



COMPASS

# Hoboken Market Insights FEBRUARY 2023

**-58%**

DECREASE IN SALES  
COMPARED TO  
FEBRUARY 2022

**+26.2%**

INCREASE IN  
AVERAGE DOM  
COMPARED TO  
FEBRUARY 2022

**+20.8%**

INCREASE IN  
AVERAGE PRICE  
COMPARED TO  
FEBRUARY 2022

**+32.1%**

INCREASE IN  
MEDIAN PRICE  
COMPARED TO  
FEBRUARY 2022

		FEB 2023	FEB 2022	%Δ
Overall	AVERAGE DOM	53	42	26%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$1,046,000	\$866,088	20.8%
	# OF SALES	20	48	-58.3%
	# OF CONTRACTS	56	92	-39.1%
	NEW LISTINGS	69	122	-43%
Houses	AVERAGE DOM	87	-	-
	% OF ASKING PRICE	96%	-	
	AVERAGE SOLD PRICE	\$2,900,000	-	-
	# OF SALES	2	0	0.0%
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	5	3	67%
Condo/Co-op/TH	AVERAGE DOM	49	42	17%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$840,000	\$866,088	-3%
	# OF SALES	18	48	-62.5%
	# OF CONTRACTS	54	89	-39%
	NEW LISTINGS	64	119	-46%

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

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