



COMPASS

Hoboken Market Insights

APRIL 2023

-58%

DECREASE IN SALES
COMPARED TO
APRIL 2022

-12.1%

DECREASE IN
AVERAGE DOM
COMPARED TO
APRIL 2022

+10.7%

INCREASE IN
AVERAGE PRICE
COMPARED TO
APRIL 2022

+20.9%

INCREASE IN
MEDIAN PRICE
COMPARED TO
APRIL 2022

		APR 2023	APR 2022	%Δ
Overall	AVERAGE DOM	29	33	-12%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$1,034,217	\$933,910	10.7%
	# OF SALES	45	106	-57.5%
	# OF CONTRACTS	71	103	-31.1%
	NEW LISTINGS	92	169	-46%
Houses	AVERAGE DOM	7	17	-59%
	% OF ASKING PRICE	104%	98%	
	AVERAGE SOLD PRICE	\$1,525,512	\$2,100,000	-27%
	# OF SALES	2	2	0.0%
	# OF CONTRACTS	4	6	-33%
	NEW LISTINGS	4	15	-73%
Condo/Co-op/TH	AVERAGE DOM	30	33	-9%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$1,011,367	\$911,486	11%
	# OF SALES	43	104	-58.7%
	# OF CONTRACTS	67	97	-31%
	NEW LISTINGS	88	154	-43%

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

Source(s): HudsonMLS, Apr. 2022 - Apr. 2023