



COMPASS

# Hoboken Market Insights MARCH 2023

**-53%**

DECREASE IN SALES  
COMPARED TO  
MARCH 2022

**-9.7%**

DECREASE IN  
AVERAGE DOM  
COMPARED TO  
MARCH 2022

**+1.8%**

INCREASE IN  
AVERAGE PRICE  
COMPARED TO  
MARCH 2022

**+10.4%**

INCREASE IN  
MEDIAN PRICE  
COMPARED TO  
MARCH 2022

		MAR 2023	MAR 2022	%Δ
Overall	AVERAGE DOM	28	31	-10%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$884,563	\$869,120	1.8%
	# OF SALES	40	86	-53.5%
	# OF CONTRACTS	64	122	-47.5%
	NEW LISTINGS	104	171	-39%
Houses	AVERAGE DOM	68	7	871%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$1,590,000	\$1,849,500	-14%
	# OF SALES	3	2	50.0%
	# OF CONTRACTS	3	5	-40%
	NEW LISTINGS	8	9	-11%
Condo/Co-op/TH	AVERAGE DOM	25	32	-22%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$827,365	\$845,777	-2%
	# OF SALES	37	84	-56.0%
	# OF CONTRACTS	61	117	-48%
	NEW LISTINGS	96	162	-41%

\* DOM, PPSF, and Δ are abbreviations for Days On Market, Price Per Square Foot, and Percentage Change, respectively. Source(s): Hudson MLS, Mar. 2022 - Mar. 2023