

MARKET REPORT Q2 2024

HOBOKEN

SAIKIN  
TEAM



# SUMMARY OF DATA

## SALE PRICE | YEAR-OVER-YEAR

	AVERAGE	MEDIAN
1 Bed Condo	+14.2%	+15.5%
2 Bed 1 Bath Condo	-9.5%	-2.1%
2 Bed 2 Bath Condo	+9.0%	+12.6%
3+ Bed Condo	+25.9%	+31.5%
Single-Family Homes	+24.0%	+9.3%
Multi-Family Homes	-4.3%	-3.1%

## INVENTORY LEVELS

TOTAL HOMES LISTED

236

HOMES LISTED YEAR-OVER-YEAR

+4.4%

TOTAL HOMES UNDER CONTRACT

178

HOMES UNDER CONT. YEAR-OVER-YEAR

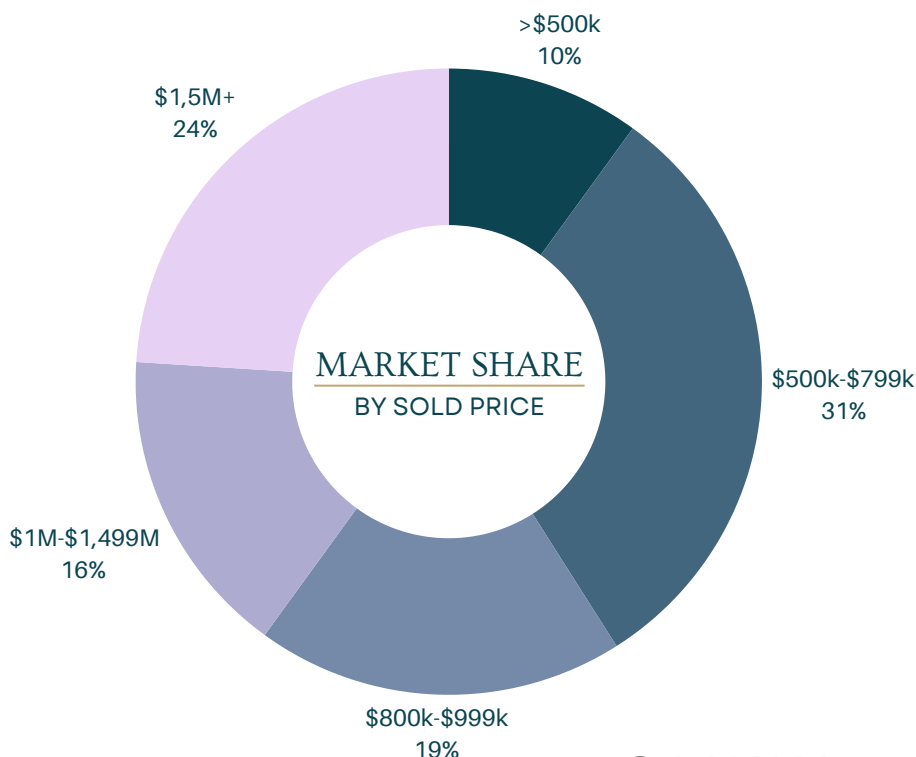
-9.2%

TOTAL HOMES SOLD

171

HOMES SOLD YEAR-OVER-YEAR

-14.9%



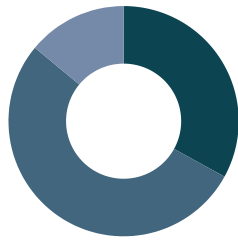
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TEAM

# 1 BED | 1 BATH CONDOS

	Q1 2024	Q2 2024
AVERAGE	\$601,968	\$593,892
MEDIAN	\$532,500	\$560,000

MARKET SHARE  
BY SOLD PRICE

- 33% ● > \$500k
- 53% ● \$500k - \$799k
- 14% ● \$800k - \$999k
- 0% ● \$1M - \$1.499M
- 0% ● \$1.5M+



AVERAGE  
DAYS ON  
MARKET

18

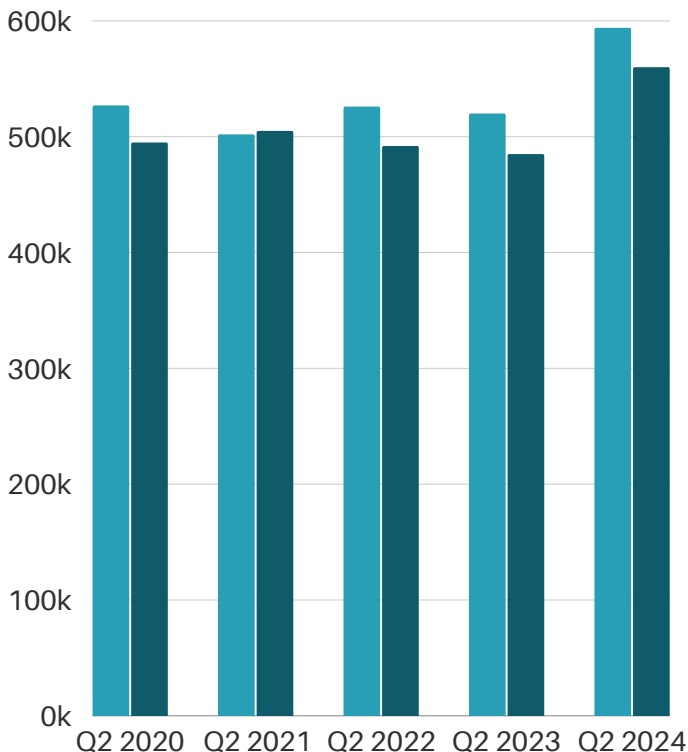
AVERAGE  
Y-O-Y  
PRICE  
CHANGE

+14.2%

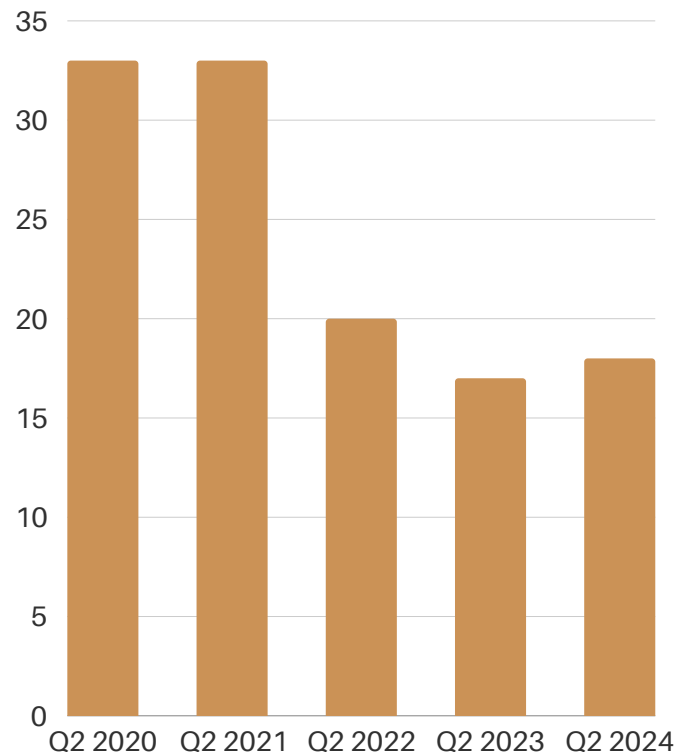
MEDIAN  
Y-O-Y  
PRICE  
CHANGE

+15.5%

AVERAGE & MEDIAN  
PRICE



AVERAGE  
DAYS ON MARKET

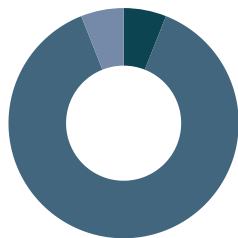


# 2 BED | 1 BATH CONDOS

	Q1 2024	Q2 2024
AVERAGE	\$684,291	\$752,500
MEDIAN	\$692,000	\$702,000

MARKET SHARE  
BY SOLD PRICE

- 6% > \$500k
- 88% \$500k - \$799k
- 6% \$800k - \$999k
- 0% \$1M - \$1.499M
- 0% \$1.5M+



AVERAGE  
DAYS ON  
MARKET

19

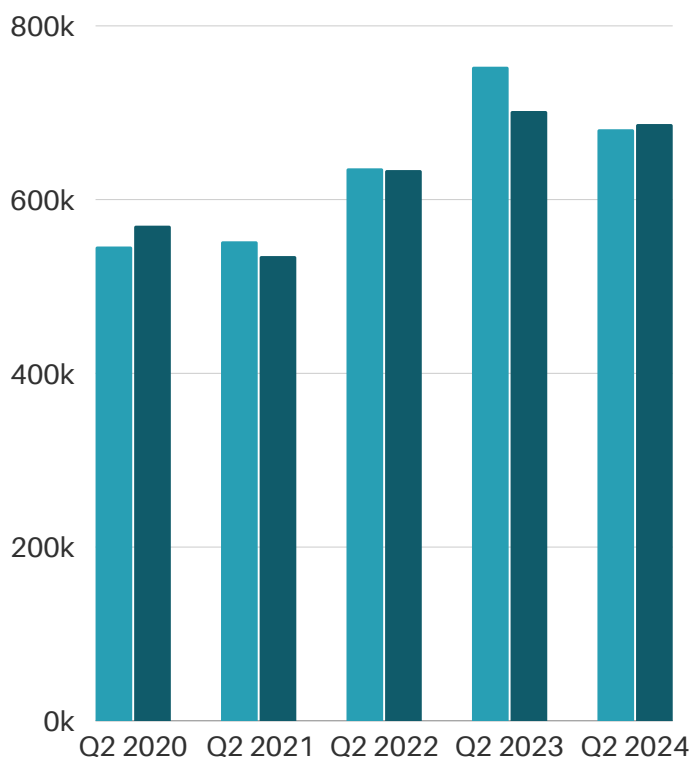
AVERAGE  
Y-O-Y  
PRICE  
CHANGE

-9.5%

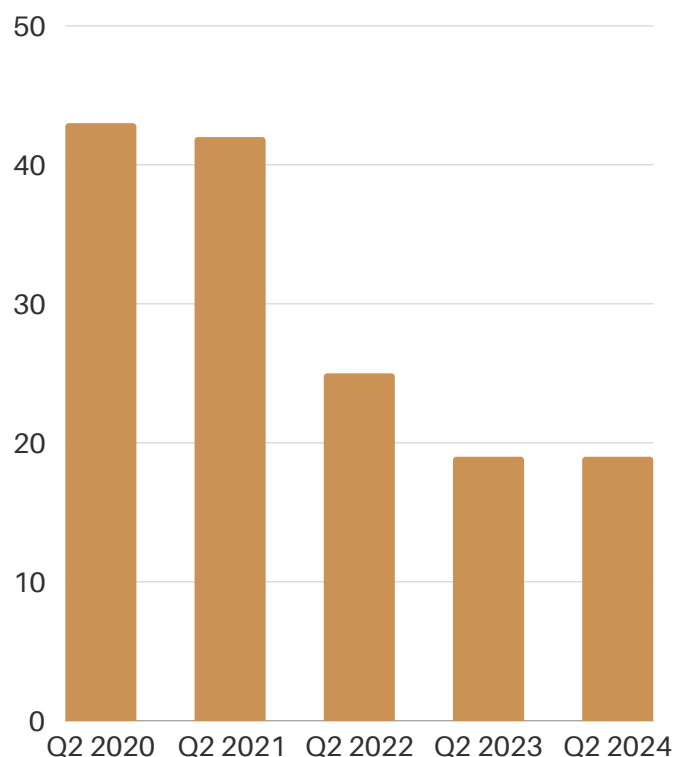
MEDIAN  
Y-O-Y  
PRICE  
CHANGE

-2.1%

AVERAGE & MEDIAN  
PRICE



AVERAGE  
DAYS ON MARKET

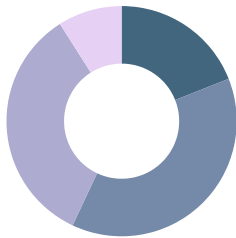


# 2 BED | 2 BATH CONDOS

	Q1 2024	Q2 2024
AVERAGE	\$1,076,704	\$1,028,131
MEDIAN	\$976,500	\$962,500

MARKET SHARE  
BY SOLD PRICE

- 0% > \$500k
- 19% \$500k - \$799k
- 38% \$800k - \$999k
- 34% \$1M - \$1.499M
- 9% \$1.5M+



AVERAGE  
DAYS ON  
MARKET

20

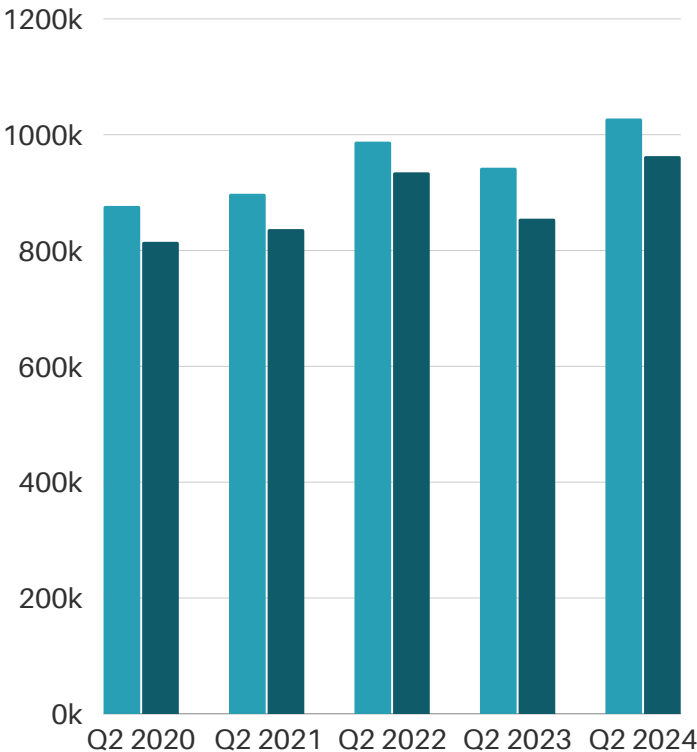
AVERAGE  
Y-O-Y  
PRICE  
CHANGE

+9.0%

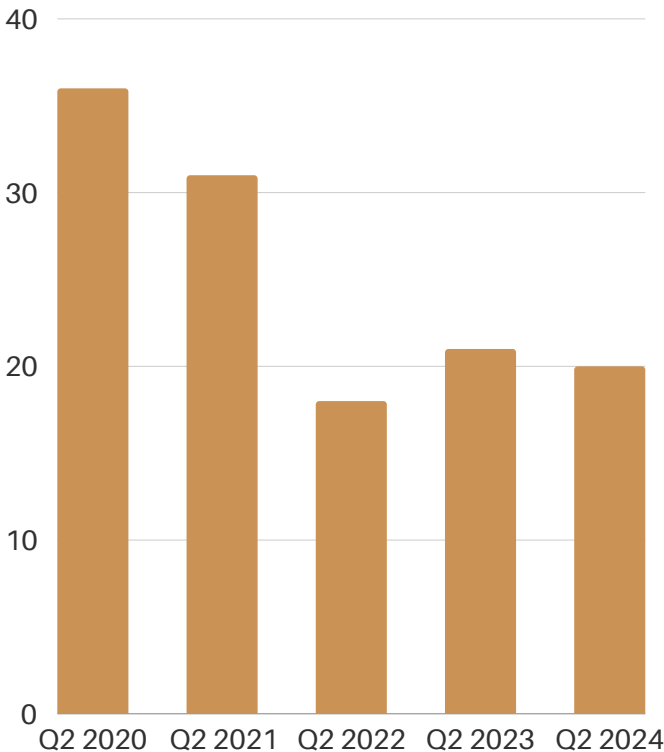
MEDIAN  
Y-O-Y  
PRICE  
CHANGE

+12.6%

AVERAGE & MEDIAN  
PRICE



AVERAGE  
DAYS ON MARKET

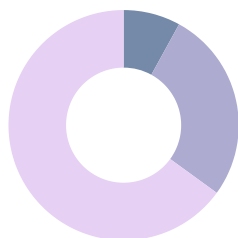


# 3+ BED | 2+ BATH CONDOS

	Q1 2024	Q2 2024
AVERAGE	\$1,648,860	\$2,033,307
MEDIAN	\$1,503,455	\$1,940,000

MARKET SHARE  
BY SOLD PRICE

- 0% ● > \$500k
- 0% ● \$500k - \$799k
- 8% ● \$800k - \$999k
- 27% ● \$1M - \$1.499M
- 65% ● \$1.5M+



AVERAGE  
DAYS ON  
MARKET

15

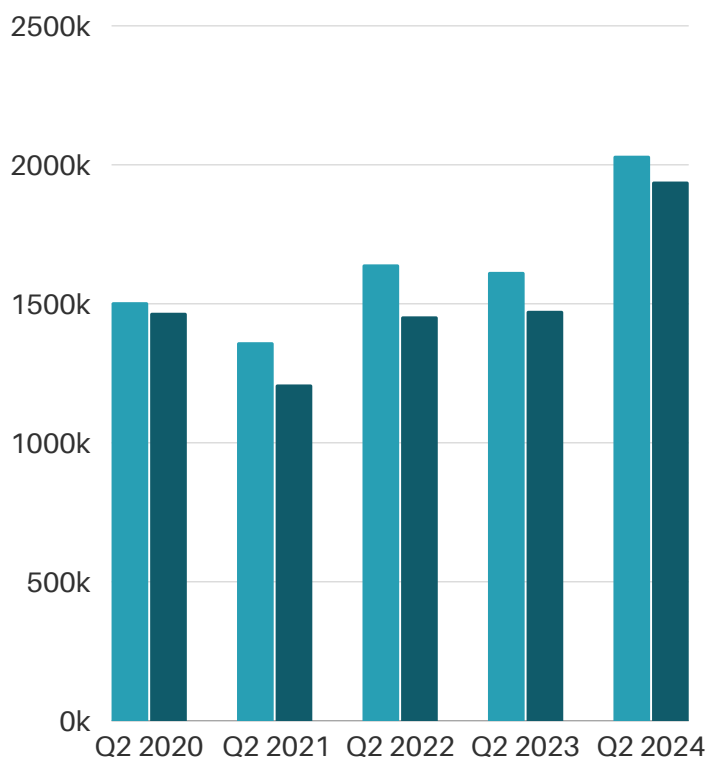
AVERAGE  
Y-O-Y  
PRICE  
CHANGE

+25.9%

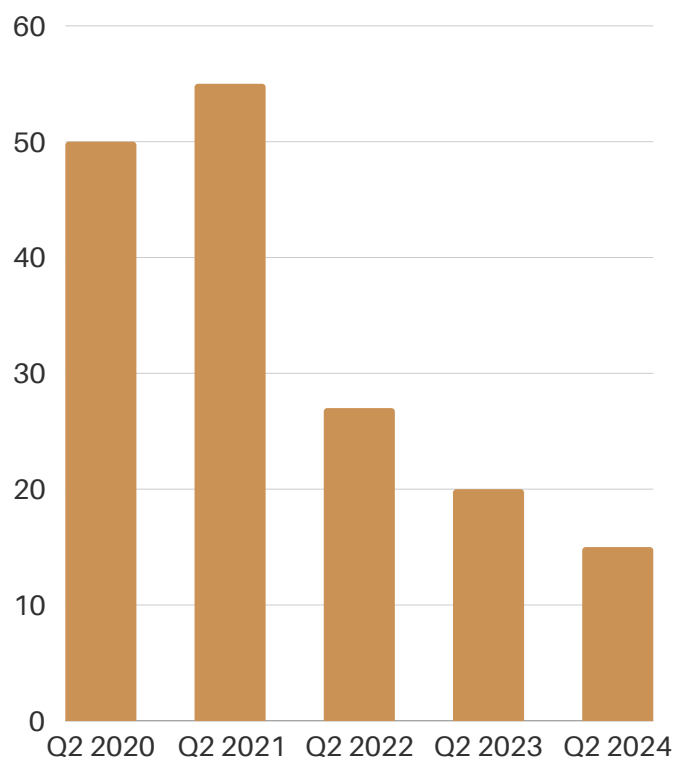
MEDIAN  
Y-O-Y  
PRICE  
CHANGE

+31.5%

AVERAGE & MEDIAN  
PRICE



AVERAGE  
DAYS ON MARKET

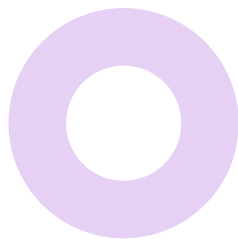


# SINGLE FAMILY HOMES

	Q1 2024	Q2 2024
AVERAGE	\$1,898,500	\$2,613,200
MEDIAN	\$1,530,000	\$2,525,000

MARKET SHARE  
BY SOLD PRICE

0% ● > \$500k  
0% ● \$500k - \$799k  
0% ● \$800k - \$999k  
0% ● \$1M - \$1.499M  
100% ● \$1.5M+



AVERAGE  
DAYS ON  
MARKET

18

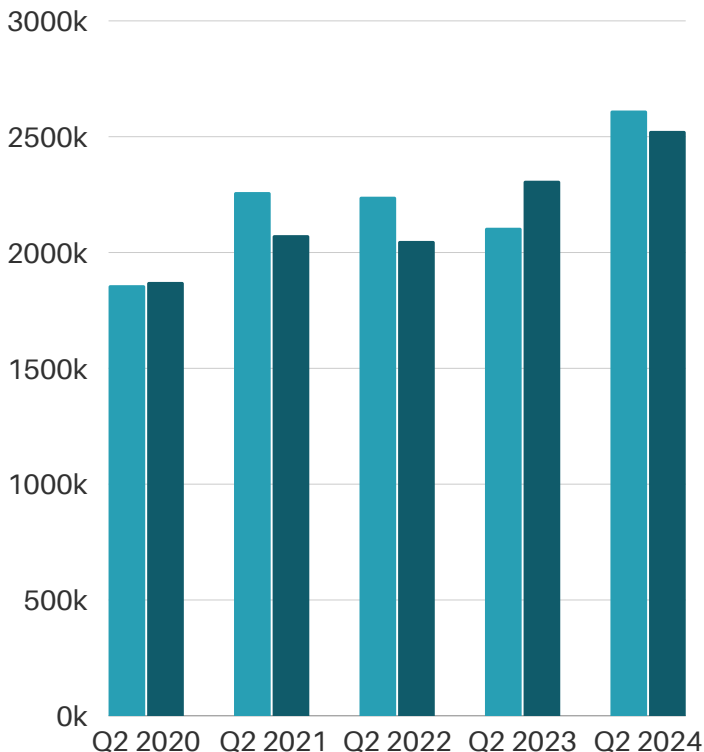
AVERAGE  
Y-O-Y  
PRICE  
CHANGE

+24.0%

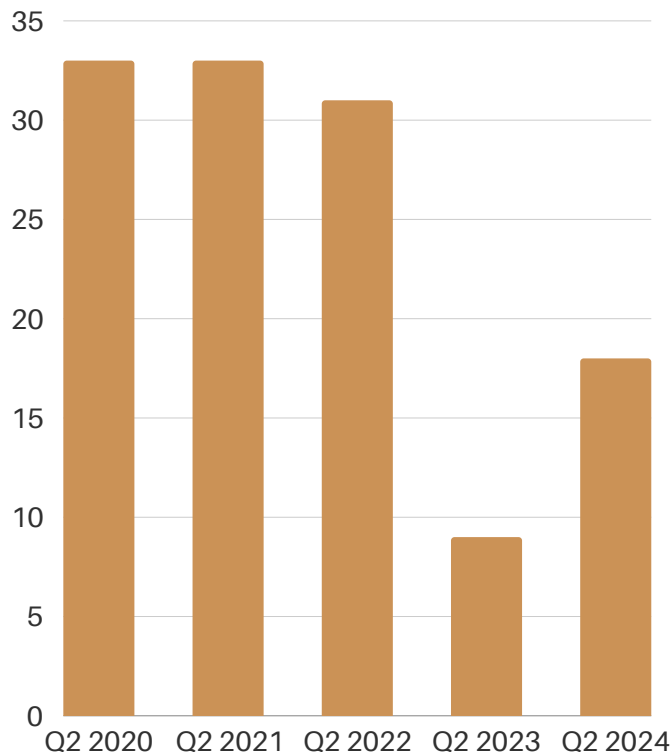
MEDIAN  
Y-O-Y  
PRICE  
CHANGE

+9.3%

AVERAGE & MEDIAN  
PRICE



AVERAGE  
DAYS ON MARKET

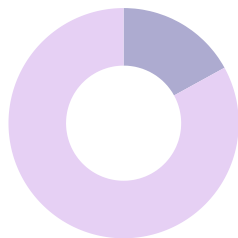


# MULTI FAMILY HOMES

	Q1 2024	Q2 2024
AVERAGE	\$2,242,726	\$1,750,500
MEDIAN	\$2,215,000	\$1,745,000

MARKET SHARE  
BY SOLD PRICE

- 0% > \$500k
- 0% \$500k - \$799k
- 0% \$800k - \$999k
- 17% \$1M - \$1.499M
- 83% \$1.5M+



AVERAGE  
DAYS ON  
MARKET

43

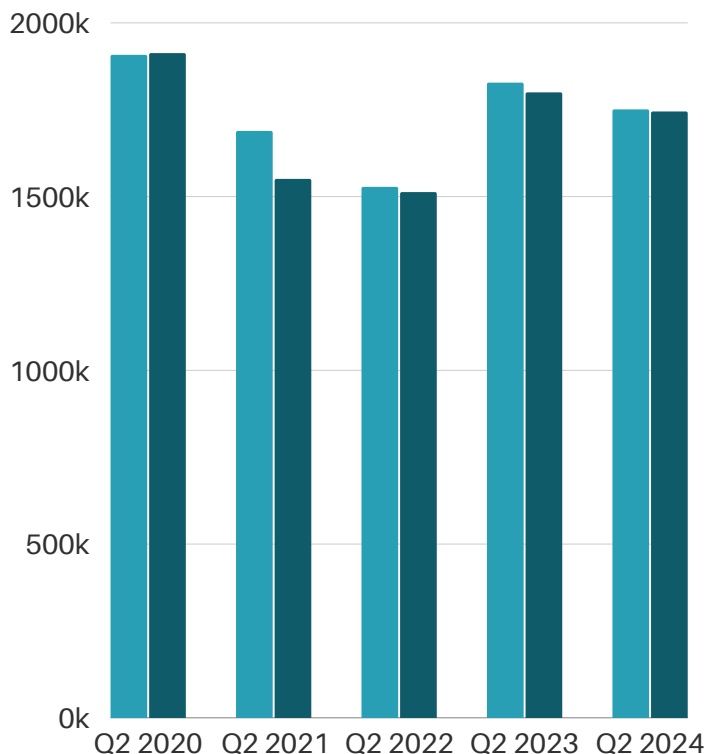
AVERAGE  
Y-O-Y  
PRICE  
CHANGE

-4.3%

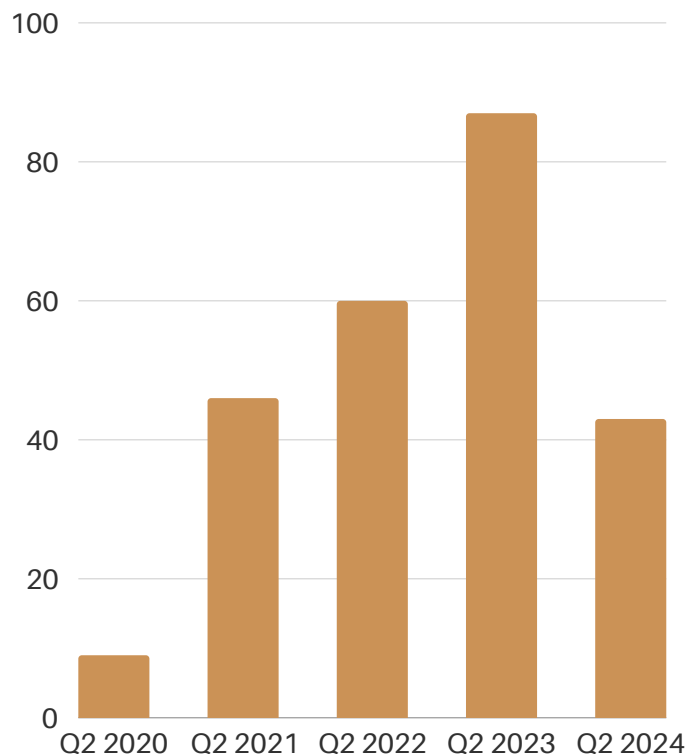
MEDIAN  
Y-O-Y  
PRICE  
CHANGE

-3.1%

AVERAGE & MEDIAN  
PRICE



AVERAGE  
DAYS ON MARKET

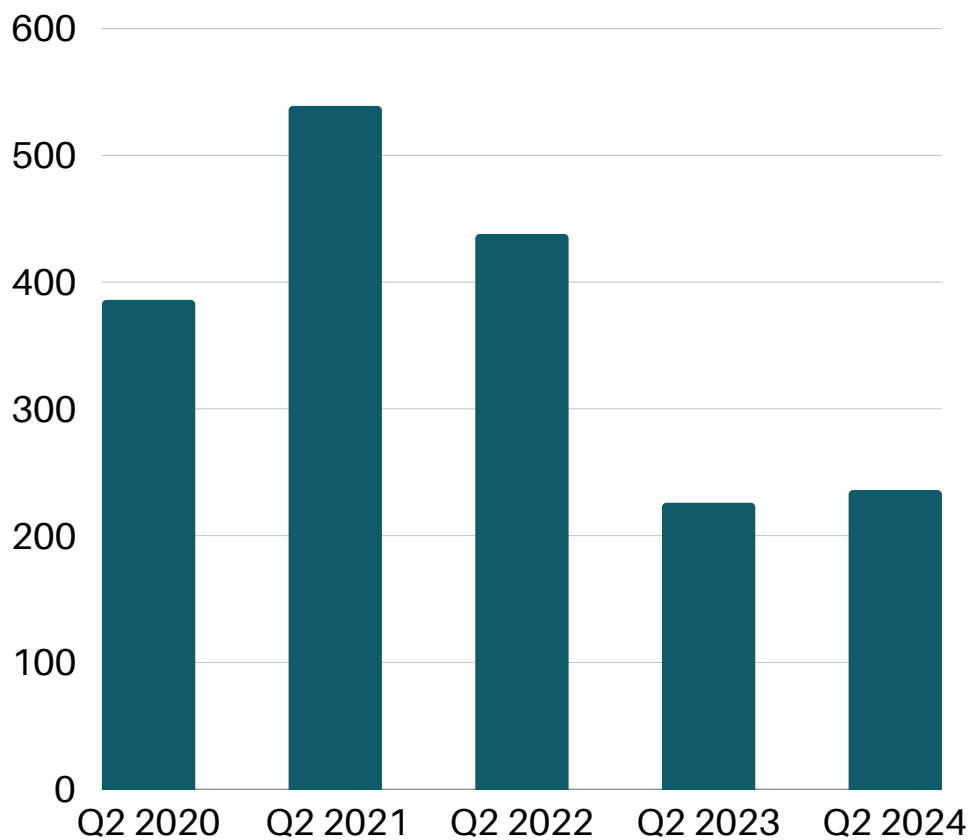




# HOMES LISTED

	Q2 2023	Q2 2024	% CHANGE
1 BEDROOM CONDOS	65	66	+1.5%
2 BED / 1 BATH CONDOS	21	32	+52.4%
2 BED / 2 BATH CONDOS	78	73	-6.4%
3+ BEDROOM CONDOS	45	48	+6.7%
SINGLE FAMILY HOMES	11	10	-9.1%
MULTIFAMILY HOMES	6	7	+16.7%
TOTAL	226	236	+4.4%

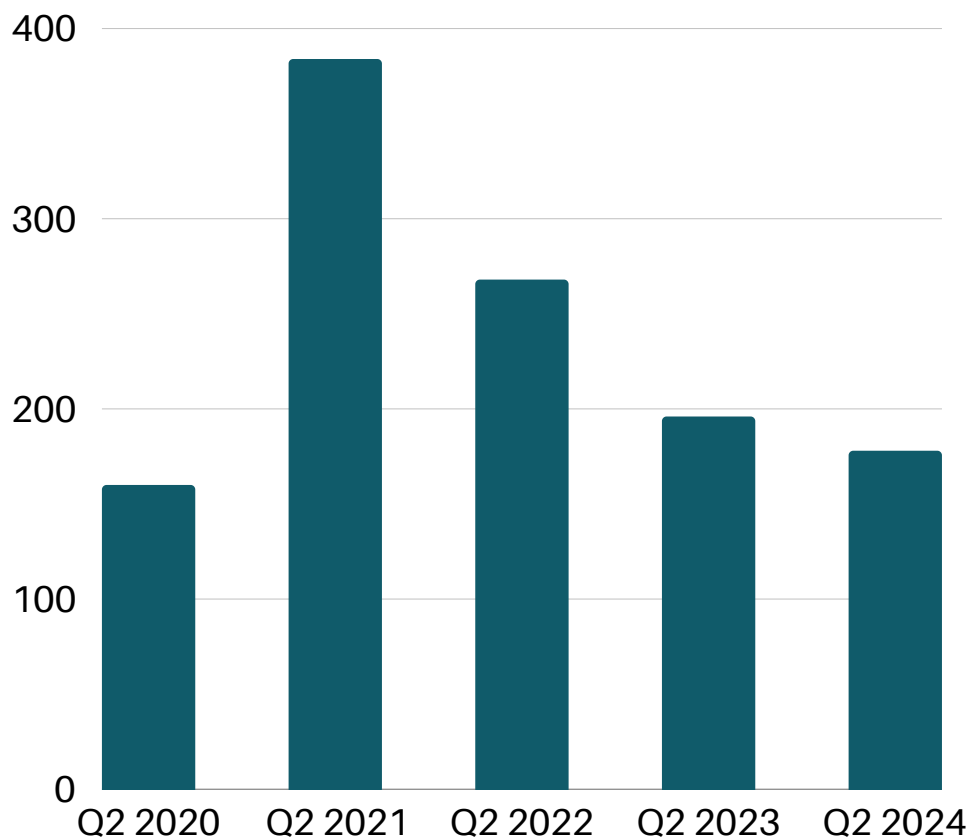
## TOTAL LISTED



# HOMES UNDER CONTRACT

	Q2 2023	Q2 2024	% CHANGE
1 BEDROOM CONDOS	45	50	+11.1%
2 BED / 1 BATH CONDOS	21	21	0.0%
2 BED / 2 BATH CONDOS	90	63	-30.0%
3+ BEDROOM CONDOS	28	32	+14.3%
SINGLE FAMILY HOMES	9	9	0.0%
MULTIFAMILY HOMES	3	3	0.0%
TOTAL	196	178	-9.2%

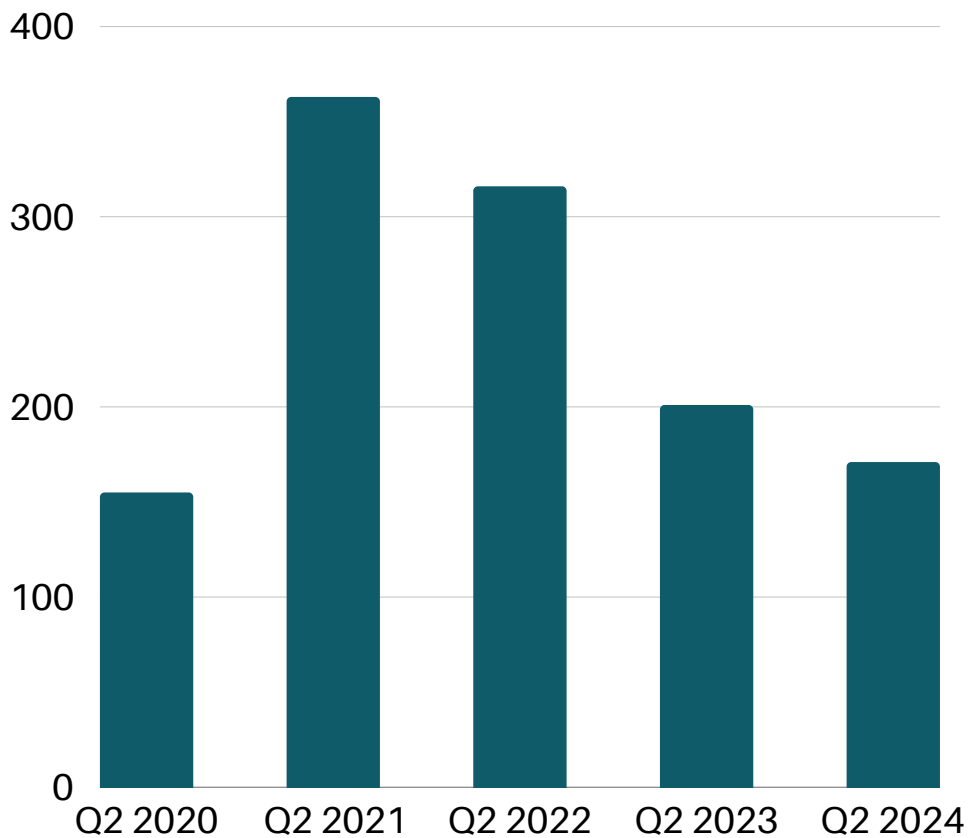
## TOTAL UCON.



# HOMES SOLD

	Q2 2023	Q2 2024	% CHANGE
1 BEDROOM CONDOS	44	49	+11.4%
2 BED / 1 BATH CONDOS	24	16	-33.3%
2 BED / 2 BATH CONDOS	76	58	-23.7%
3+ BEDROOM CONDOS	43	26	-39.5%
SINGLE FAMILY HOMES	11	16	+45.5%
MULTIFAMILY HOMES	3	6	+100.0%
TOTAL	201	171	-14.9%

## TOTAL SOLD



# 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.