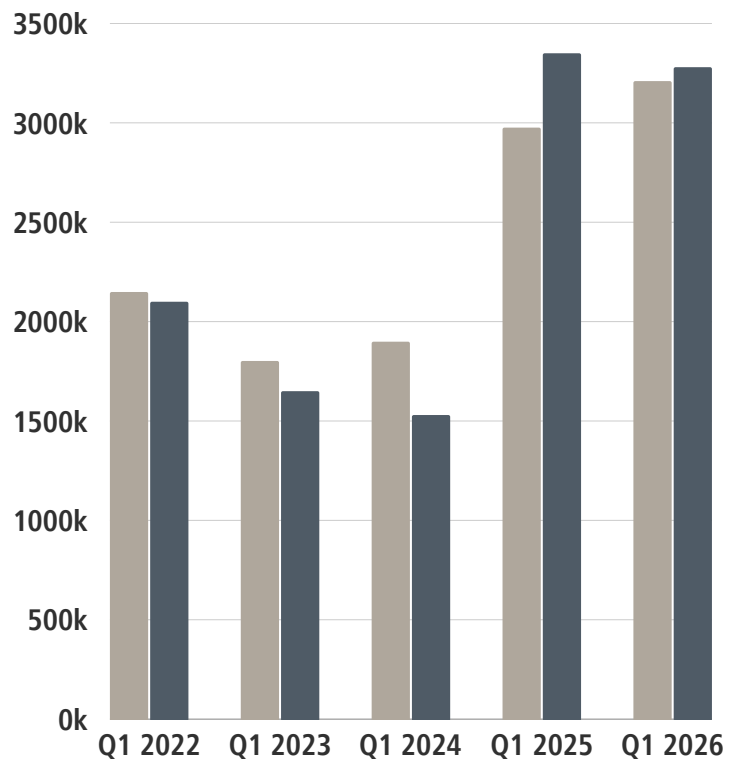


AVERAGE DAYS ON MARKET

9



AVERAGE & MEDIAN SOLD PRICE



MULTI FAMILY HOME

	Q1 2025	Q1 2026	CHANGE
AVERAGE PRICE	\$1,910,000	\$2,285,000	+19.6%
MEDIAN PRICE	\$1,925,000	\$1,887,500	-1.9%
TOTAL LISTED	6	3	-50.0%
TOTAL CONTRACTS	4	3	-25.0%
TOTAL SOLD	5	4	-20.0%

MARKET SHARE
CASH VS. MORTGAGE

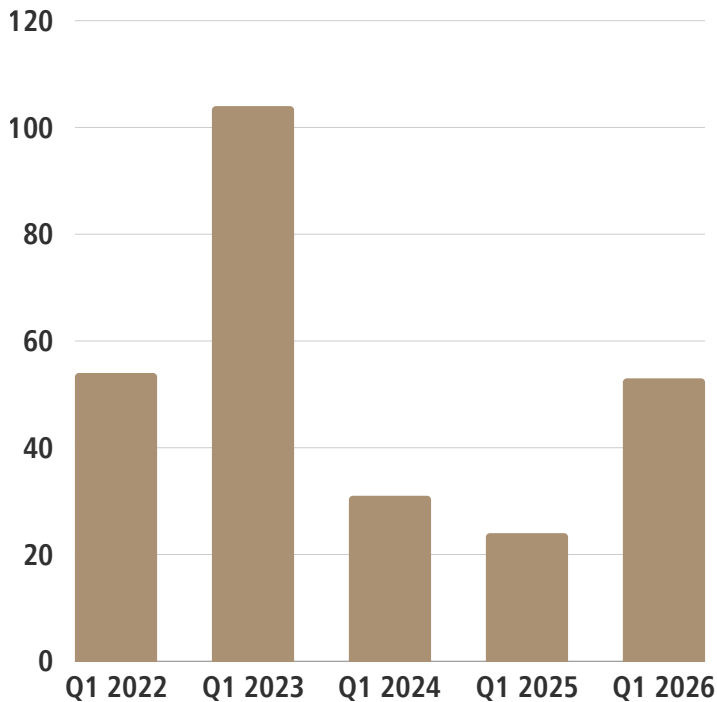
25% ● CASH
75% ● MORTGAGE

MARKET SHARE
BY SOLD PRICE

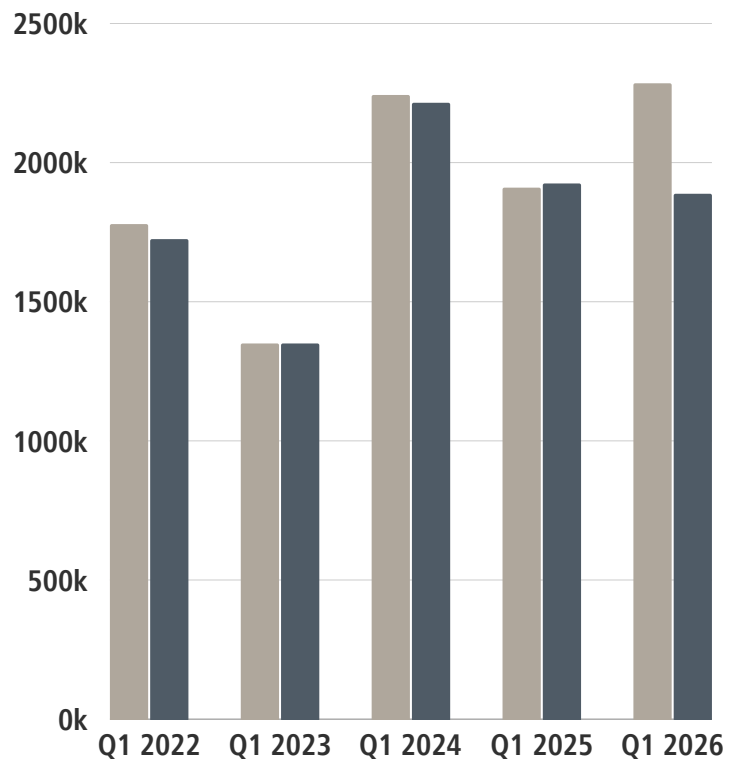
0% ● < \$500,000
0% ● \$500k - \$799k
0% ● \$800k - \$999k
0% ● \$1M - \$1.5M
100% ● > \$1,500,000

AVERAGE DAYS ON MARKET

53



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.