



COMPASS

April 2023

Old Tappan Market Insights

Old Tappan

APRIL 2023

UNDER CONTRACT

9
Total
Properties

\$1.1M
Average
Price

\$899K
Median
Price

-40%
Decrease From
Apr 2022

29%
Increase From
Apr 2022

9%
Increase From
Apr 2022

UNITS SOLD

11
Total
Properties

\$1.1M
Average
Price

\$961K
Median
Price

57%
Increase From
Apr 2022

-7%
Decrease From
Apr 2022

-23%
Decrease From
Apr 2022

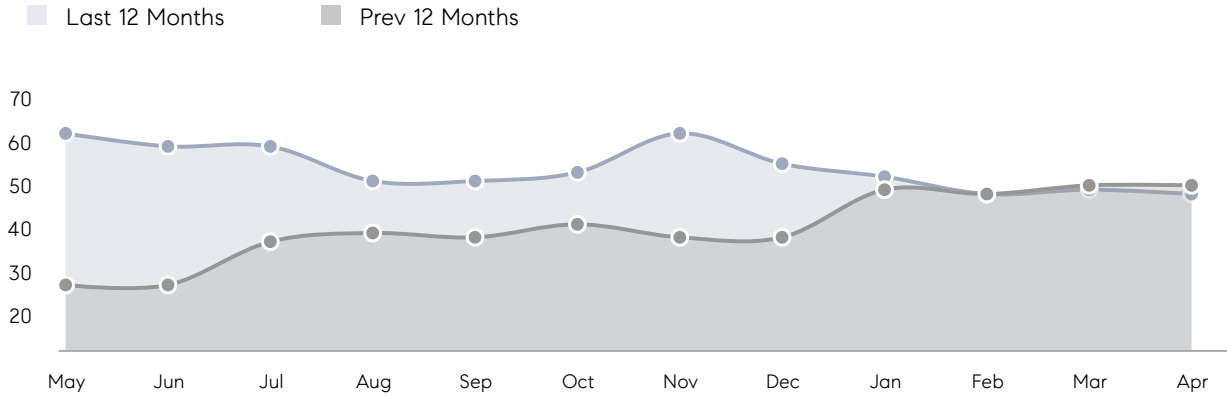
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	40	65	-38%
	% OF ASKING PRICE	104%	100%	
	AVERAGE SOLD PRICE	\$1,105,916	\$1,189,429	-7.0%
	# OF CONTRACTS	9	15	-40.0%
	NEW LISTINGS	8	17	-53%
Houses	AVERAGE DOM	2	54	-96%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$2,189,000	\$1,287,667	70%
	# OF CONTRACTS	4	9	-56%
	NEW LISTINGS	7	12	-42%
Condo/Co-op/TH	AVERAGE DOM	43	131	-67%
	% OF ASKING PRICE	104%	96%	
	AVERAGE SOLD PRICE	\$997,607	\$600,000	66%
	# OF CONTRACTS	5	6	-17%
	NEW LISTINGS	1	5	-80%

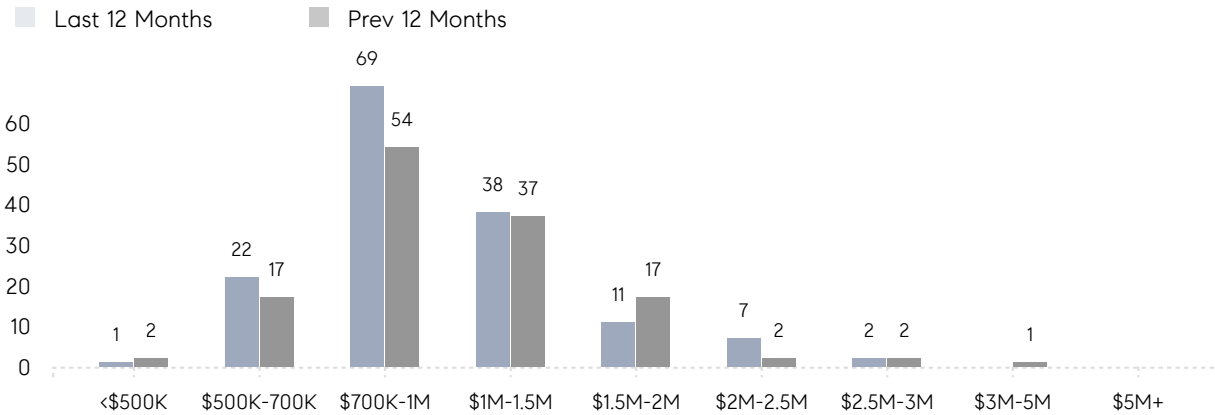
Old Tappan

APRIL 2023

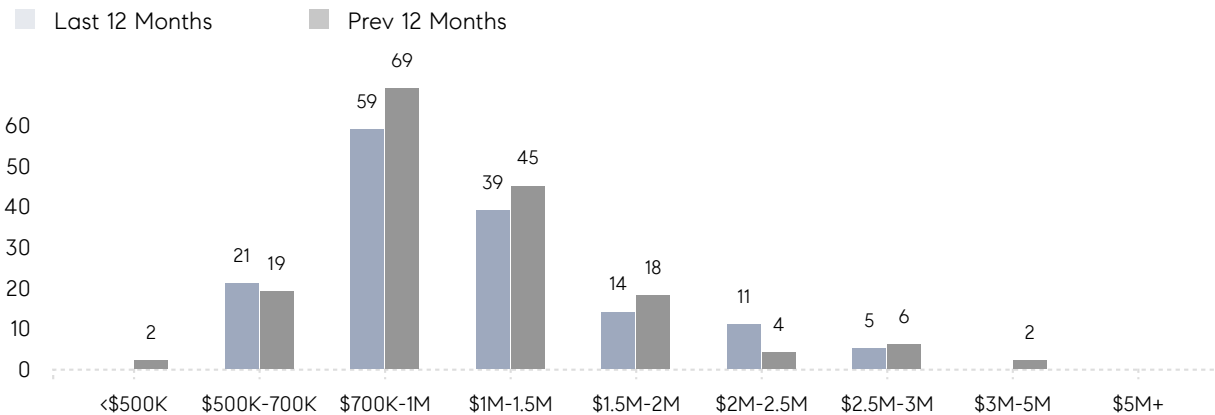
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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