



COMPASS

May 2023

Middlesex Market Insights

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MAY 2023

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Colonia

MAY 2023

UNDER CONTRACT

6
Total
Properties

\$556K
Average
Price

\$524K
Median
Price

-33%
Decrease From
May 2022

11%
Increase From
May 2022

5%
Increase From
May 2022

UNITS SOLD

5
Total
Properties

\$631K
Average
Price

\$500K
Median
Price

-17%
Decrease From
May 2022

8%
Increase From
May 2022

7%
Increase From
May 2022

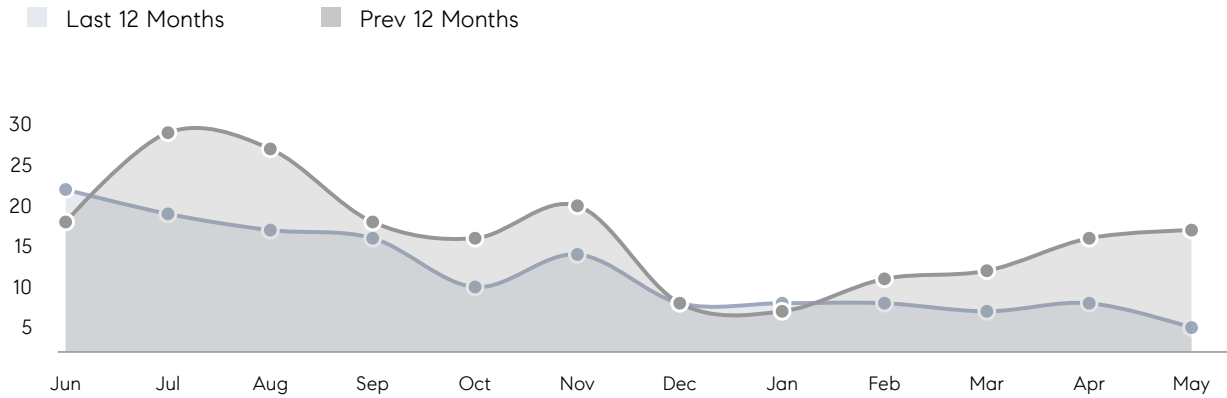
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	32	32	0%
	% OF ASKING PRICE	102%	106%	
	AVERAGE SOLD PRICE	\$631,000	\$584,817	7.9%
	# OF CONTRACTS	6	9	-33.3%
	NEW LISTINGS	3	11	-73%
Houses	AVERAGE DOM	32	32	0%
	% OF ASKING PRICE	102%	106%	
	AVERAGE SOLD PRICE	\$631,000	\$584,817	8%
	# OF CONTRACTS	6	9	-33%
	NEW LISTINGS	3	11	-73%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

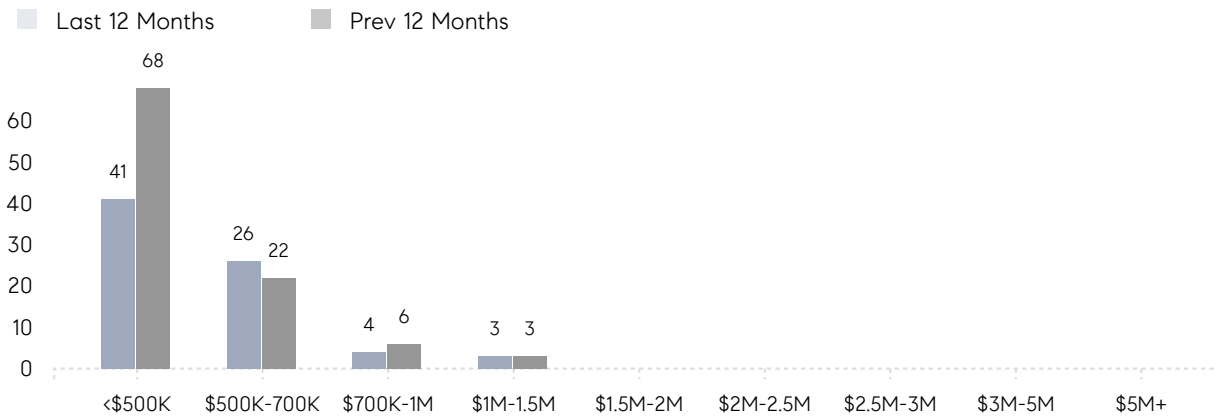
Colonia

MAY 2023

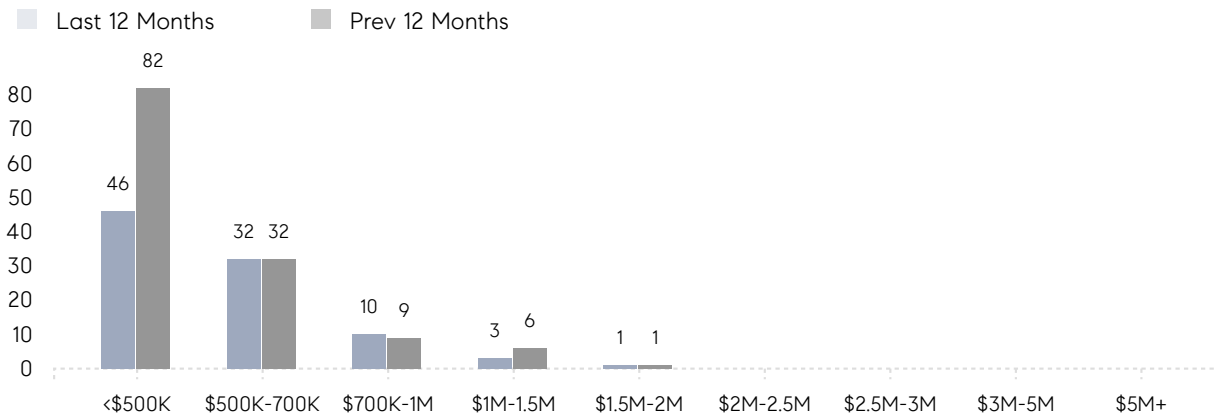
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Metuchen Borough

MAY 2023

UNDER CONTRACT

6	\$584K	\$574K
Total Properties	Average Price	Median Price
50%	-7%	-10%
Increase From May 2022	Decrease From May 2022	Decrease From May 2022

UNITS SOLD

2	\$701K	\$701K
Total Properties	Average Price	Median Price
-50%	4%	4%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

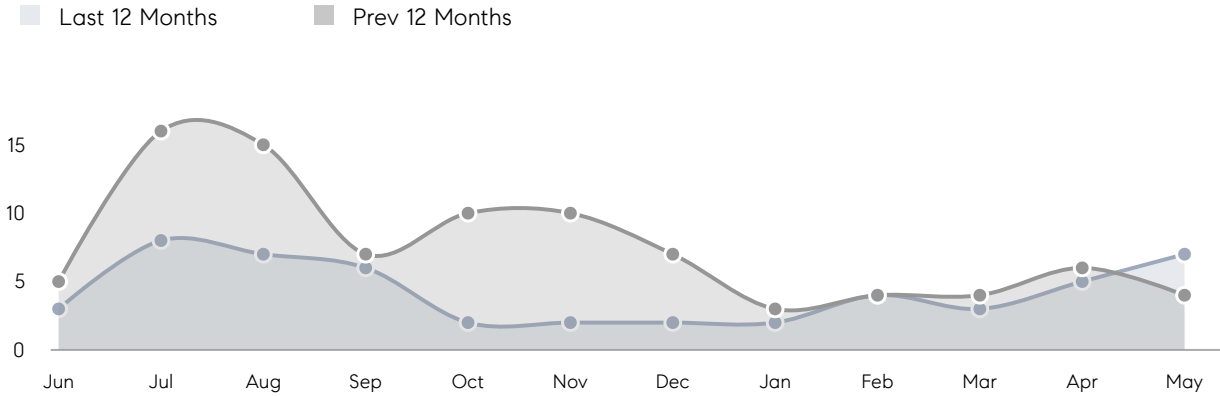
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	14	10	40%
	% OF ASKING PRICE	116%	103%	
	AVERAGE SOLD PRICE	\$701,500	\$673,500	4.2%
	# OF CONTRACTS	6	4	50.0%
	NEW LISTINGS	10	4	150%
Houses	AVERAGE DOM	14	12	17%
	% OF ASKING PRICE	116%	103%	
	AVERAGE SOLD PRICE	\$701,500	\$658,333	7%
	# OF CONTRACTS	4	4	0%
	NEW LISTINGS	7	4	75%
Condo/Co-op/TH	AVERAGE DOM	-	3	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$719,000	-
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	3	0	0%

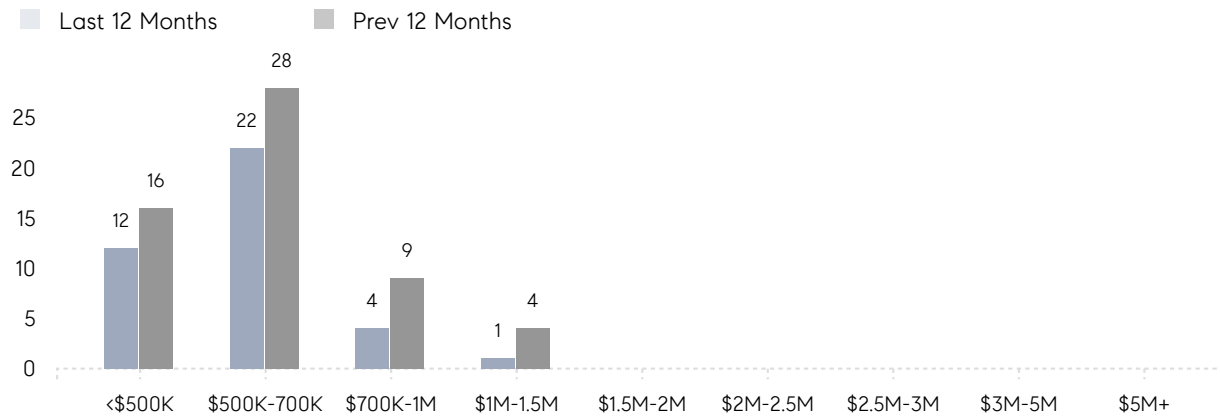
Metuchen Borough

MAY 2023

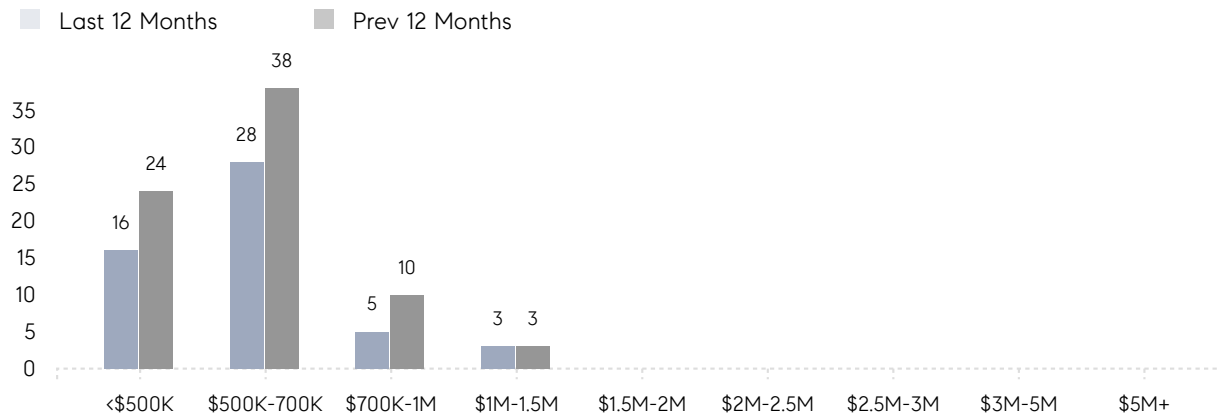
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Woodbridge Township

MAY 2023

UNDER CONTRACT

6
Total
Properties

\$357K
Average
Price

\$443K
Median
Price

-40%
Decrease From
May 2022

-4%
Decrease From
May 2022

23%
Increase From
May 2022

UNITS SOLD

12
Total
Properties

\$342K
Average
Price

\$378K
Median
Price

-37%
Decrease From
May 2022

-25%
Decrease From
May 2022

-16%
Decrease From
May 2022

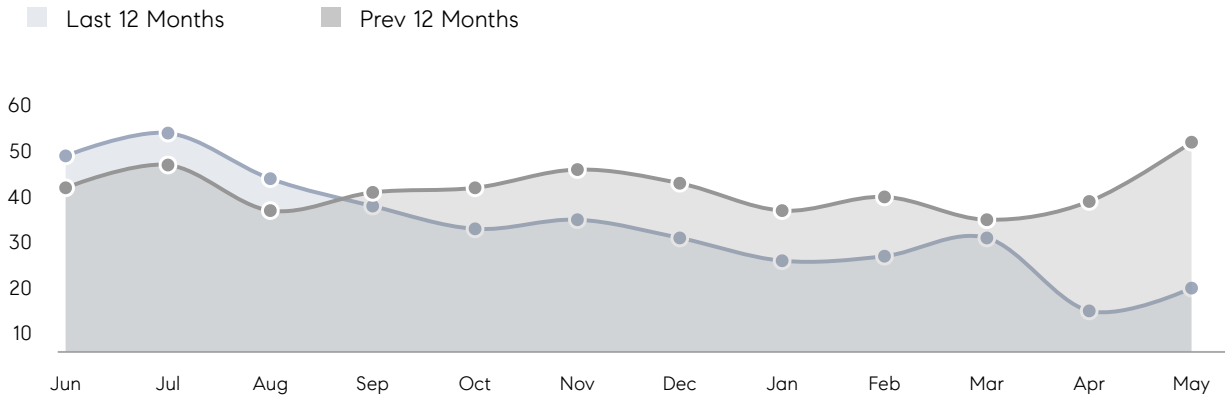
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	38	27	41%
	% OF ASKING PRICE	103%	107%	
	AVERAGE SOLD PRICE	\$342,208	\$454,211	-24.7%
	# OF CONTRACTS	6	10	-40.0%
	NEW LISTINGS	14	29	-52%
Houses	AVERAGE DOM	43	25	72%
	% OF ASKING PRICE	102%	106%	
	AVERAGE SOLD PRICE	\$333,450	\$481,813	-31%
	# OF CONTRACTS	6	10	-40%
	NEW LISTINGS	10	24	-58%
Condo/Co-op/TH	AVERAGE DOM	11	37	-70%
	% OF ASKING PRICE	108%	115%	
	AVERAGE SOLD PRICE	\$386,000	\$307,000	26%
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	4	5	-20%

Woodbridge Township

MAY 2023

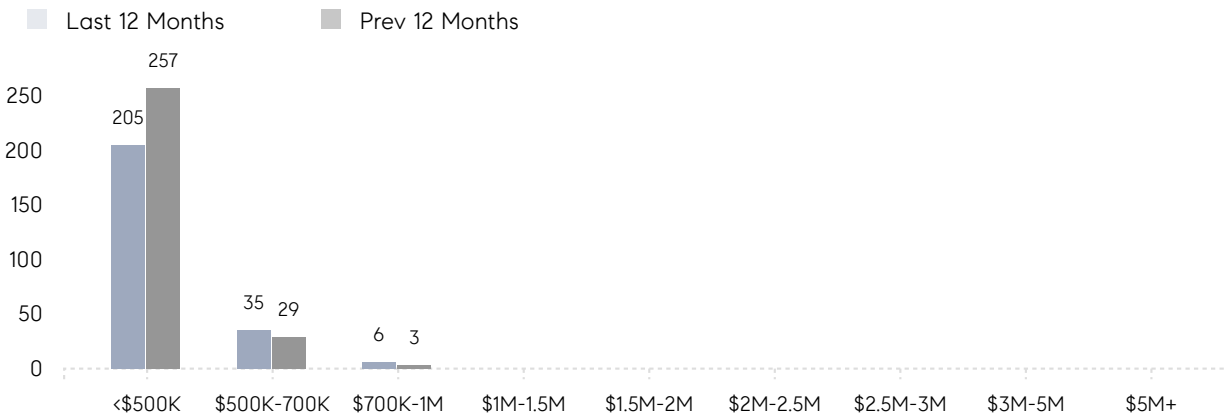
Monthly Inventory



Contracts By Price Range



Listings By Price Range





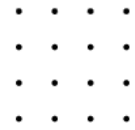
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Colonia

MAY 2023



\$631K

Average
Sales Price

-17%

Decrease In Sales
From May 2022

\$500K

Median
Sales Price

-33%

Decrease In Contracts
From May 2022

102%

Average %
Of Asking Price

0%

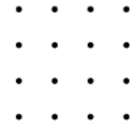
Change In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Metuchen Borough

MAY 2023



\$701K

Average
Sales Price

-50%

Decrease In Sales
From May 2022

\$701K

Median
Sales Price

50%

Increase In Contracts
From May 2022

116%

Average %
Of Asking Price

40%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Woodbridge Township

MAY 2023



\$342K

Average
Sales Price

-37%

Decrease In Sales
From May 2022

\$378K

Median
Sales Price

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Decrease In Contracts
From May 2022

103%

Average %
Of Asking Price

41%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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