



COMPASS

February 2023

# Middlesex Market Insights

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FEBRUARY 2023

SUBMARKET NAME	PAGE
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# Colonia

FEBRUARY 2023

## UNDER CONTRACT

<b>6</b>	<b>\$527K</b>	<b>\$512K</b>
Total Properties	Average Price	Median Price
<b>20%</b>	<b>-7%</b>	<b>-5%</b>
Increase From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

## UNITS SOLD

<b>2</b>	<b>\$527K</b>	<b>\$527K</b>
Total Properties	Average Price	Median Price
<b>0%</b>	<b>40%</b>	<b>40%</b>
Change From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

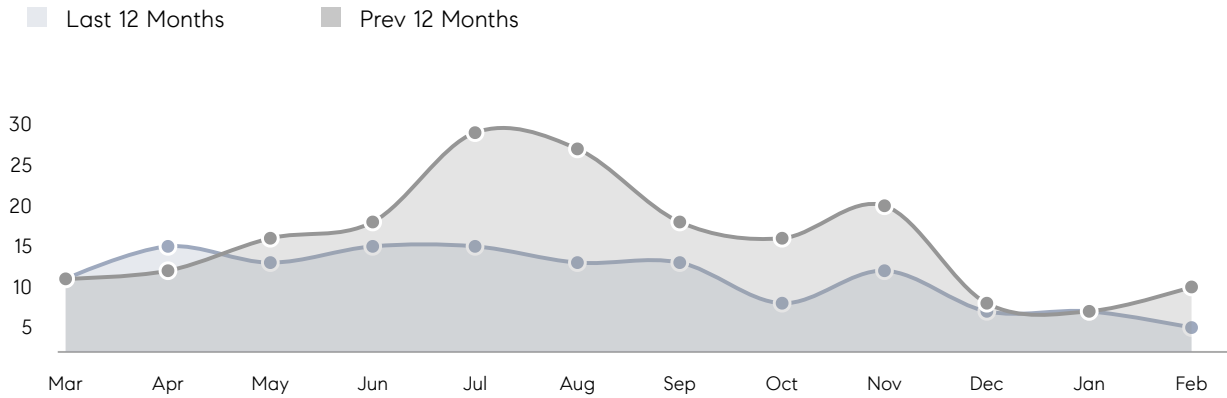
## Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	77	38	103%
	% OF ASKING PRICE	96%	104%	
	AVERAGE SOLD PRICE	\$527,000	\$376,250	40.1%
	# OF CONTRACTS	6	5	20.0%
	NEW LISTINGS	4	8	-50%
Houses	AVERAGE DOM	77	38	103%
	% OF ASKING PRICE	96%	104%	
	AVERAGE SOLD PRICE	\$527,000	\$376,250	40%
	# OF CONTRACTS	6	5	20%
	NEW LISTINGS	4	8	-50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

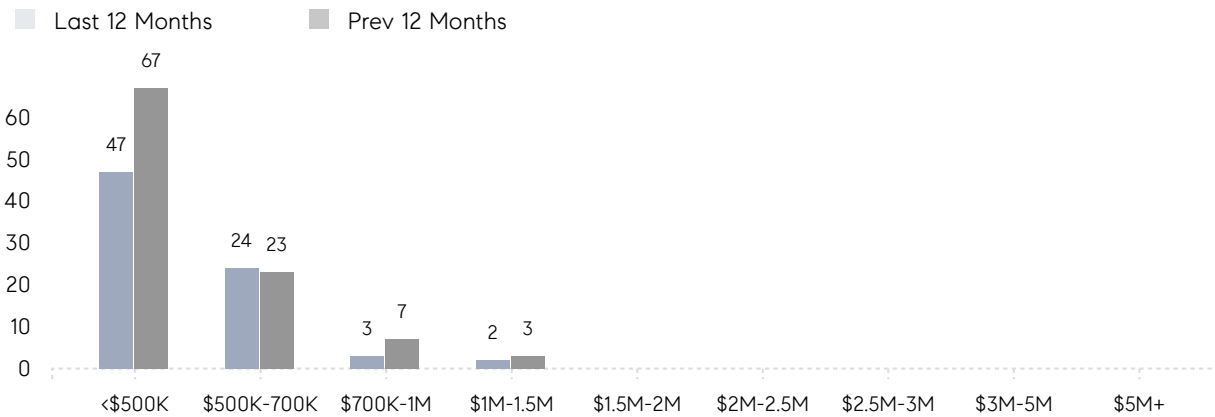
# Colonia

FEBRUARY 2023

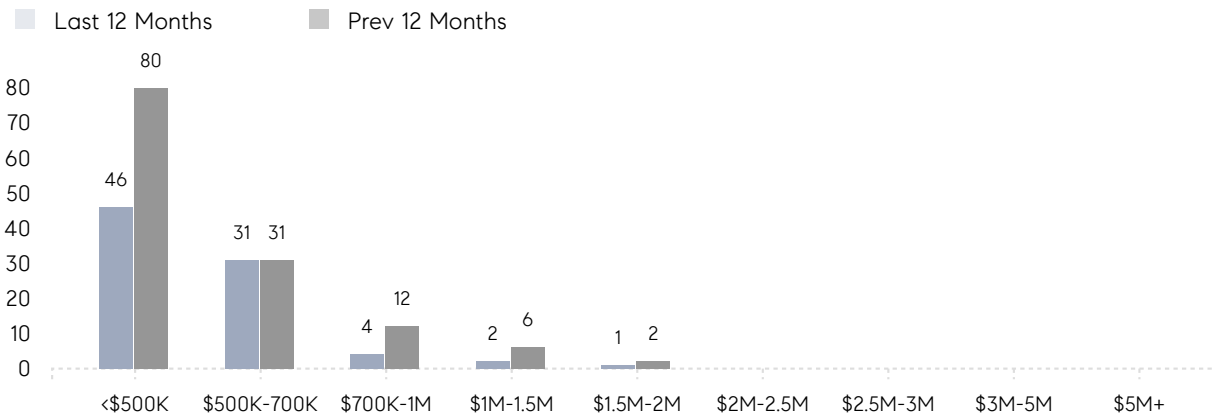
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Metuchen Borough

FEBRUARY 2023

## UNDER CONTRACT

**1**  
Total  
Properties

**\$520K**  
Average  
Price

**\$520K**  
Median  
Price

**-80%**  
Decrease From  
Feb 2022

**12%**  
Increase From  
Feb 2022

**16%**  
Increase From  
Feb 2022

## UNITS SOLD

**1**  
Total  
Properties

**\$635K**  
Average  
Price

**\$635K**  
Median  
Price

**-50%**  
Decrease From  
Feb 2022

**-11%**  
Decrease From  
Feb 2022

**-11%**  
Decrease From  
Feb 2022

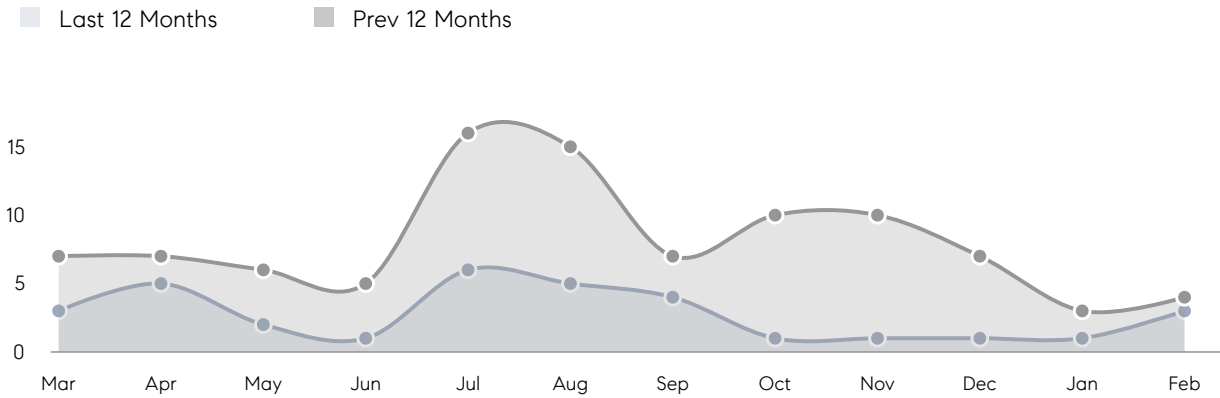
## Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	16	12	33%
	% OF ASKING PRICE	118%	104%	
	AVERAGE SOLD PRICE	\$635,000	\$712,500	-10.9%
	# OF CONTRACTS	1	5	-80.0%
	NEW LISTINGS	3	5	-40%
Houses	AVERAGE DOM	-	12	-
	% OF ASKING PRICE	-	104%	
	AVERAGE SOLD PRICE	-	\$712,500	-
	# OF CONTRACTS	0	5	0%
	NEW LISTINGS	2	4	-50%
Condo/Co-op/TH	AVERAGE DOM	16	-	-
	% OF ASKING PRICE	118%	-	
	AVERAGE SOLD PRICE	\$635,000	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	1	0%

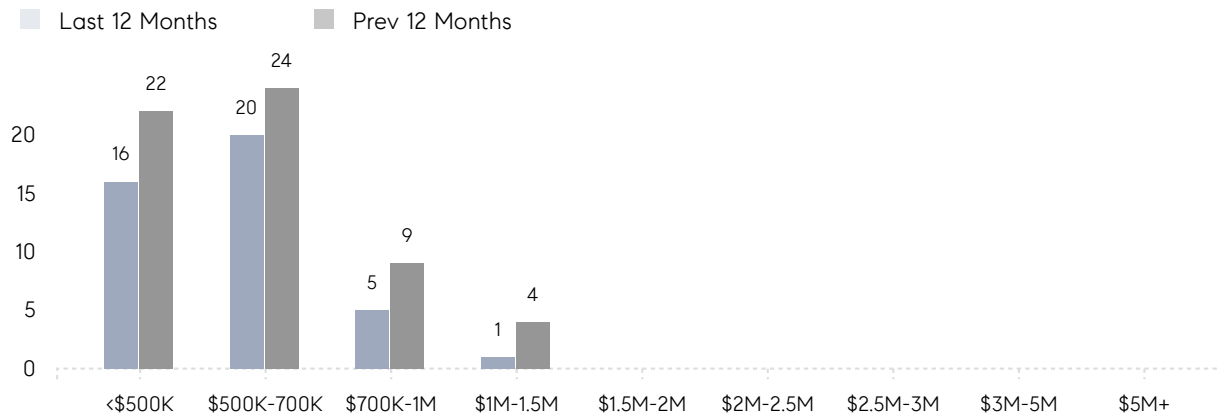
# Metuchen Borough

FEBRUARY 2023

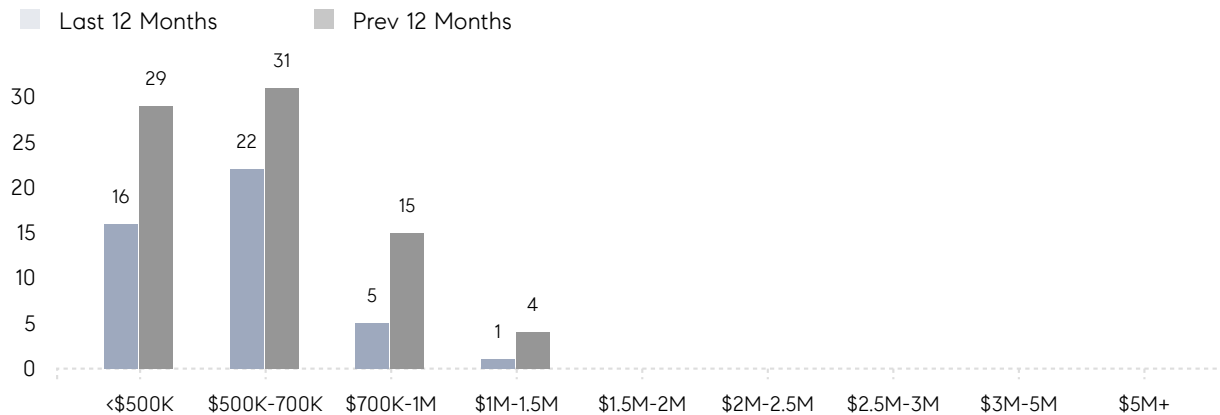
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Woodbridge Township

FEBRUARY 2023

## UNDER CONTRACT

**11**  
Total  
Properties

**\$413K**  
Average  
Price

**\$390K**  
Median  
Price

**-35%**  
Decrease From  
Feb 2022

**7%**  
Increase From  
Feb 2022

**3%**  
Increase From  
Feb 2022

## UNITS SOLD

**18**  
Total  
Properties

**\$397K**  
Average  
Price

**\$395K**  
Median  
Price

**80%**  
Increase From  
Feb 2022

**9%**  
Increase From  
Feb 2022

**16%**  
Increase From  
Feb 2022

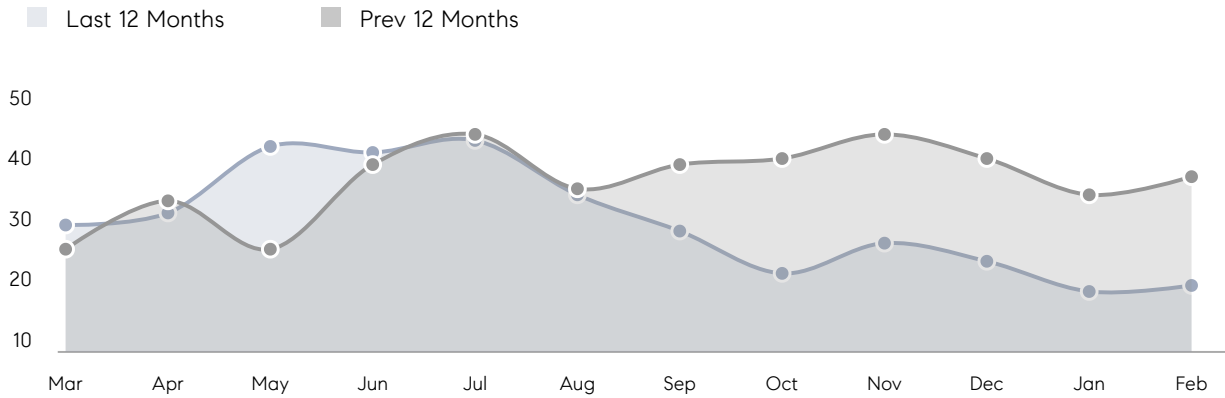
## Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	35	55	-36%
	% OF ASKING PRICE	99%	102%	
	AVERAGE SOLD PRICE	\$397,322	\$365,500	8.7%
	# OF CONTRACTS	11	17	-35.3%
	NEW LISTINGS	12	21	-43%
Houses	AVERAGE DOM	33	64	-48%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$426,636	\$389,125	10%
	# OF CONTRACTS	9	15	-40%
	NEW LISTINGS	9	18	-50%
Condo/Co-op/TH	AVERAGE DOM	42	20	110%
	% OF ASKING PRICE	99%	103%	
	AVERAGE SOLD PRICE	\$294,725	\$271,000	9%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	3	3	0%

# Woodbridge Township

FEBRUARY 2023

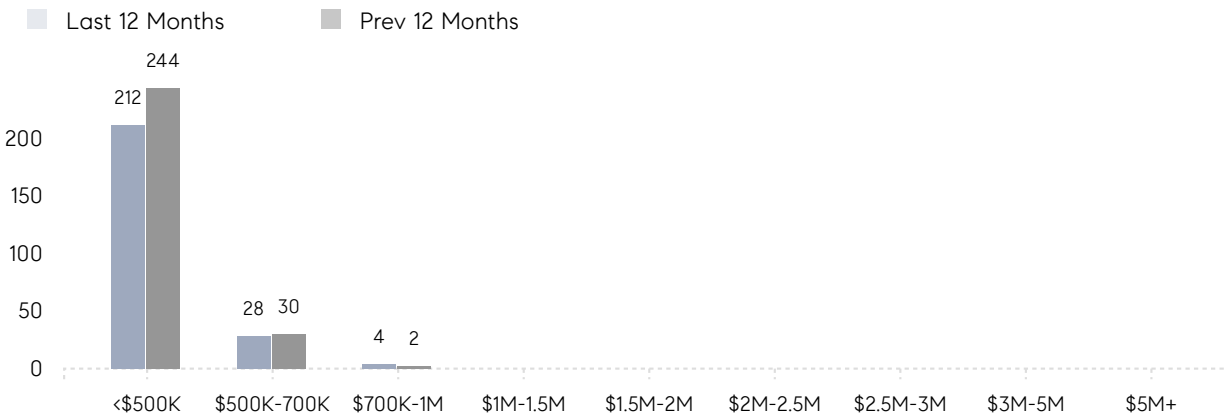
## Monthly Inventory



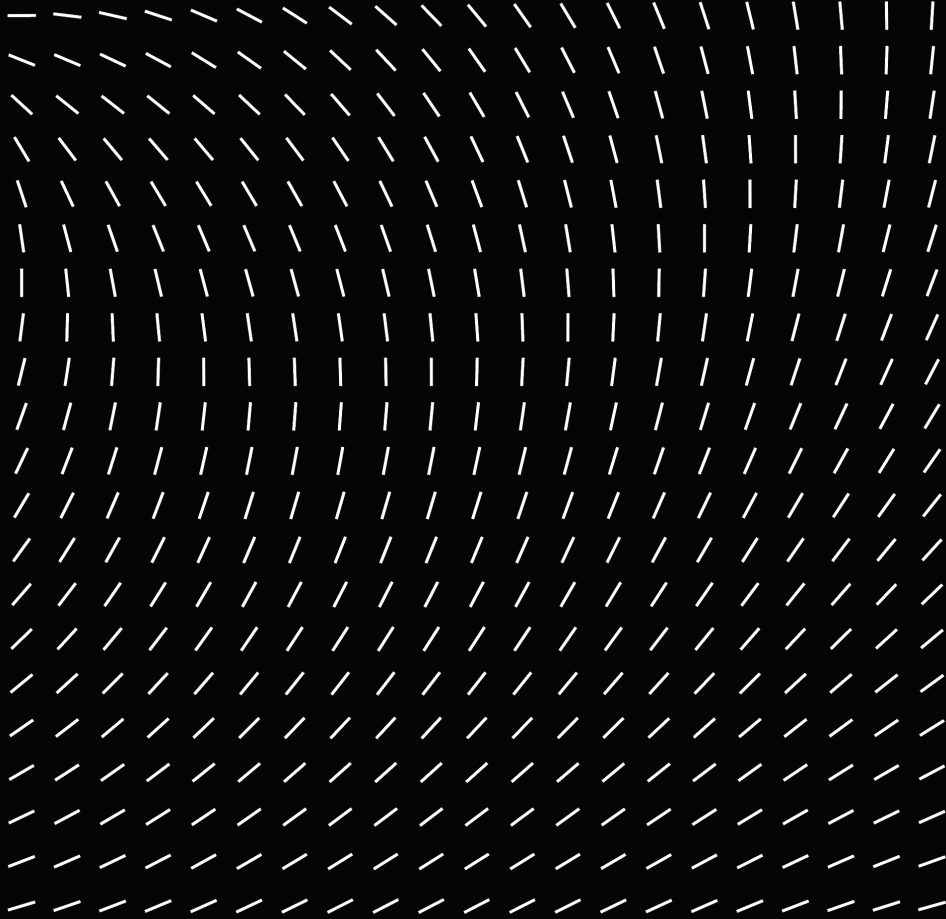
## Contracts By Price Range



## Listings By Price Range







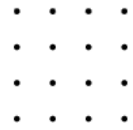
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# Colonia

FEBRUARY 2023



## \$527K

Average  
Sales Price

## 0%

Change In Sales  
From Feb 2022

## \$527K

Median  
Sales Price

## 20%

Increase In Contracts  
From Feb 2022

## 96%

Average %  
Of Asking Price

## 103%

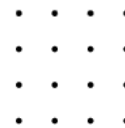
Increase In  
Days On Market  
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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# Metuchen Borough

FEBRUARY 2023



## \$635K

Average  
Sales Price

## -50%

Decrease In Sales  
From Feb 2022

## \$635K

Median  
Sales Price

## -80%

Decrease In Contracts  
From Feb 2022

## 118%

Average %  
Of Asking Price

## 33%

Increase In  
Days On Market  
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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# Woodbridge Township

FEBRUARY 2023



**\$397K**

Average  
Sales Price

**80%**

Increase In Sales  
From Feb 2022

**\$395K**

Median  
Sales Price

**-35%**

Decrease In Contracts  
From Feb 2022

**99%**

Average %  
Of Asking Price

**-36%**

Decrease In  
Days On Market  
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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