



COMPASS

Hoboken Market Insights

FEBRUARY 2024

+26%

INCREASE IN SALES
COMPARED TO
FEBRUARY 2023

-44.7%

DECREASE IN
AVERAGE DOM
COMPARED TO
FEBRUARY 2023

-11.9%

DECREASE IN
AVERAGE PRICE
COMPARED TO
FEBRUARY 2023

-2.4%

DECREASE IN
MEDIAN PRICE
COMPARED TO
FEBRUARY 2023

| | | FEB 2024 | FEB 2023 | %Δ |
|----------------|--------------------|-------------|-------------|--------|
| Overall | AVERAGE DOM | 26 | 47 | -45% |
| | % OF ASKING PRICE | 96% | 99% | |
| | AVERAGE SOLD PRICE | \$883,657 | \$1,002,826 | -11.9% |
| | # OF SALES | 29 | 23 | 26.1% |
| | # OF CONTRACTS | 68 | 58 | 17.2% |
| | NEW LISTINGS | 77 | 70 | 10% |
| Houses | AVERAGE DOM | 84 | 87 | -3% |
| | % OF ASKING PRICE | 70% | 96% | |
| | AVERAGE SOLD PRICE | \$1,300,000 | \$2,900,000 | -55% |
| | # OF SALES | 1 | 2 | -50.0% |
| | # OF CONTRACTS | 6 | 4 | 50% |
| | NEW LISTINGS | 5 | 6 | -17% |
| Condo/Co-op/TH | AVERAGE DOM | 24 | 43 | -44% |
| | % OF ASKING PRICE | 97% | 99% | |
| | AVERAGE SOLD PRICE | \$868,788 | \$822,143 | 6% |
| | # OF SALES | 28 | 21 | 33.3% |
| | # OF CONTRACTS | 62 | 54 | 15% |
| | NEW LISTINGS | 72 | 64 | 13% |

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