

Q1 2023

Middlesex County Market Report

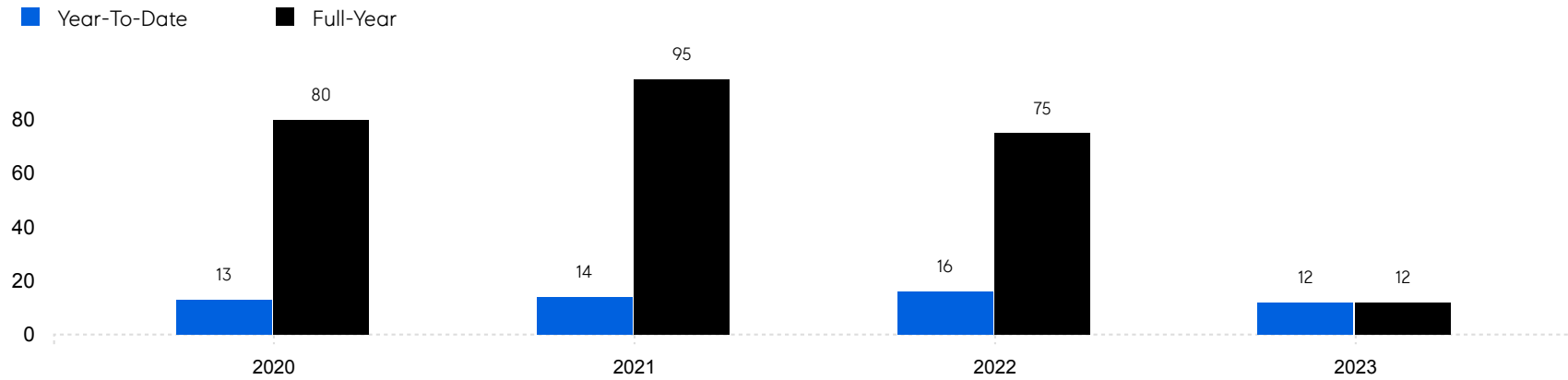
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Colonia

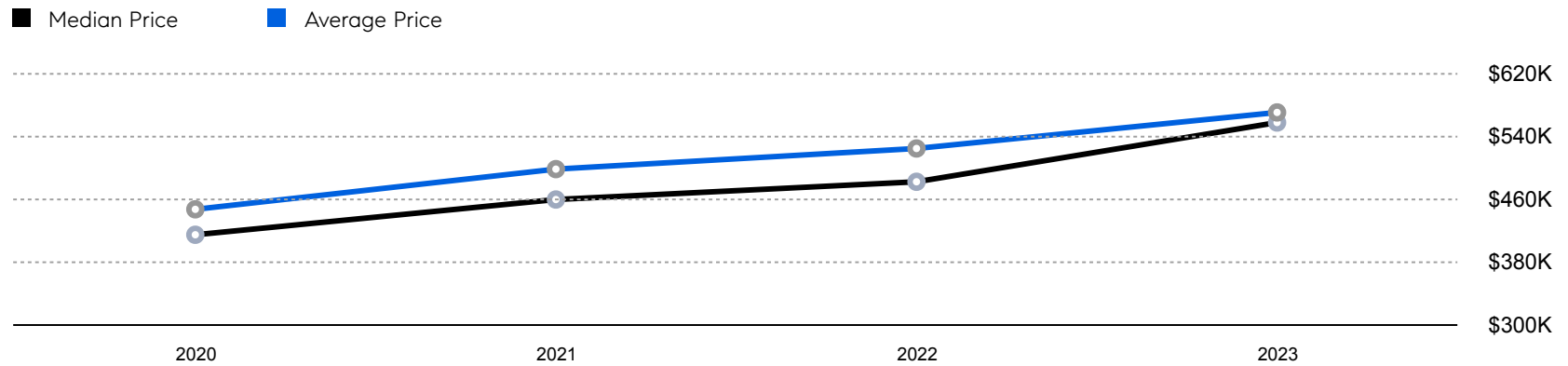
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	16	12	-25.0%
	SALES VOLUME	\$8,498,716	\$6,849,999	-19.4%
	MEDIAN PRICE	\$477,500	\$558,000	16.9%
	AVERAGE PRICE	\$531,170	\$570,833	7.5%
	AVERAGE DOM	49	41	-16.3%
	# OF CONTRACTS	13	11	-15.4%
	# NEW LISTINGS	20	13	-35.0%
Condo/Co-op/Townhouse	# OF 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

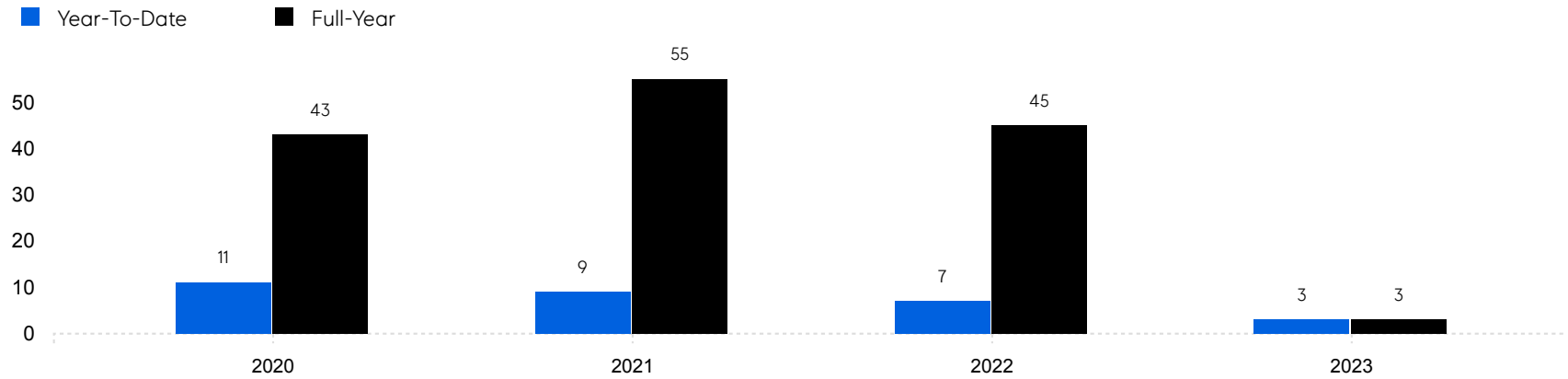


Metuchen Borough

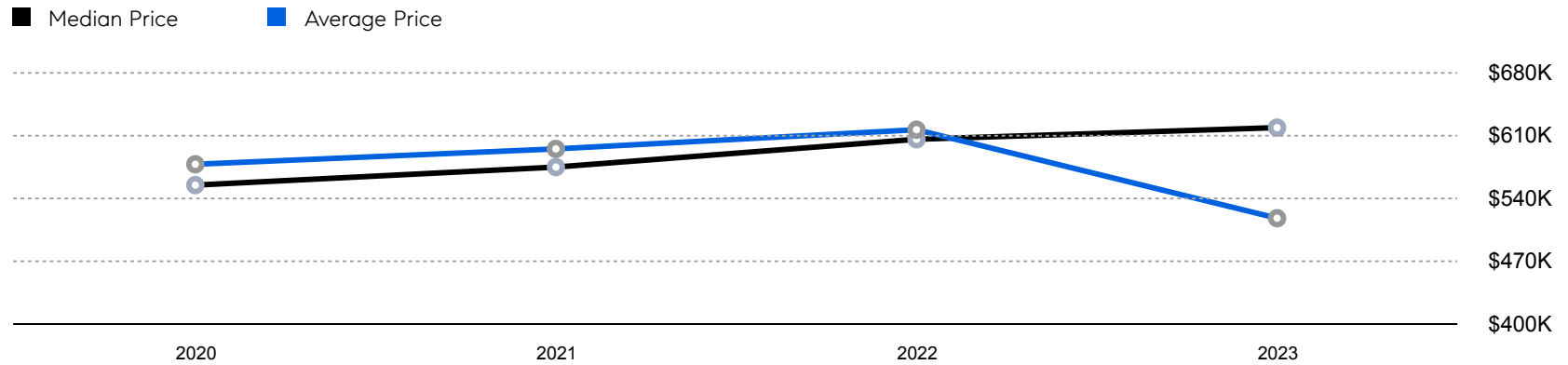
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	7	2	-71.4%
	SALES VOLUME	\$4,097,900	\$919,000	-77.6%
	MEDIAN PRICE	\$540,000	\$459,500	-14.9%
	AVERAGE PRICE	\$585,414	\$459,500	-21.5%
	AVERAGE DOM	29	53	82.8%
	# OF CONTRACTS	9	5	-44.4%
	# NEW LISTINGS	9	6	-33.3%
Condo/Co-op/Townhouse	# OF SALES	0	1	0.0%
	SALES VOLUME	-	\$635,000	-
	MEDIAN PRICE	-	\$635,000	-
	AVERAGE PRICE	-	\$635,000	-
	AVERAGE DOM	-	16	-
	# OF CONTRACTS	1	2	100.0%
	# NEW LISTINGS	1	2	100.0%

Metuchen Borough

Historic Sales



Historic Sales Prices

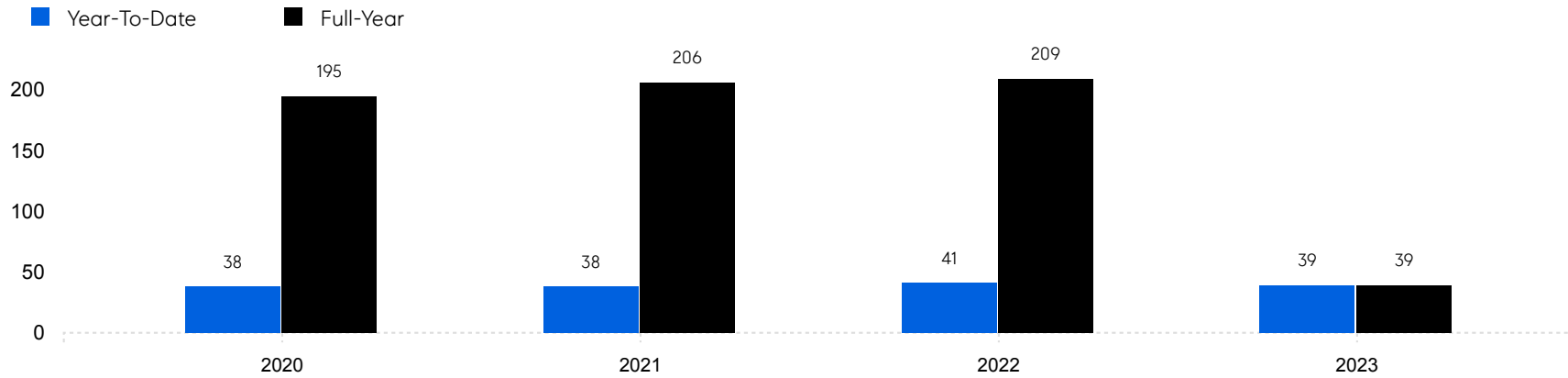


Woodbridge Township

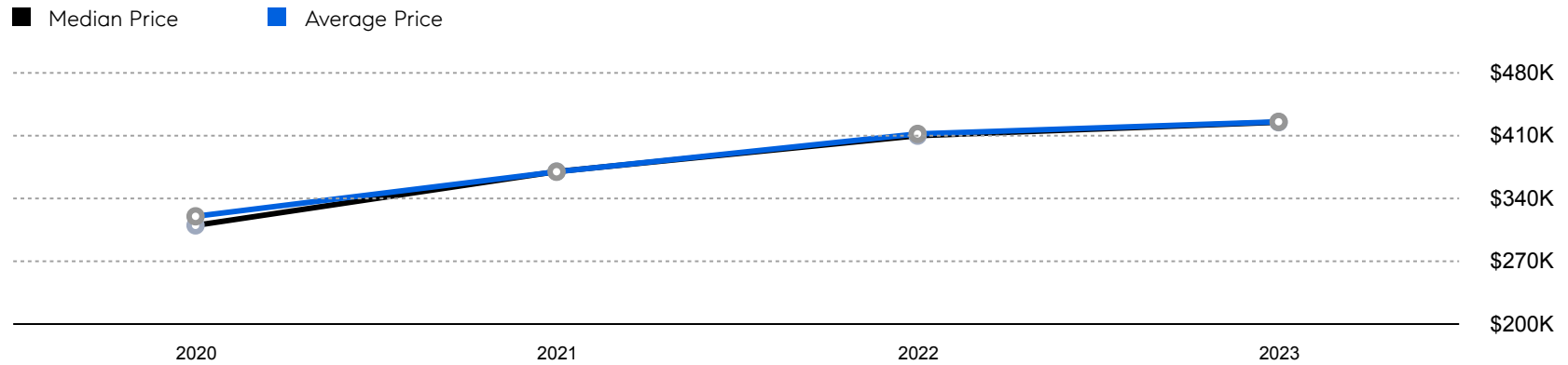
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	30	34	13.3%
	SALES VOLUME	\$12,371,000	\$15,044,650	21.6%
	MEDIAN PRICE	\$390,000	\$425,000	9.0%
	AVERAGE PRICE	\$412,367	\$442,490	7.3%
	AVERAGE DOM	40	34	-15.0%
	# OF CONTRACTS	44	26	-40.9%
	# NEW LISTINGS	43	33	-23.3%
Condo/Co-op/Townhouse	# OF SALES	11	5	-54.5%
	SALES VOLUME	\$3,326,900	\$1,548,900	-53.4%
	MEDIAN PRICE	\$328,000	\$308,000	-6.1%
	AVERAGE PRICE	\$302,445	\$309,780	2.4%
	AVERAGE DOM	41	35	-14.6%
	# OF CONTRACTS	7	6	-14.3%
	# NEW LISTINGS	10	7	-30.0%

Woodbridge Township

Historic Sales



Historic Sales Prices



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Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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