

Q2 2023

Middlesex County Market Report

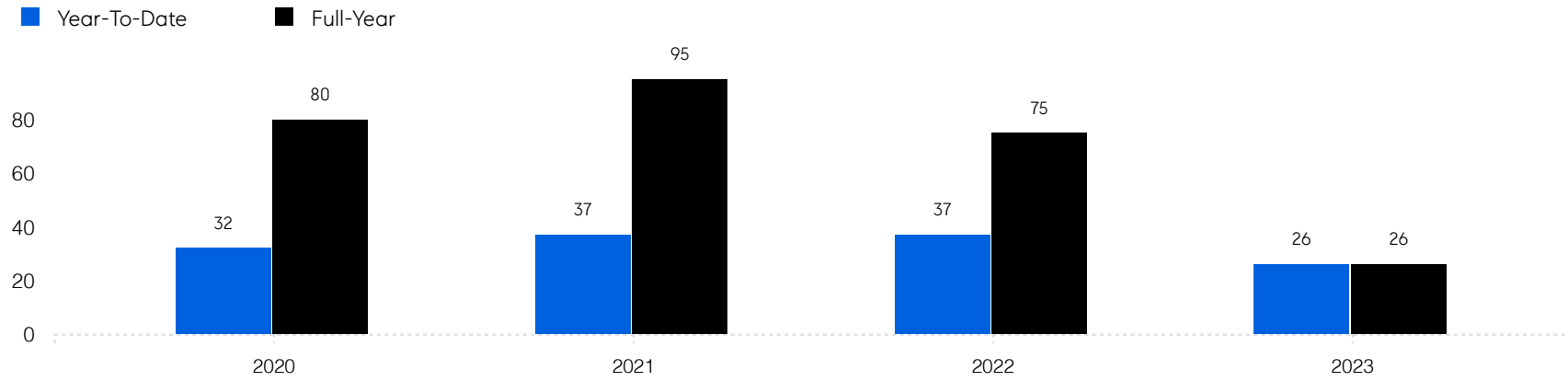
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Colonia

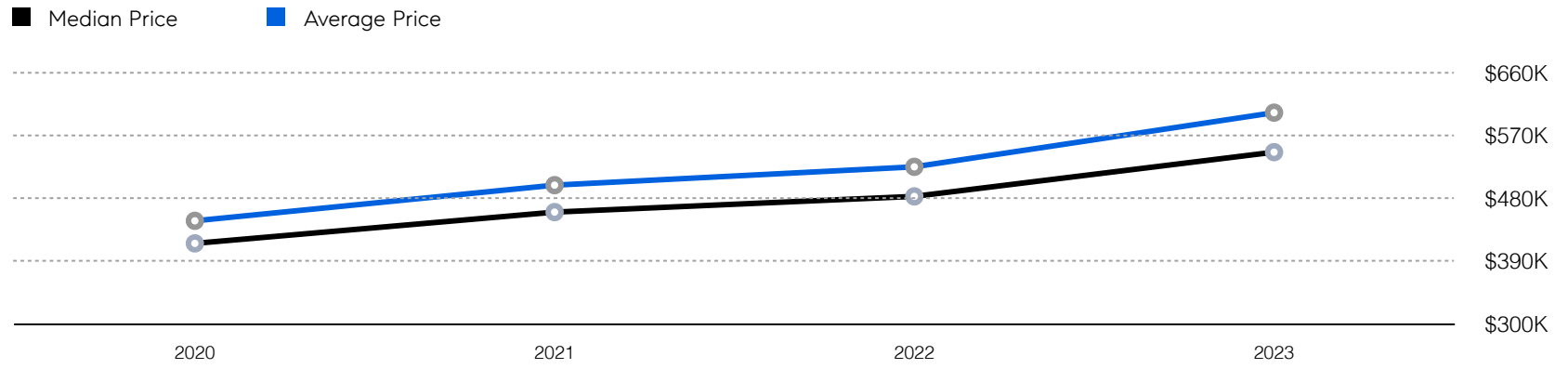
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	37	26	-29.7%
	SALES VOLUME	\$19,750,116	\$15,670,999	-20.7%
	MEDIAN PRICE	\$480,000	\$546,000	13.8%
	AVERAGE PRICE	\$533,787	\$602,731	12.9%
	AVERAGE DOM	39	36	-7.7%
	# OF CONTRACTS	37	26	-29.7%
	# NEW LISTINGS	56	29	-48.2%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

Colonia

Historic Sales



Historic Sales Prices

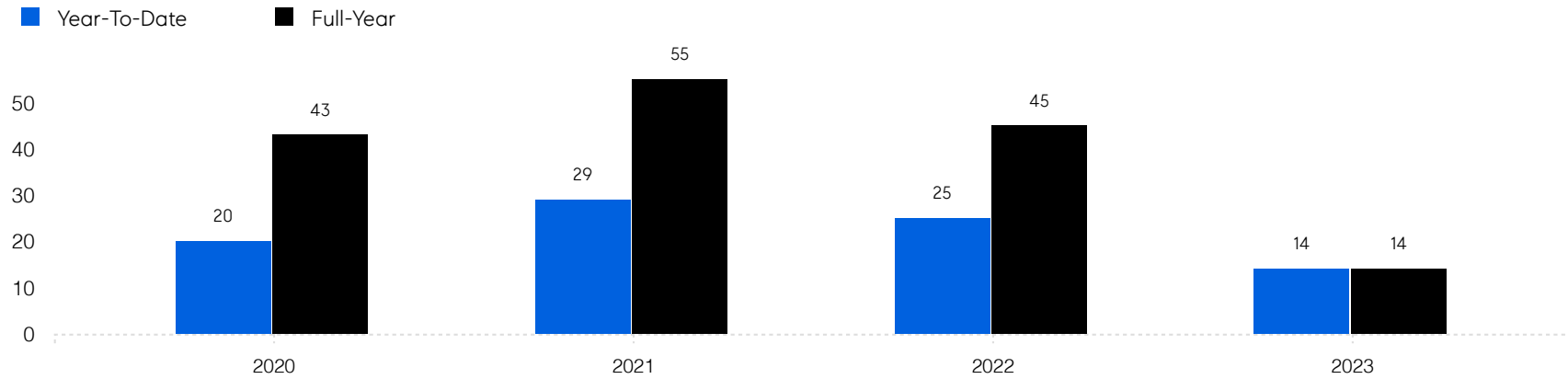


Metuchen Borough

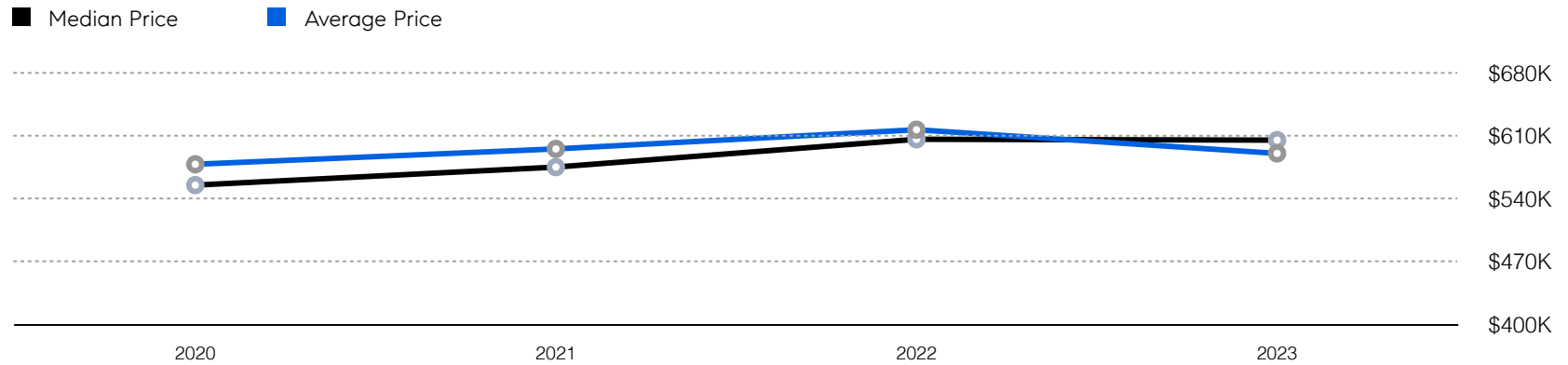
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	22	12	-45.5%
	SALES VOLUME	\$13,609,400	\$7,077,101	-48.0%
	MEDIAN PRICE	\$615,500	\$605,051	-1.7%
	AVERAGE PRICE	\$618,609	\$589,758	-4.7%
	AVERAGE DOM	35	28	-20.0%
	# OF CONTRACTS	21	18	-14.3%
	# NEW LISTINGS	25	24	-4.0%
Condo/Co-op/Townhouse	# OF SALES	3	2	-33.3%
	SALES VOLUME	\$1,634,000	\$1,186,000	-27.4%
	MEDIAN PRICE	\$585,000	\$593,000	1.4%
	AVERAGE PRICE	\$544,667	\$593,000	8.9%
	AVERAGE DOM	16	18	12.5%
	# OF CONTRACTS	3	4	33.3%
	# NEW LISTINGS	3	7	133.3%

Metuchen Borough

Historic Sales



Historic Sales Prices

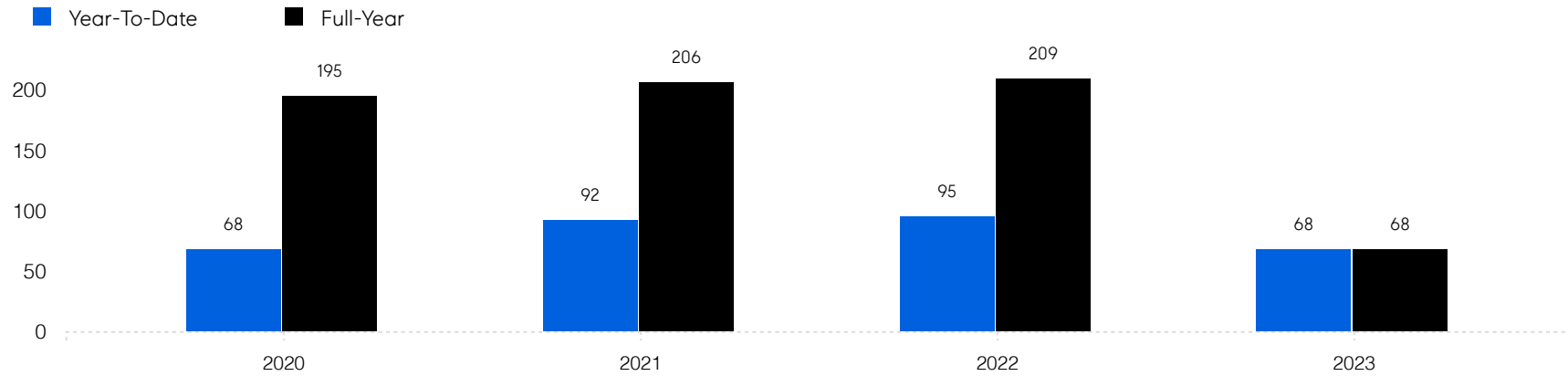


Woodbridge Township

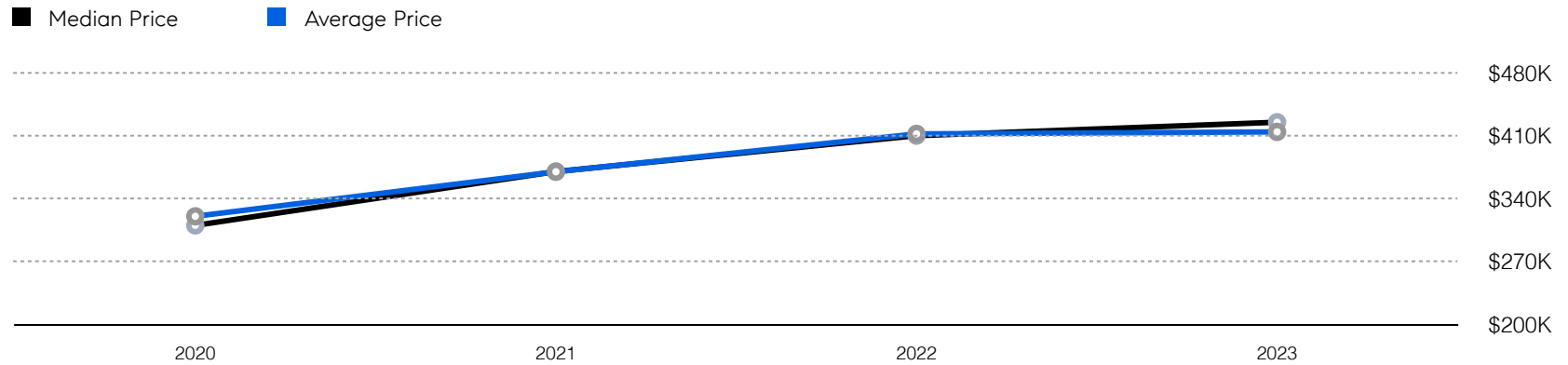
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	76	59	-22.4%
	SALES VOLUME	\$32,743,500	\$25,291,650	-22.8%
	MEDIAN PRICE	\$427,500	\$430,000	0.6%
	AVERAGE PRICE	\$430,836	\$428,672	-0.5%
	AVERAGE DOM	36	33	-8.3%
	# OF CONTRACTS	84	52	-38.1%
	# NEW LISTINGS	114	71	-37.7%
Condo/Co-op/Townhouse	# OF SALES	19	9	-52.6%
	SALES VOLUME	\$5,735,900	\$2,875,900	-49.9%
	MEDIAN PRICE	\$315,000	\$320,000	1.6%
	AVERAGE PRICE	\$301,889	\$319,544	5.8%
	AVERAGE DOM	35	31	-11.4%
	# OF CONTRACTS	16	13	-18.7%
	# NEW LISTINGS	24	13	-45.8%

Woodbridge Township

Historic Sales



Historic Sales Prices



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Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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