



COMPASS

# Hoboken Market Insights MAY 2023

**-46%**

DECREASE IN SALES  
COMPARED TO  
MAY 2022

**-50.0%**

DECREASE IN  
AVERAGE DOM  
COMPARED TO  
MAY 2022

**+16.4%**

INCREASE IN  
AVERAGE PRICE  
COMPARED TO  
MAY 2022

**+12.6%**

INCREASE IN  
MEDIAN PRICE  
COMPARED TO  
MAY 2022

		MAY 2023	MAY 2022	%Δ
Overall	AVERAGE DOM	10	20	-50%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$1,107,569	\$951,348	16.4%
	# OF SALES	58	107	-45.8%
	# OF CONTRACTS	78	95	-17.9%
	NEW LISTINGS	86	149	-42%
Houses	AVERAGE DOM	10	53	-81%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$2,346,250	\$2,093,333	12%
	# OF SALES	4	6	-33.3%
	# OF CONTRACTS	2	7	-71%
	NEW LISTINGS	2	10	-80%
Condo/Co-op/TH	AVERAGE DOM	10	19	-47%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$1,015,814	\$883,507	15%
	# OF SALES	54	101	-46.5%
	# OF CONTRACTS	76	88	-14%
	NEW LISTINGS	84	139	-40%

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