

COMPASS

January 2023

Sussex Market Insights

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JANUARY 2023

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Andover Township

JANUARY 2023

UNDER CONTRACT

9	\$339K	\$299K
Total Properties	Average Price	Median Price
29%	-5%	-14%
Increase From Jan 2022	Decrease From Jan 2022	Decrease From Jan 2022

UNITS SOLD

5	\$391K	\$485K
Total Properties	Average Price	Median Price
-44%	5%	73%
Decrease From Jan 2022	Increase From Jan 2022	Increase From Jan 2022

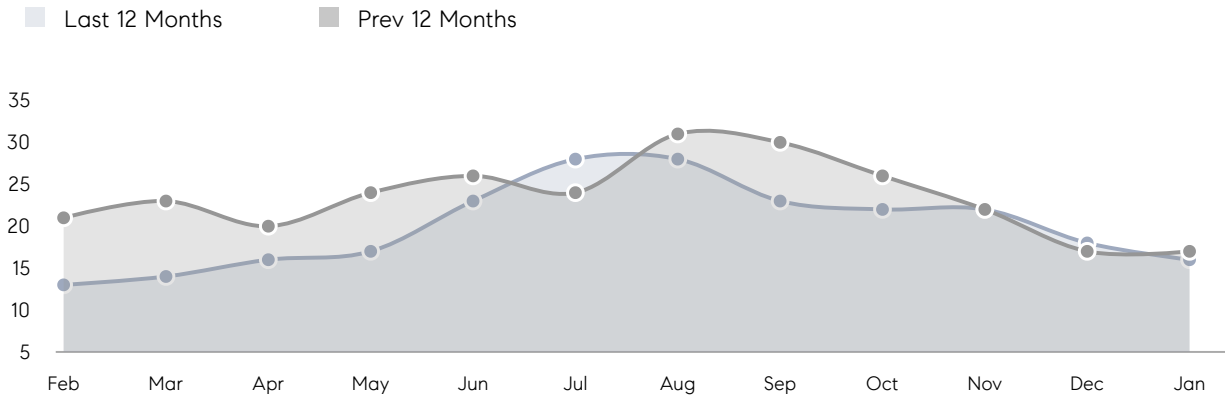
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	60	46	30%
	% OF ASKING PRICE	97%	97%	
	AVERAGE SOLD PRICE	\$391,000	\$371,778	5.2%
	# OF CONTRACTS	9	7	28.6%
	NEW LISTINGS	8	10	-20%
Houses	AVERAGE DOM	72	46	57%
	% OF ASKING PRICE	97%	97%	
	AVERAGE SOLD PRICE	\$435,000	\$371,778	17%
	# OF CONTRACTS	7	5	40%
	NEW LISTINGS	8	7	14%
Condo/Co-op/TH	AVERAGE DOM	12	-	-
	% OF ASKING PRICE	95%	-	
	AVERAGE SOLD PRICE	\$215,000	-	-
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	0	3	0%

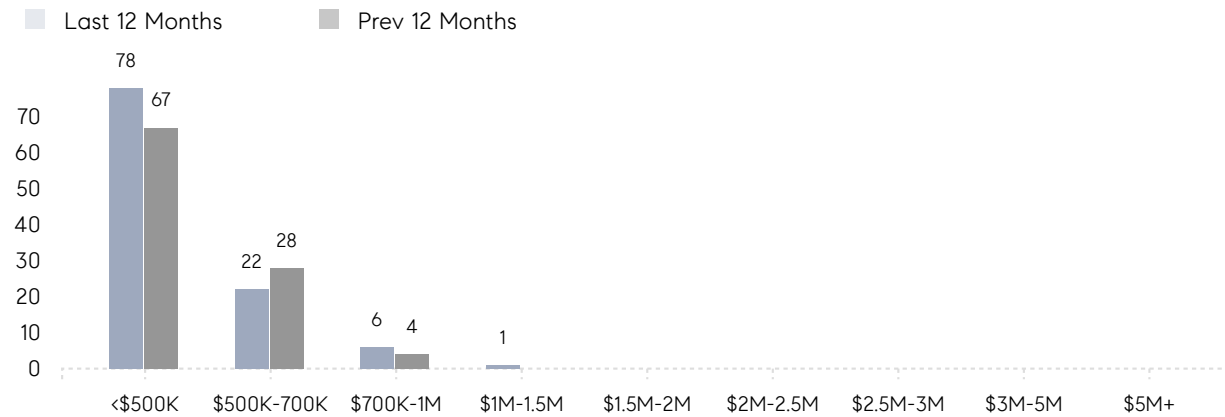
Andover Township

JANUARY 2023

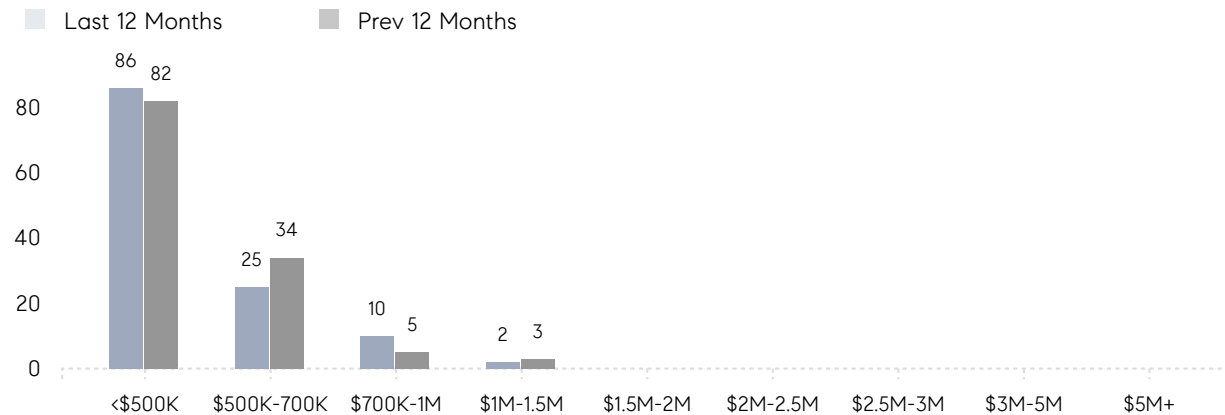
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Andover Borough

JANUARY 2023

UNDER CONTRACT

1
Total
Properties

\$374K
Average
Price

\$374K
Median
Price

0%
Change From
Jan 2022

–
Change From
Jan 2022

–
Change From
Jan 2022

UNITS SOLD

1
Total
Properties

\$337K
Average
Price

\$337K
Median
Price

0%
Change From
Jan 2022

221%
Increase From
Jan 2022

221%
Increase From
Jan 2022

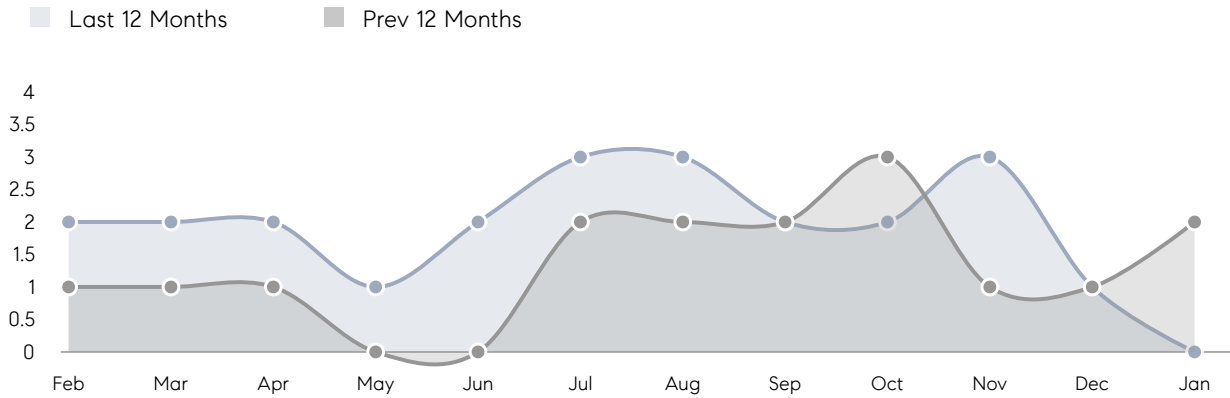
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	110	7	1,471%
	% OF ASKING PRICE	97%	95%	
	AVERAGE SOLD PRICE	\$337,400	\$105,000	221.3%
	# OF CONTRACTS	1	0	0.0%
	NEW LISTINGS	0	1	0%
Houses	AVERAGE DOM	110	7	1,471%
	% OF ASKING PRICE	97%	95%	
	AVERAGE SOLD PRICE	\$337,400	\$105,000	221%
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	1	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

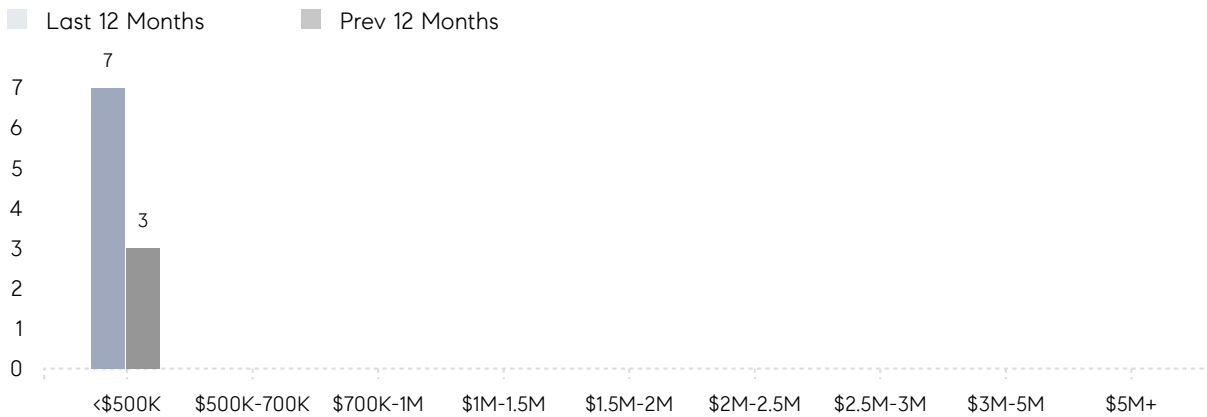
Andover Borough

JANUARY 2023

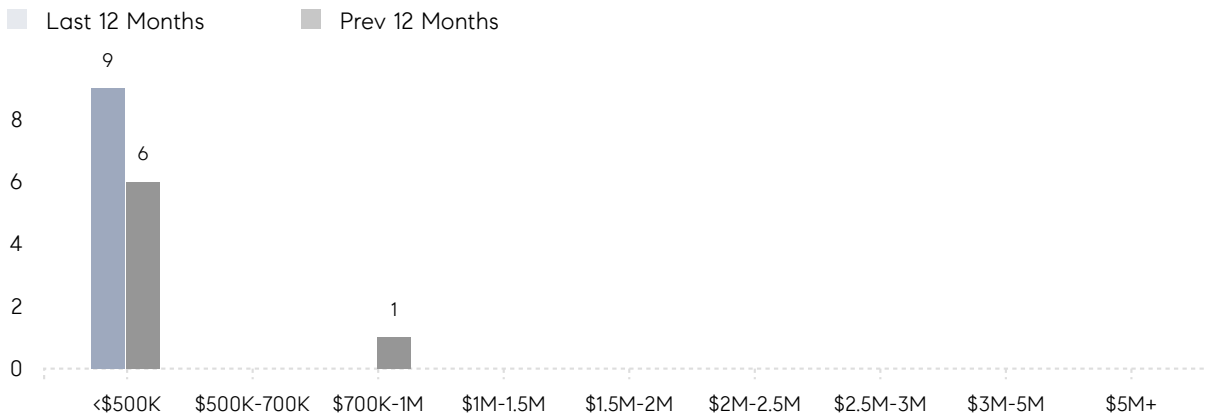
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Byram

JANUARY 2023

UNDER CONTRACT

5
Total
Properties

\$385K
Average
Price

\$375K
Median
Price

-17%
Decrease From
Jan 2022

5%
Increase From
Jan 2022

4%
Increase From
Jan 2022

UNITS SOLD

4
Total
Properties

\$421K
Average
Price

\$397K
Median
Price

-75%
Decrease From
Jan 2022

8%
Increase From
Jan 2022

2%
Increase From
Jan 2022

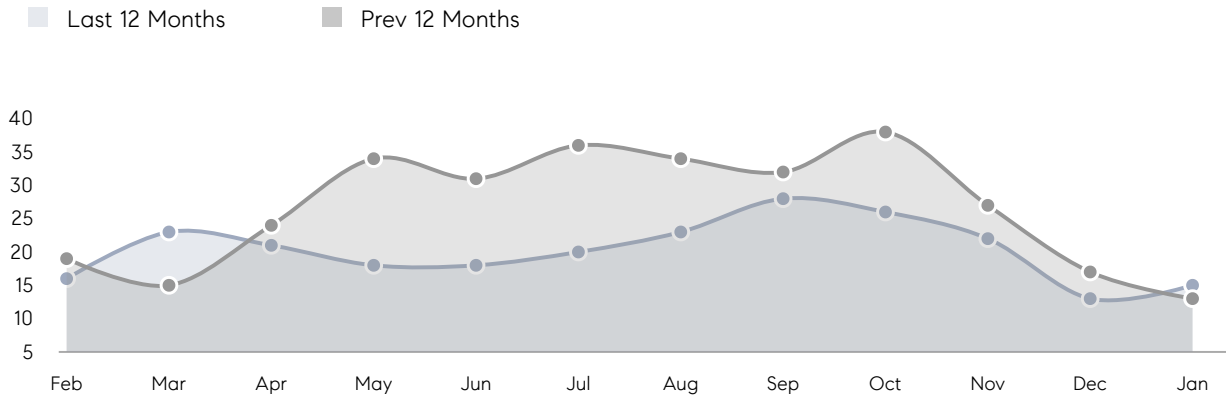
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	55	50	10%
	% OF ASKING PRICE	96%	103%	
	AVERAGE SOLD PRICE	\$421,000	\$389,398	8.1%
	# OF CONTRACTS	5	6	-16.7%
	NEW LISTINGS	8	4	100%
Houses	AVERAGE DOM	55	50	10%
	% OF ASKING PRICE	96%	103%	
	AVERAGE SOLD PRICE	\$421,000	\$389,398	8%
	# OF CONTRACTS	5	6	-17%
	NEW LISTINGS	8	4	100%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

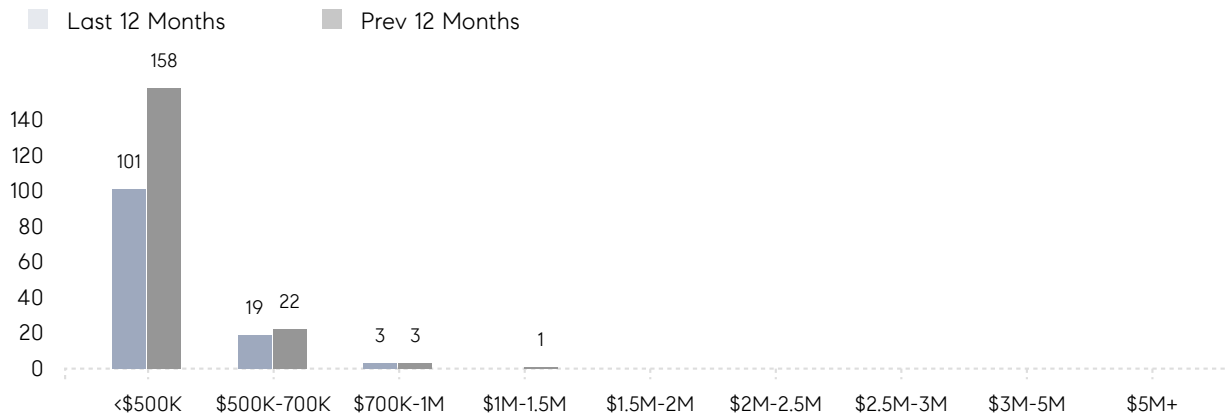
Byram

JANUARY 2023

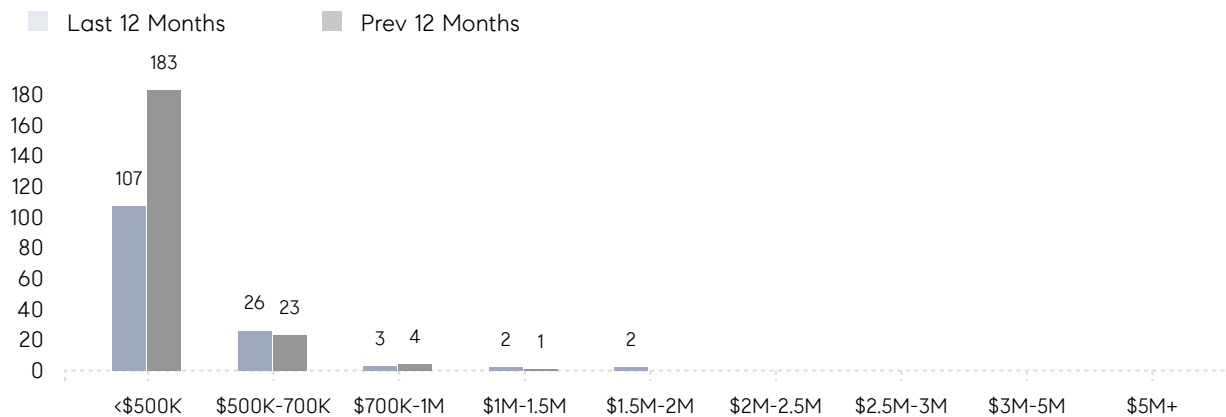
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Hopatcong

JANUARY 2023

UNDER CONTRACT

16	\$307K	\$307K
Total Properties	Average Price	Median Price
-38%	-9%	-7%
Decrease From Jan 2022	Decrease From Jan 2022	Decrease From Jan 2022

UNITS SOLD

15	\$299K	\$290K
Total Properties	Average Price	Median Price
-40%	11%	2%
Decrease From Jan 2022	Increase From Jan 2022	Increase From Jan 2022

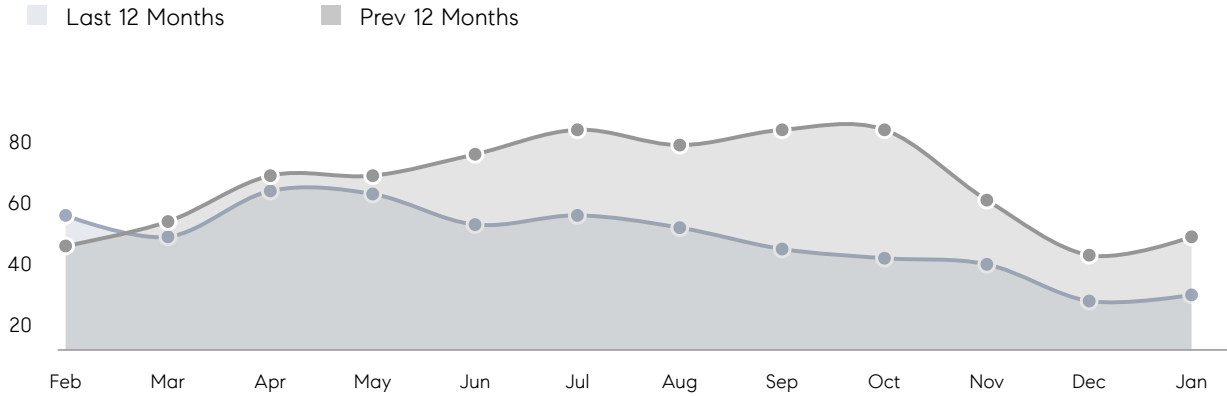
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	46	39	18%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$299,927	\$270,808	10.8%
	# OF CONTRACTS	16	26	-38.5%
	NEW LISTINGS	23	37	-38%
Houses	AVERAGE DOM	49	39	26%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$303,377	\$270,808	12%
	# OF CONTRACTS	16	25	-36%
	NEW LISTINGS	22	37	-41%
Condo/Co-op/TH	AVERAGE DOM	28	-	-
	% OF ASKING PRICE	103%	-	
	AVERAGE SOLD PRICE	\$277,500	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	1	0	0%

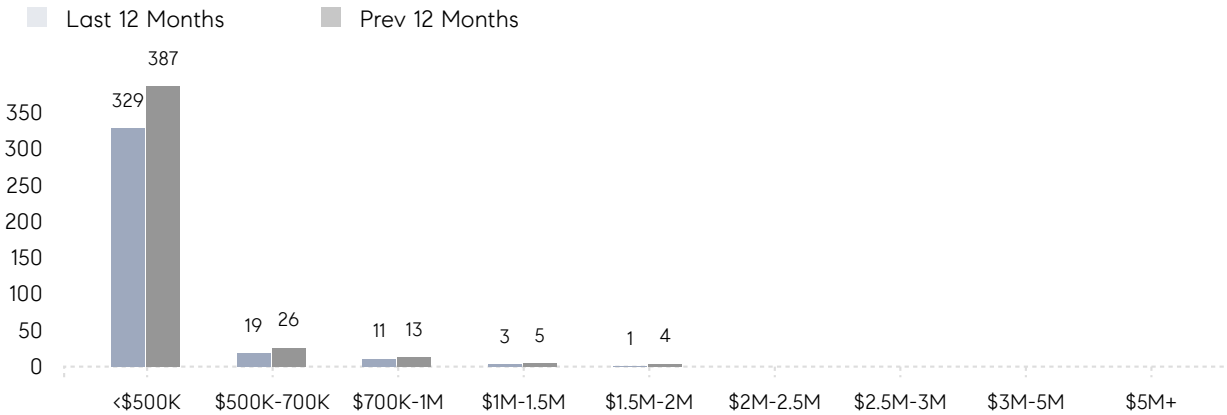
Hopatcong

JANUARY 2023

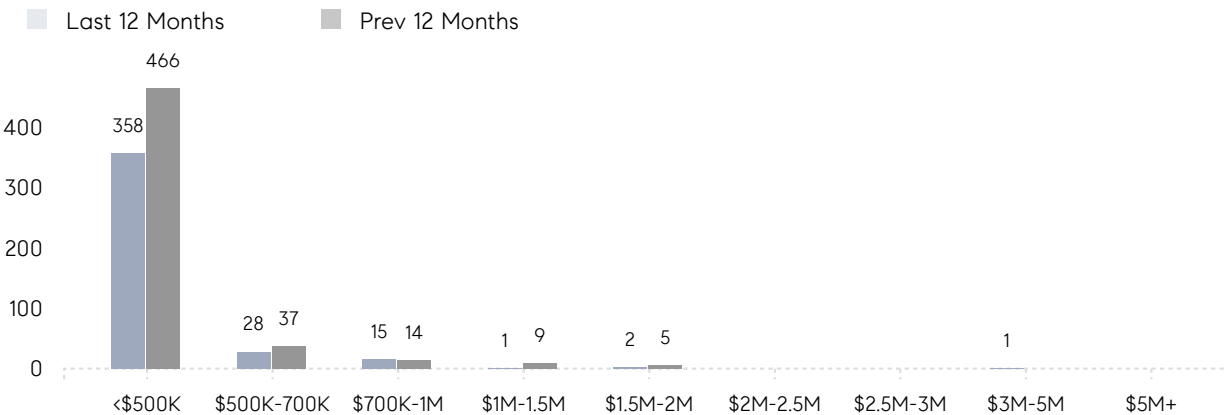
Monthly Inventory

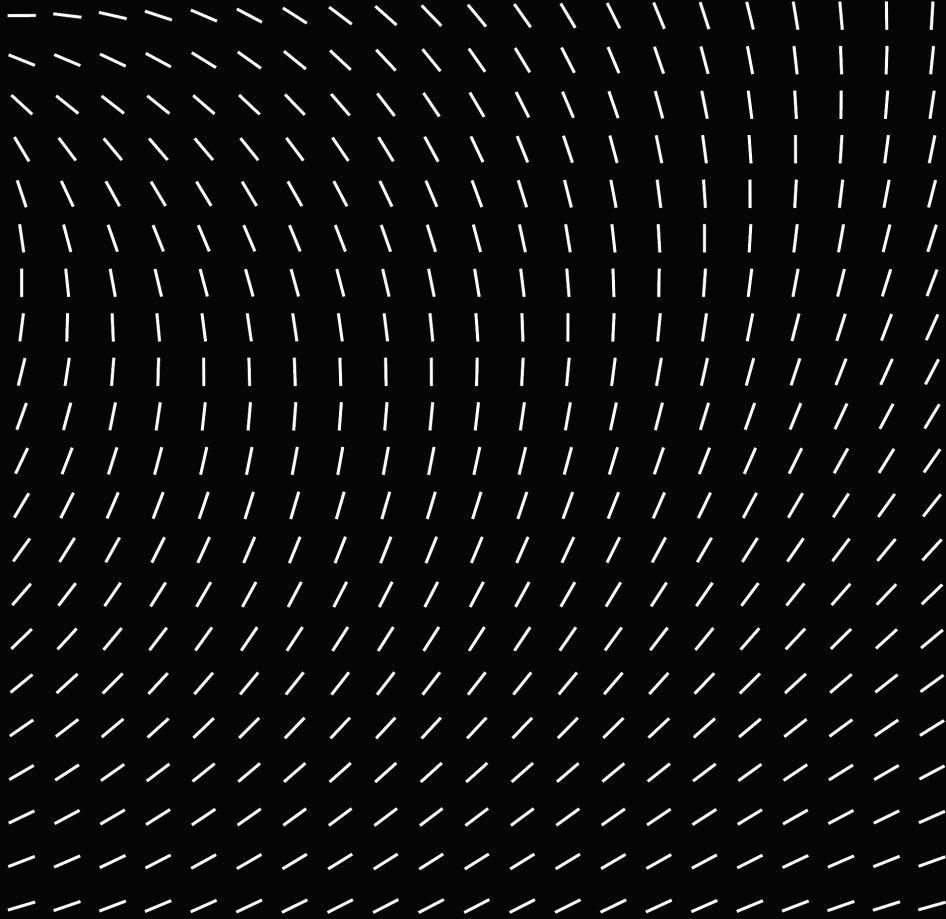


Contracts By Price Range



Listings By Price Range





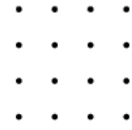
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Andover Township

JANUARY 2023



\$391K

Average
Sales Price

-44%

Decrease In Sales
From Jan 2022

\$485K

Median
Sales Price

29%

Increase In Contracts
From Jan 2022

97%

Average %
Of Asking Price

30%

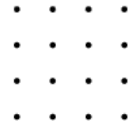
Increase In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Andover Borough

JANUARY 2023



\$337K

Average
Sales Price

0%

Change In Sales
From Jan 2022

\$337K

Median
Sales Price

0%

Change In Contracts
From Jan 2022

97%

Average %
Of Asking Price

1,471%

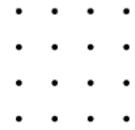
Increase In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Byram

JANUARY 2023



\$421K

Average
Sales Price

-75%

Decrease In Sales
From Jan 2022

\$397K

Median
Sales Price

-17%

Decrease In Contracts
From Jan 2022

96%

Average %
Of Asking Price

10%

Increase In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hopatcong

JANUARY 2023



\$299K

Average
Sales Price

-40%

Decrease In Sales
From Jan 2022

\$290K

Median
Sales Price

-38%

Decrease In Contracts
From Jan 2022

103%

Average %
Of Asking Price

18%

Increase In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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