



COMPASS

# West Bergen Market Insights

JULY 2023

**-25%**

DECREASE IN SALES  
COMPARED TO  
JULY 2022

**+4.3%**

INCREASE IN  
AVERAGE DOM  
COMPARED TO  
JULY 2022

**-9.4%**

DECREASE IN  
AVERAGE PRICE  
COMPARED TO  
JULY 2022

**-3.9%**

DECREASE IN  
MEDIAN PRICE  
COMPARED TO  
JULY 2022

		JUL 2023	JUL 2022	%Δ
Overall	AVERAGE DOM	24	23	4%
	% OF ASKING PRICE	98%	102%	
	AVERAGE SOLD PRICE	\$439,222	\$484,575	-9.4%
	# OF SALES	9	12	-25.0%
	# OF CONTRACTS	11	6	83.3%
	NEW LISTINGS	10	7	43%
Houses	AVERAGE DOM	36	22	64%
	% OF ASKING PRICE	94%	103%	
	AVERAGE SOLD PRICE	\$455,000	\$549,167	-17%
	# OF SALES	4	6	-33.3%
	# OF CONTRACTS	4	1	300%
	NEW LISTINGS	5	3	67%
Condo/Co-op/TH	AVERAGE DOM	14	23	-39%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$426,600	\$419,983	2%
	# OF SALES	5	6	-16.7%
	# OF CONTRACTS	7	5	40%
	NEW LISTINGS	5	4	25%

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