

Q1 2022

Middlesex County Market Report

COMPASS

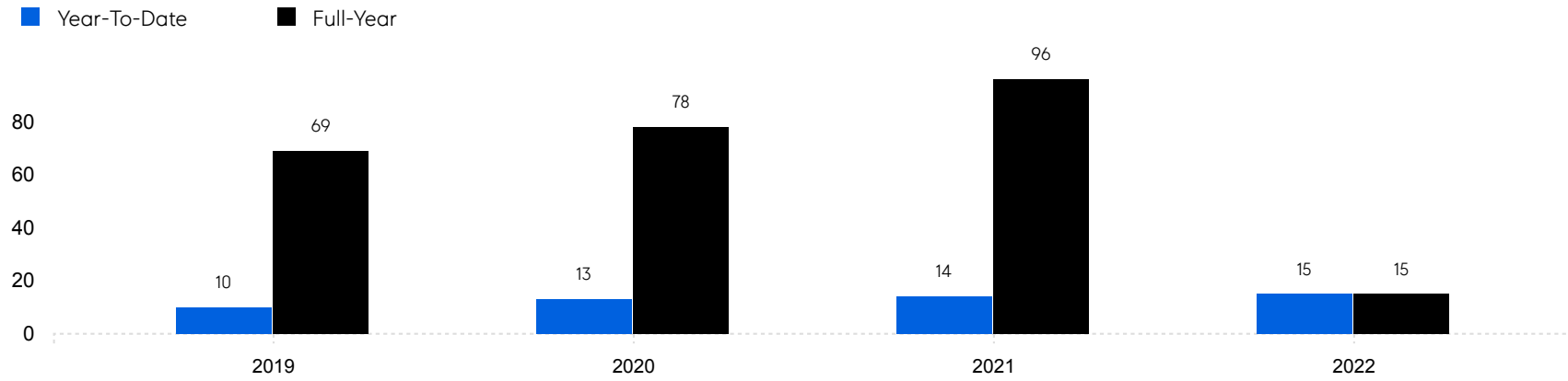


Colonia

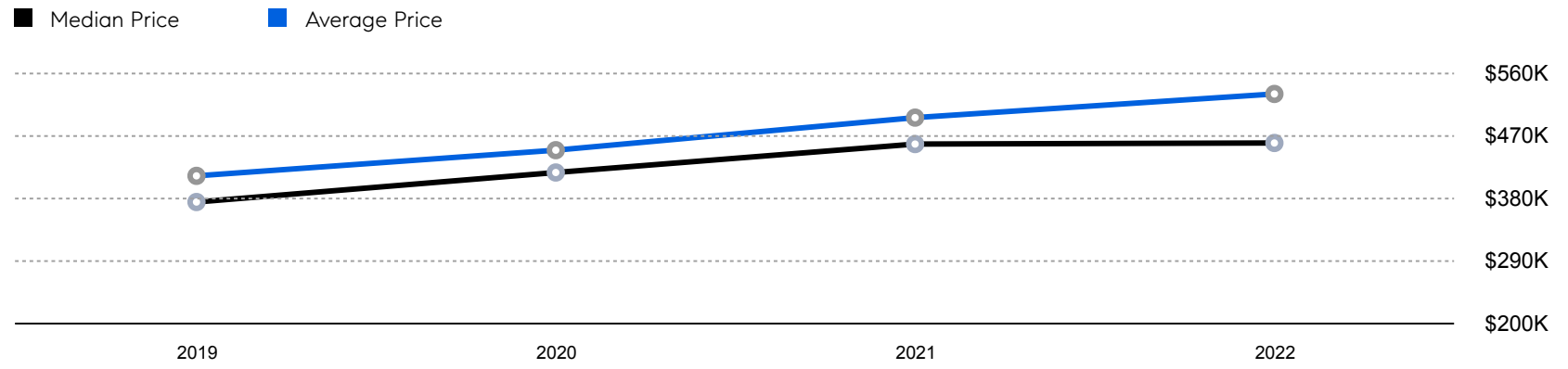
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	14	15	7.1%
	SALES VOLUME	\$6,683,900	\$7,958,716	19.1%
	MEDIAN PRICE	\$435,000	\$460,000	5.7%
	AVERAGE PRICE	\$477,421	\$530,581	11.1%
	AVERAGE DOM	35	51	45.7%
	# OF CONTRACTS	17	13	-23.5%
	# NEW LISTINGS	22	20	-9.1%
Condo/Co-op/Townhouse	# OF SALES	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

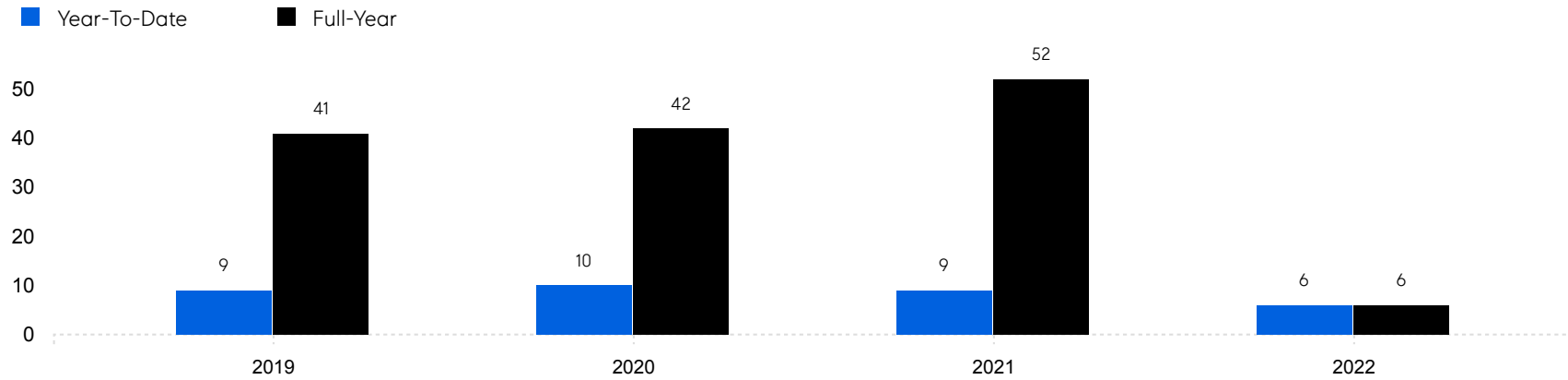


Metuchen Borough

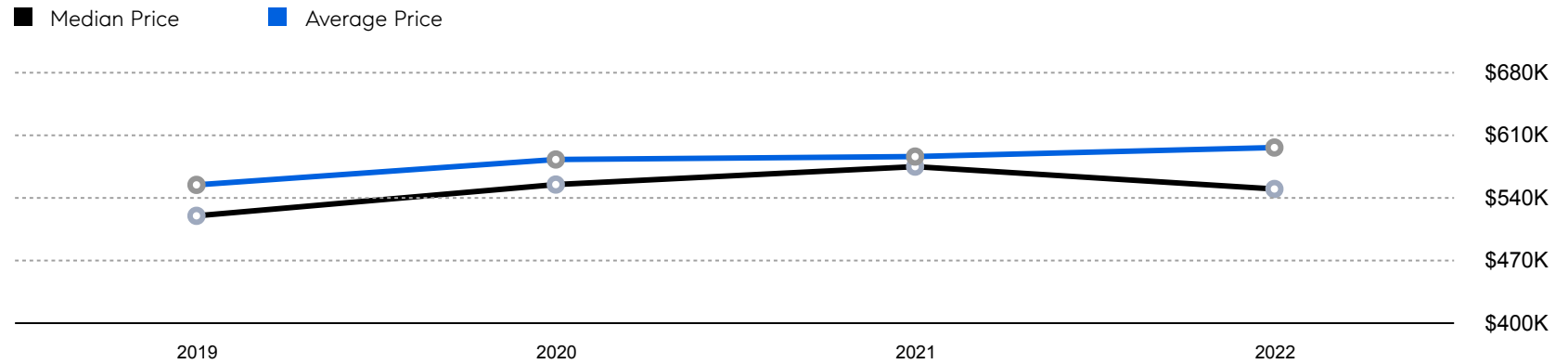
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	4	6	50.0%
	SALES VOLUME	\$2,168,000	\$3,577,900	65.0%
	MEDIAN PRICE	\$542,500	\$550,000	1.4%
	AVERAGE PRICE	\$542,000	\$596,317	10.0%
	AVERAGE DOM	28	32	14.3%
	# OF CONTRACTS	6	8	33.3%
	# NEW LISTINGS	12	9	-25.0%
Condo/Co-op/Townhouse	# OF SALES	5	0	0.0%
	SALES VOLUME	\$2,313,900	-	-
	MEDIAN PRICE	\$460,900	-	-
	AVERAGE PRICE	\$462,780	-	-
	AVERAGE DOM	36	-	-
	# OF CONTRACTS	7	1	-85.7%
	# NEW LISTINGS	7	1	-85.7%

Metuchen Borough

Historic Sales



Historic Sales Prices

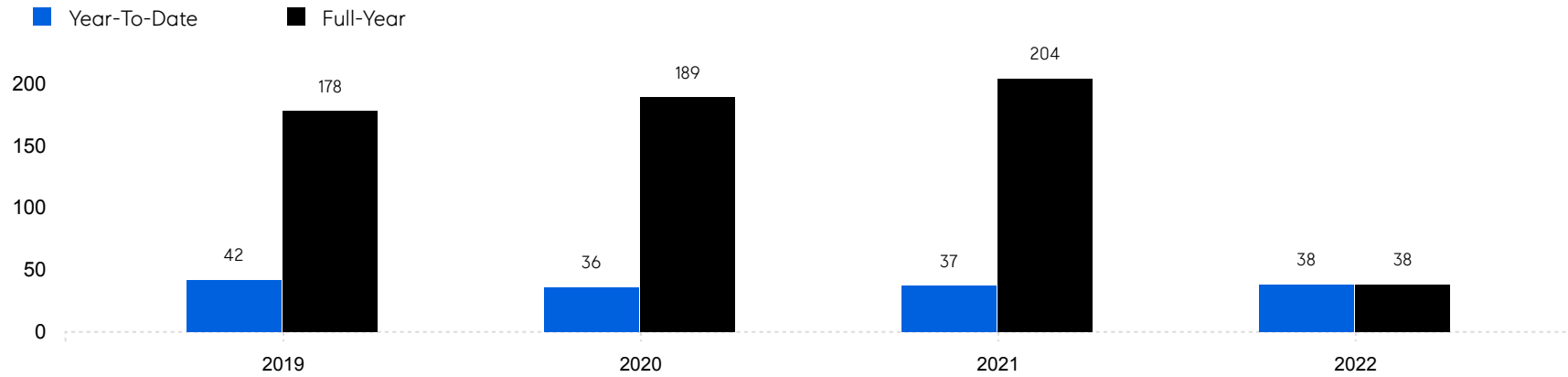


Woodbridge Township

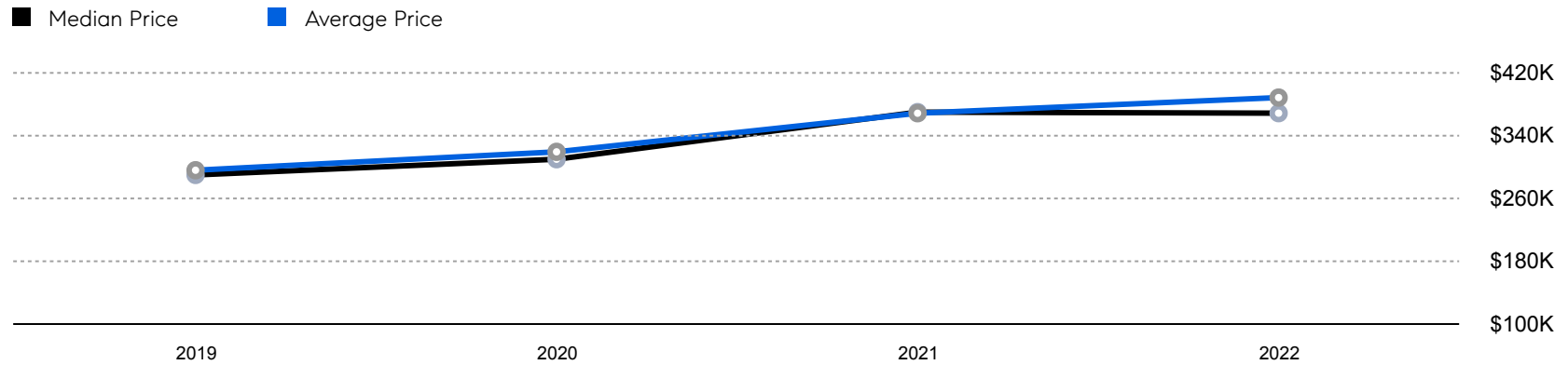
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	28	28	0.0%
	SALES VOLUME	\$10,750,500	\$11,779,000	9.6%
	MEDIAN PRICE	\$378,000	\$400,000	5.8%
	AVERAGE PRICE	\$383,946	\$420,679	9.6%
	AVERAGE DOM	42	40	-4.8%
	# OF CONTRACTS	25	42	68.0%
	# NEW LISTINGS	39	43	10.3%
Condo/Co-op/Townhouse	# OF SALES	9	10	11.1%
	SALES VOLUME	\$2,203,500	\$2,986,900	35.6%
	MEDIAN PRICE	\$255,000	\$320,000	25.5%
	AVERAGE PRICE	\$244,833	\$298,690	22.0%
	AVERAGE DOM	42	43	2.4%
	# OF CONTRACTS	12	7	-41.7%
	# NEW LISTINGS	17	9	-47.1%

Woodbridge Township

Historic Sales



Historic Sales Prices



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Source: Garden State MLS, 01/01/2019 to 03/31/2022
Source: NJMLS, 01/01/2019 to 03/31/2022
Source: Hudson MLS, 01/01/2019 to 03/31/2022

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