



COMPASS

Hoboken Market Insights

JULY 2023

-41%

DECREASE IN SALES
COMPARED TO
JULY 2022

-43.5%

DECREASE IN
AVERAGE DOM
COMPARED TO
JULY 2022

+0.8%

CHANGE IN
AVERAGE PRICE
COMPARED TO
JULY 2022

+8.2%

INCREASE IN
MEDIAN PRICE
COMPARED TO
JULY 2022

		JUL 2023	JUL 2022	%Δ
Overall	AVERAGE DOM	13	23	-43%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$1,063,882	\$1,055,362	0.8%
	# OF SALES	55	93	-40.9%
	# OF CONTRACTS	44	63	-30.2%
	NEW LISTINGS	62	83	-25%
Houses	AVERAGE DOM	39	34	15%
	% OF ASKING PRICE	92%	99%	
	AVERAGE SOLD PRICE	\$2,283,000	\$2,323,171	-2%
	# OF SALES	3	7	-57.1%
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	2	8	-75%
Condo/Co-op/TH	AVERAGE DOM	12	22	-45%
	% OF ASKING PRICE	103%	100%	
	AVERAGE SOLD PRICE	\$993,548	\$952,168	4%
	# OF SALES	52	86	-39.5%
	# OF CONTRACTS	41	60	-32%
	NEW LISTINGS	60	75	-20%

* DOM, PPSF, and Δ are abbreviations for Days On Market, Price Per Square Foot, and Percentage Change, respectively.