

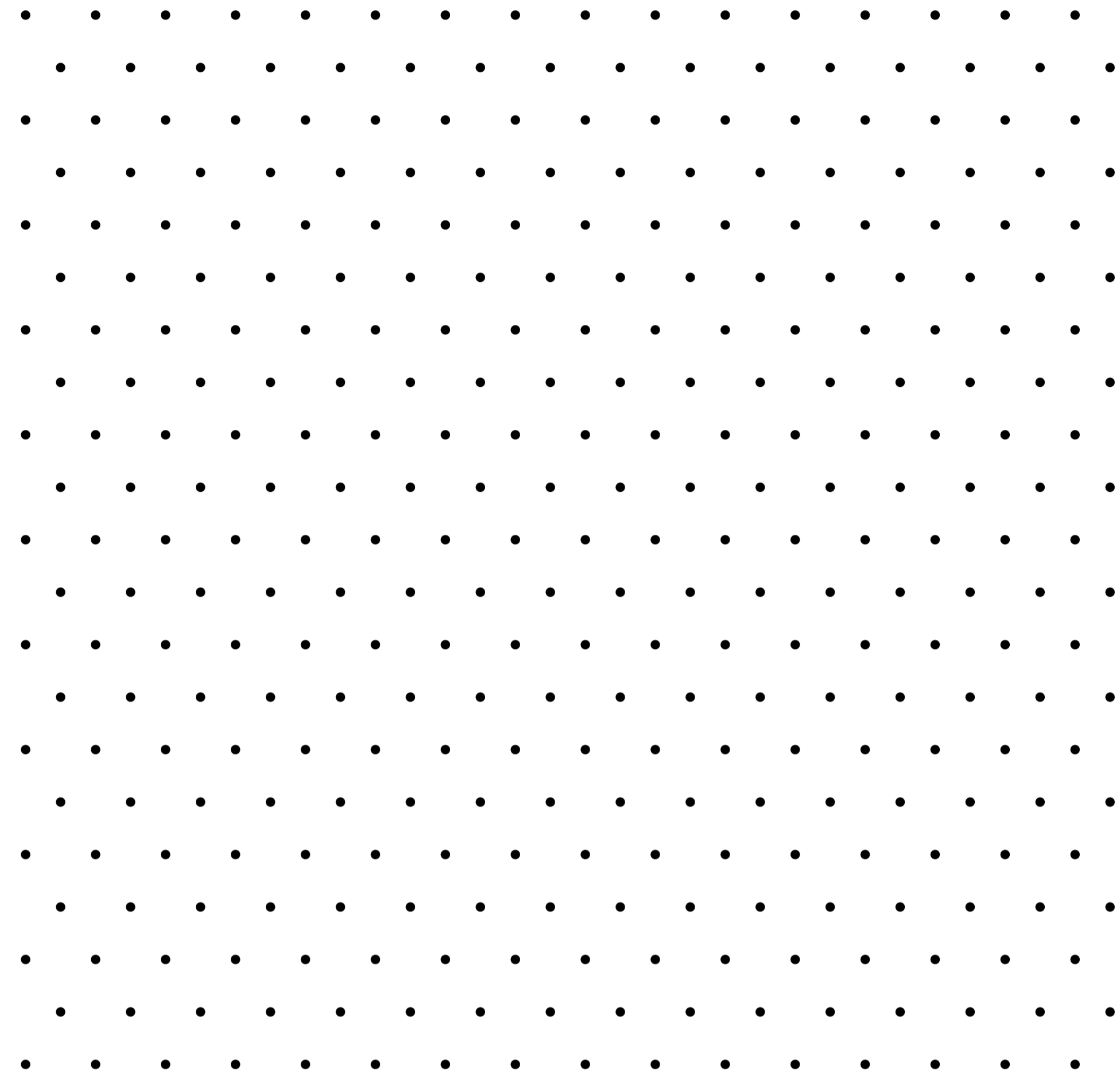
MAY 2023

# New Jersey Market Report

COMPASS







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## Ginger Shukrun

SENIOR MANAGING DIRECTOR

# Market Overview

1,292

TOTAL SALES

1,292

TOTAL SALES

\$1,292,120

AVERAGE SALES PRICE

\$1,292,120

AVERAGE SALES PRICE

\$1,292,120

AVERAGE SALES PRICE

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AVERAGE SALES PRICE

\$1,292,120

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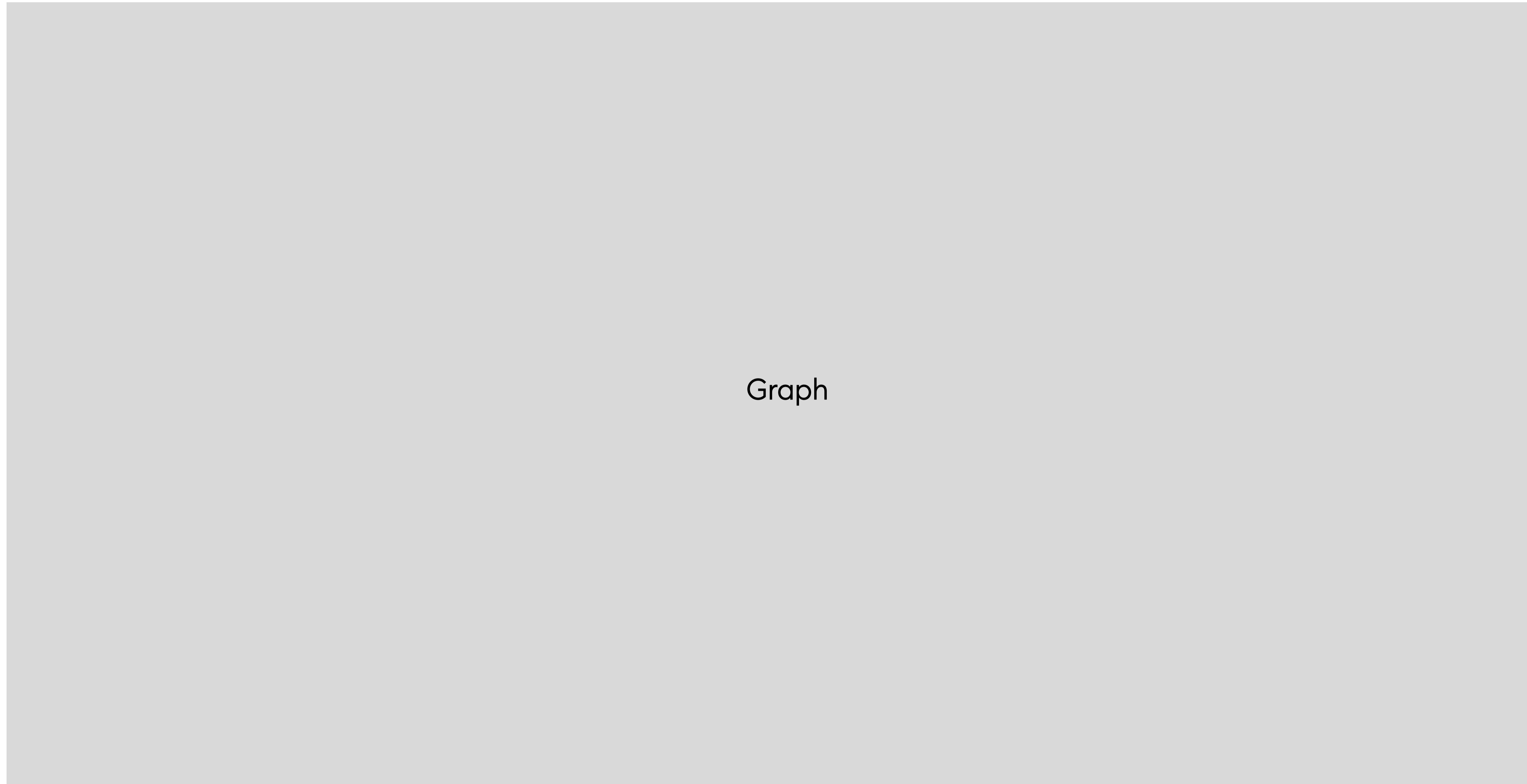
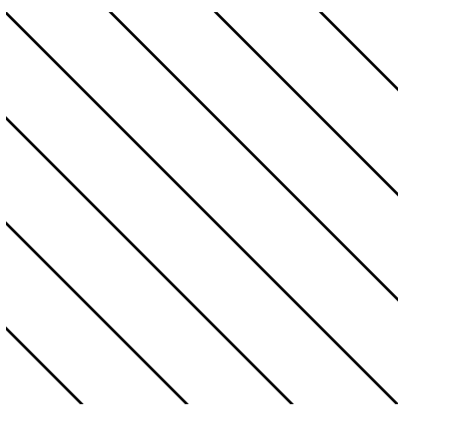
AVERAGE SALES PRICE

\$1,292,120

AVERAGE SALES PRICE



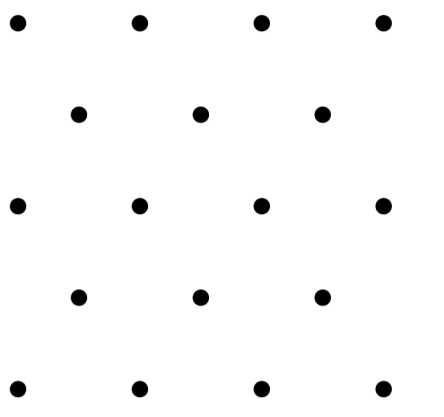
# Market Overview



Graph



# Allendale

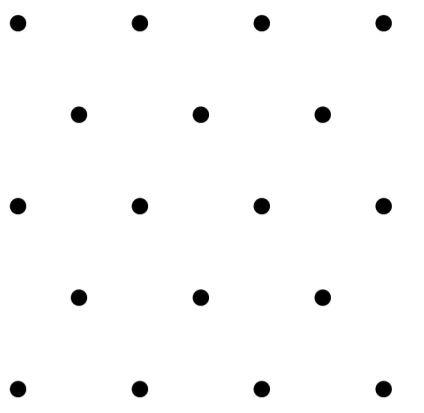


		May 2023	May 2022	% YoY	Apr 2023	% MoM	YTD 2023	YTD 2022	% YoY
Overall	TOTAL SALES	58	58	12.0%	58	12.0%	58	58	12.0%
	CONTRACTS SIGNED	58	58	12.0%	58	12.0%	58	58	12.0%
	ACTIVE LISTINGS	58	58	12.0%	58	12.0%	58	58	12.0%
	NEW LISTINGS	58	58	12.0%	58	12.0%	58	58	12.0%
	AVERAGE SOLD PRICE	\$1,280,235	\$1,190,564	12.0%	\$1,210,581	12.0%	\$1,198,235	\$1,170,532	12.0%
	AVERAGE DOM	58	58	12.0%	58	12.0%	58	58	12.0%
Condo/Coop/TH	TOTAL SALES	58	58	12.0%	58	12.0%	58	58	12.0%
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Houses	TOTAL SALES	58	58	12.0%	58	12.0%	58	58	12.0%
	CONTRACTS SIGNED	58	58	12.0%	58	12.0%	58	58	12.0%
	ACTIVE LISTINGS	58	58	12.0%	58	12.0%	58	58	12.0%
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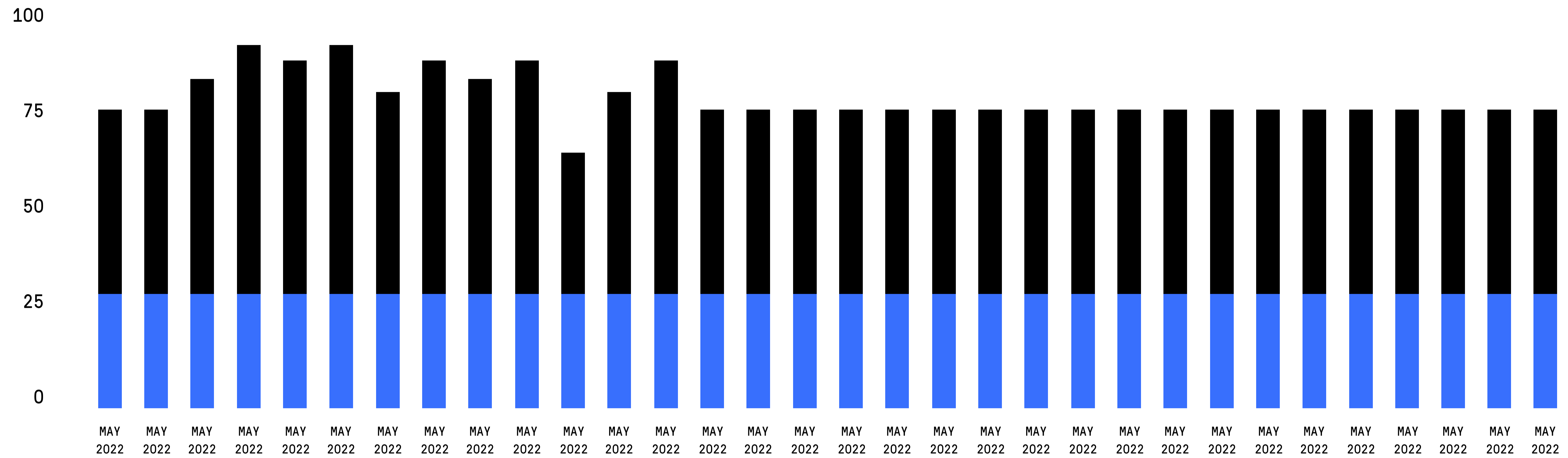






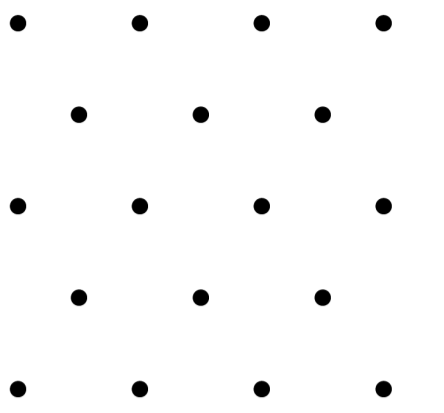
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## Monthly Inventory & Contracts Signed



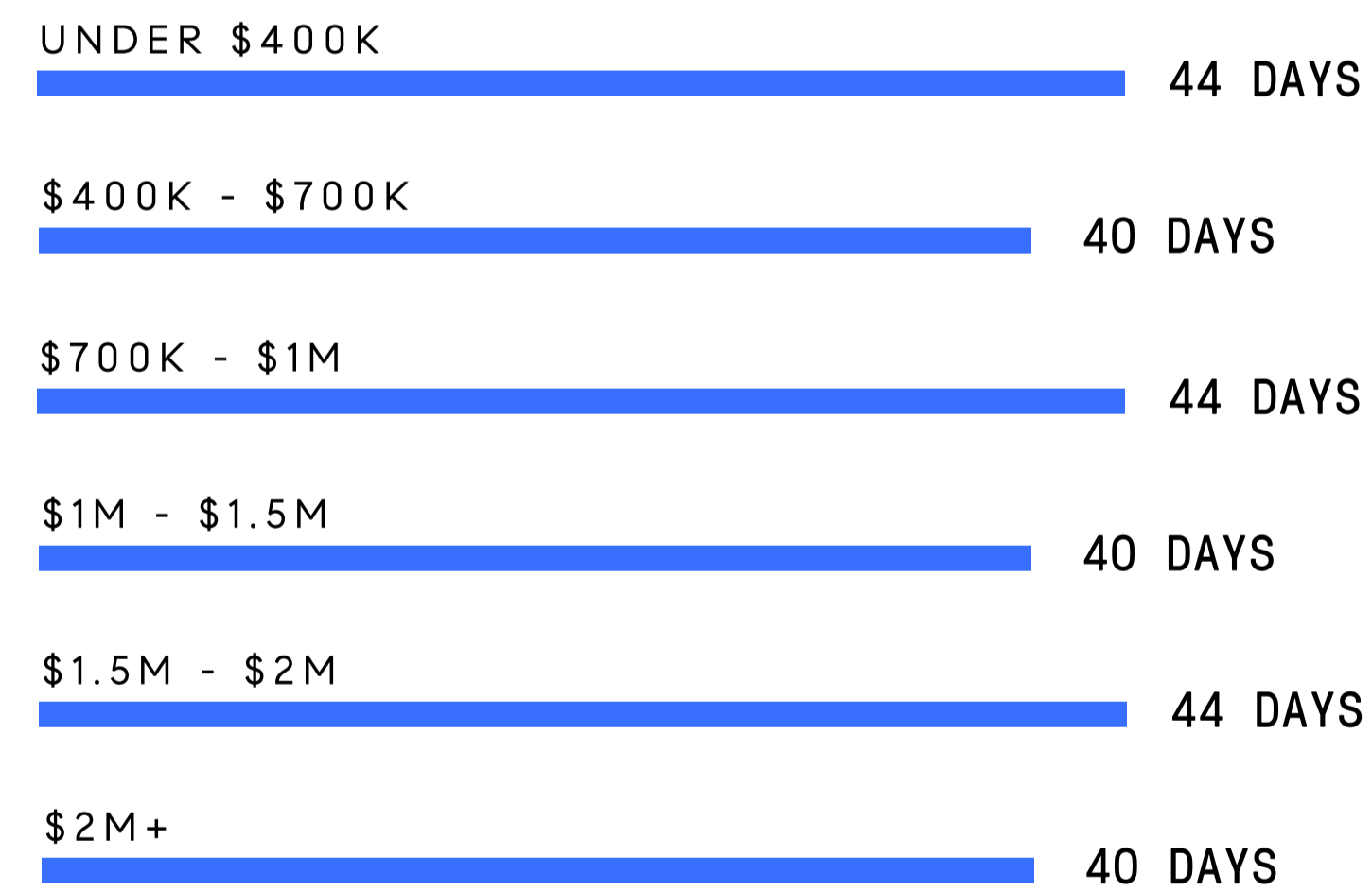


# Allendale

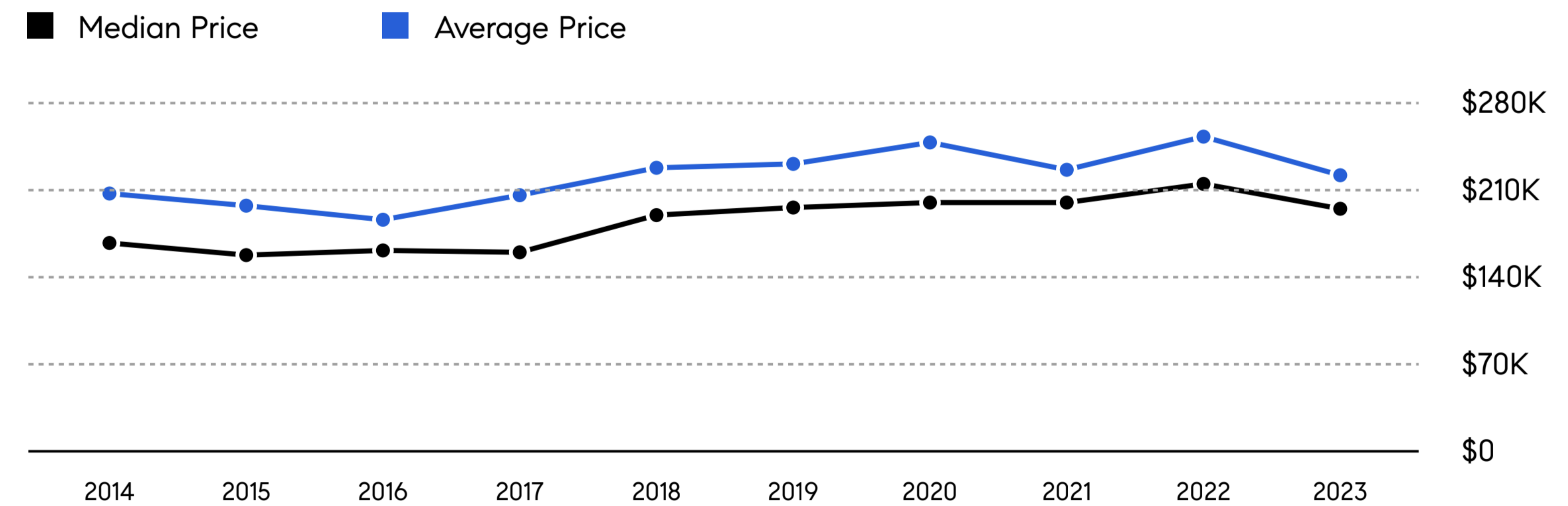


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## Days on Market by Price Point

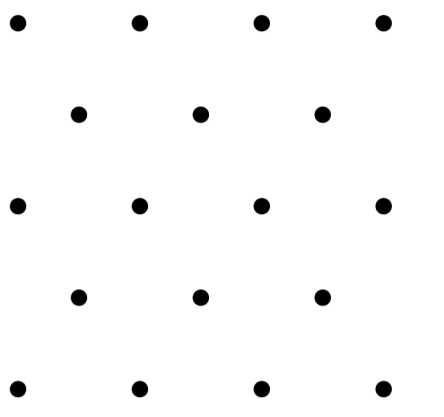


## Price Trends



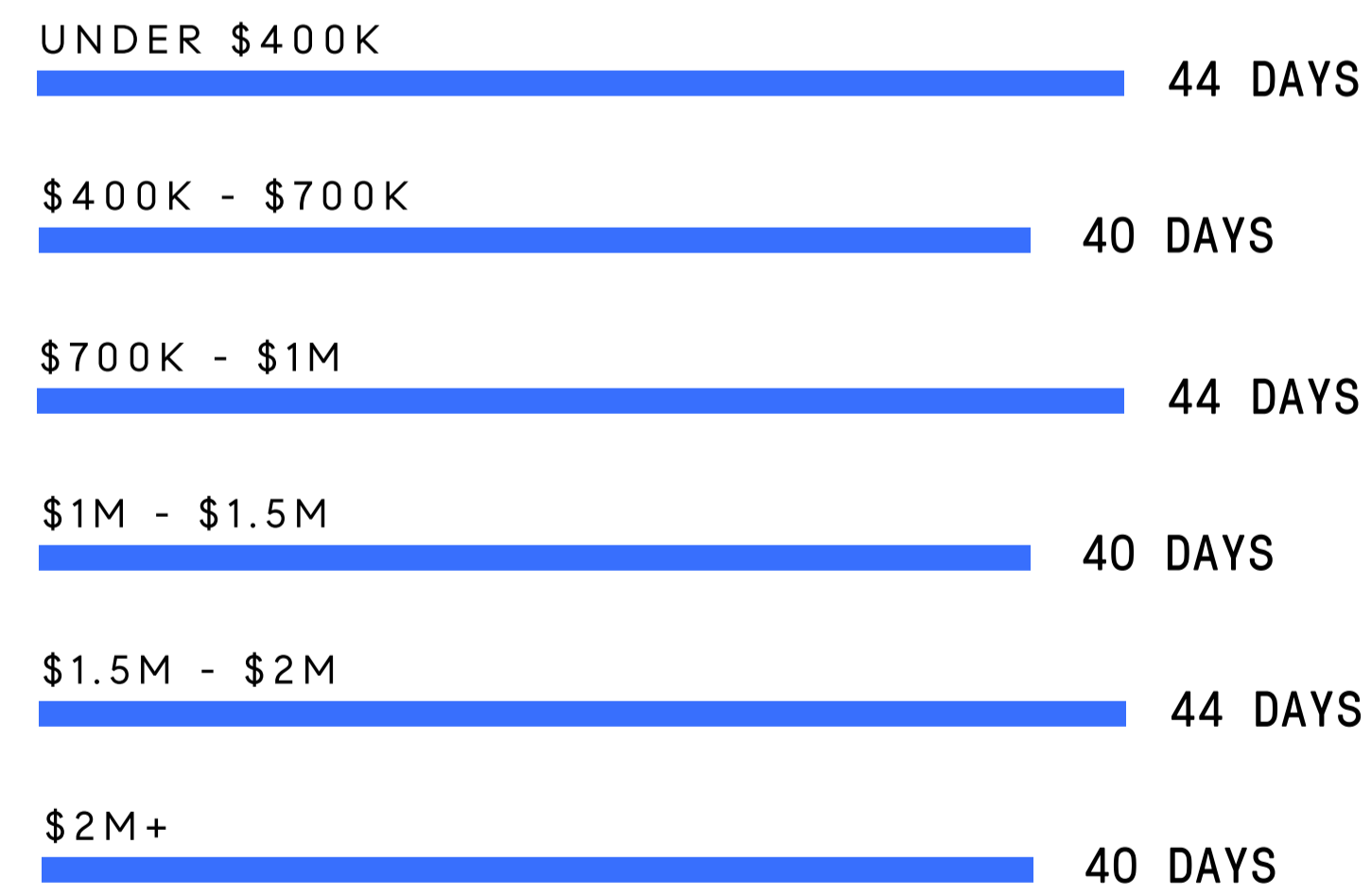


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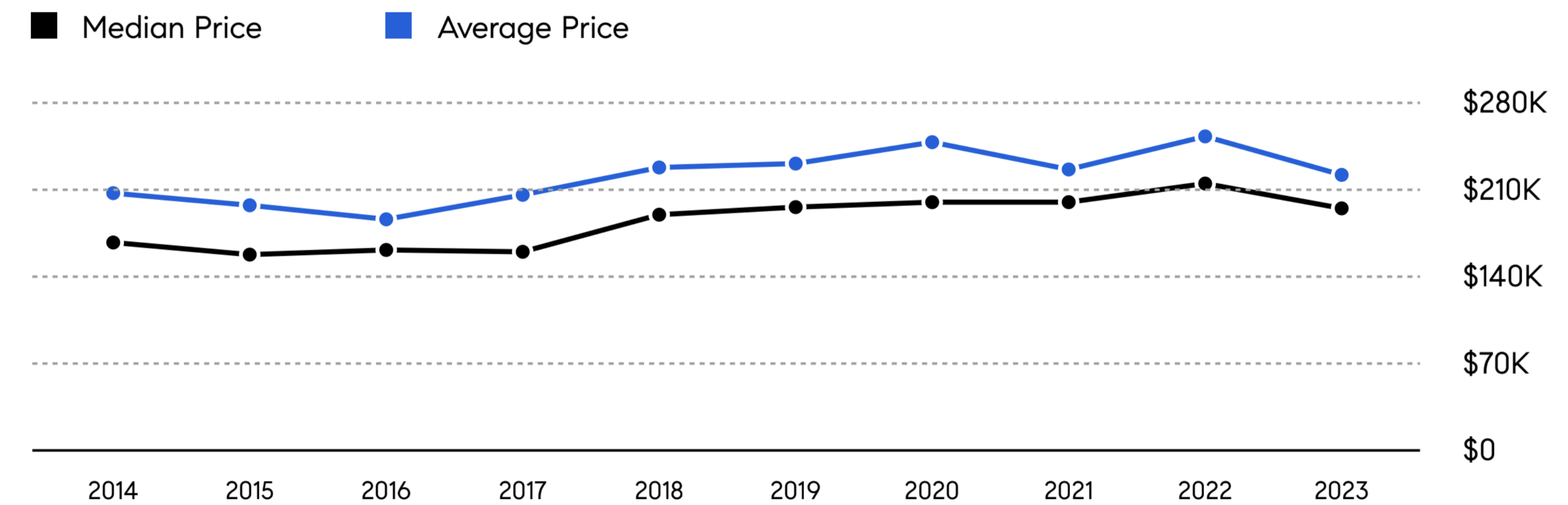


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## Days on Market by Price Point



## Price Trends





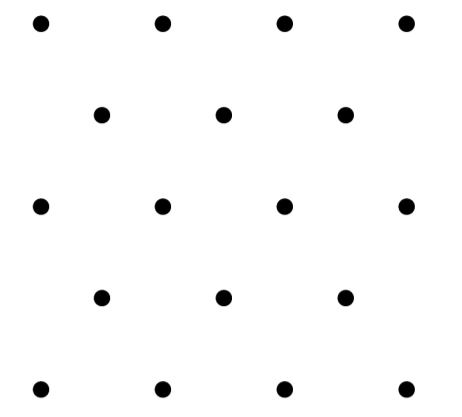
MAY 2023

# Jersey City Market Report

COMPASS





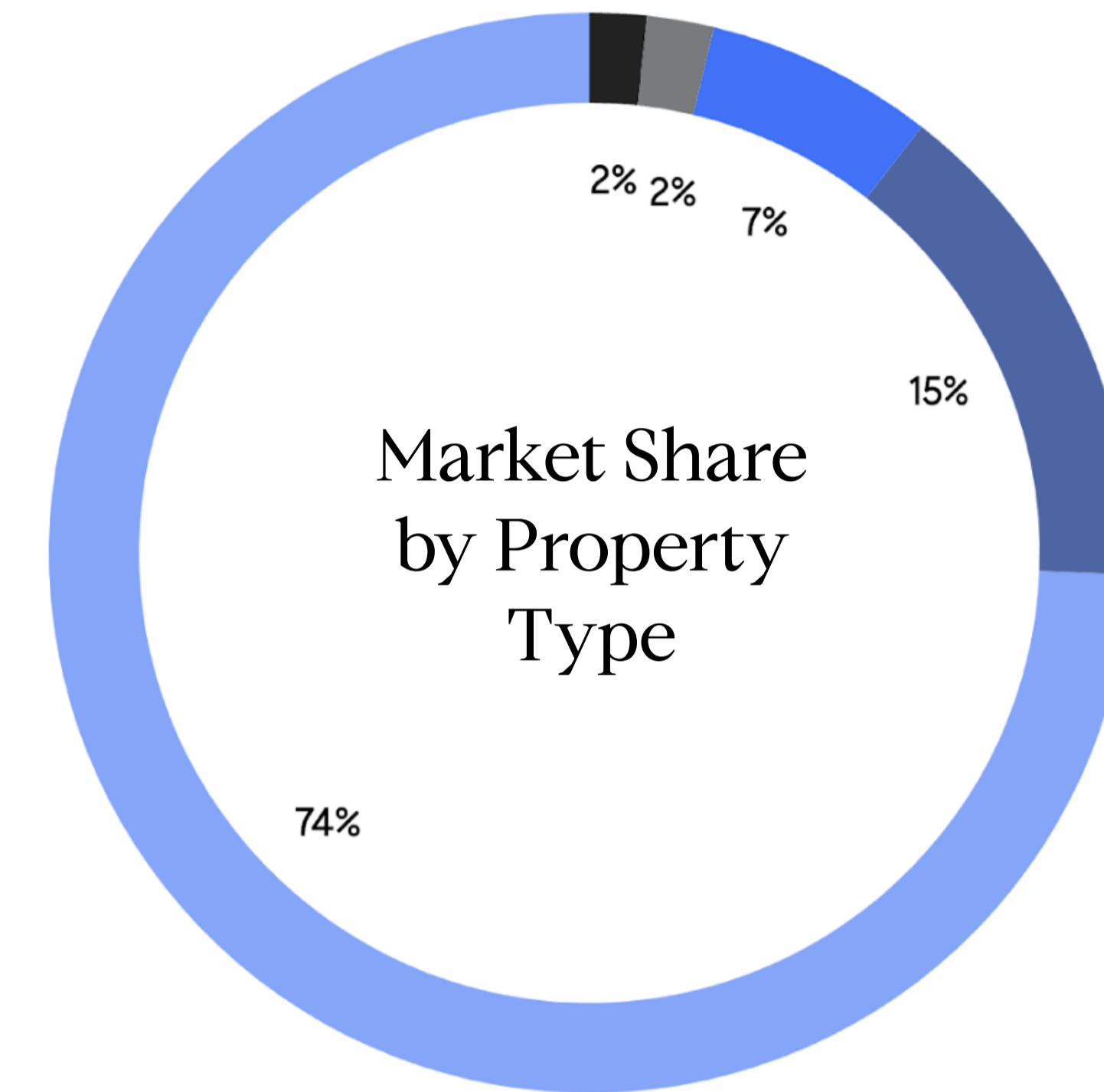
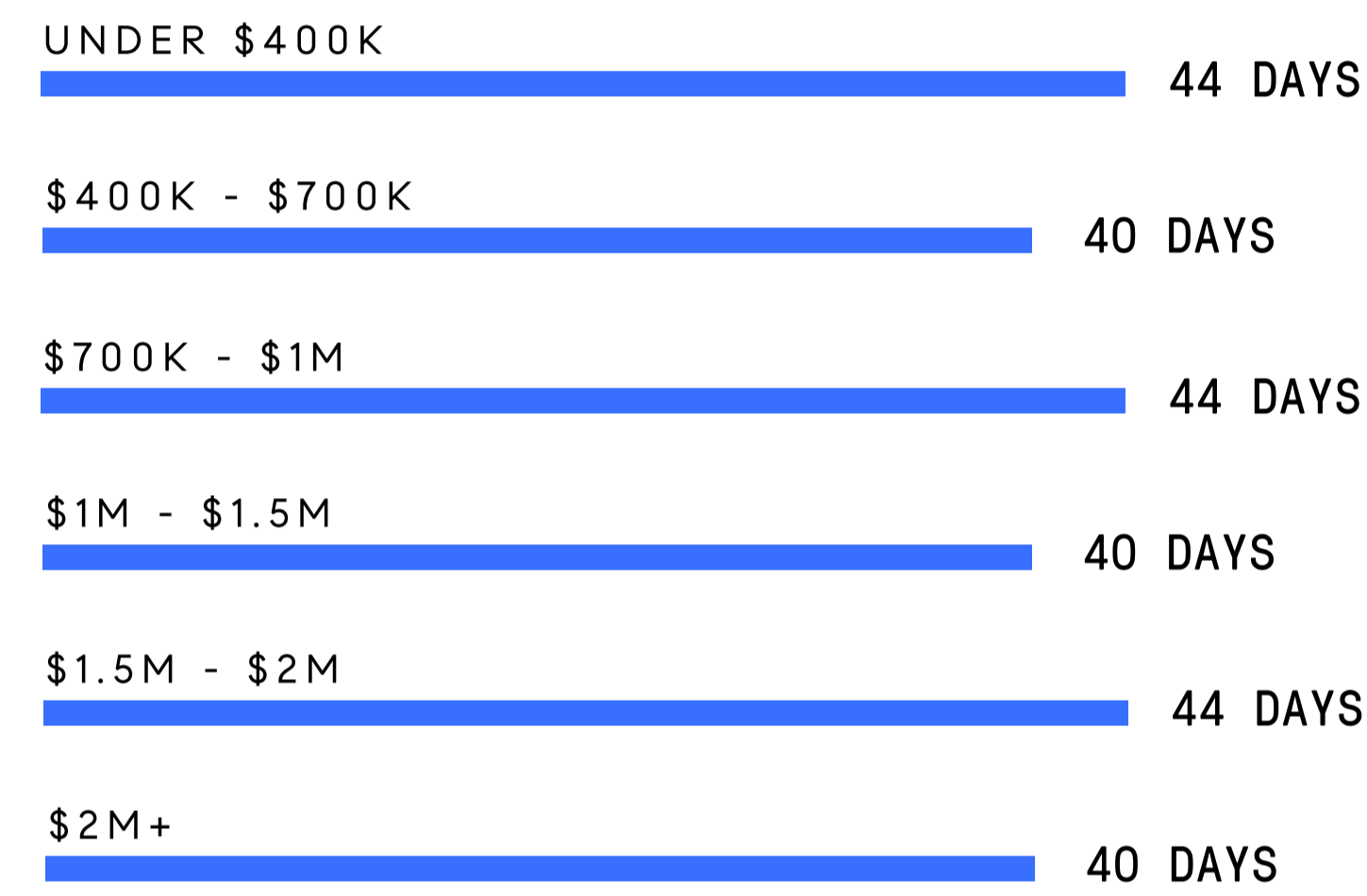


# Sales

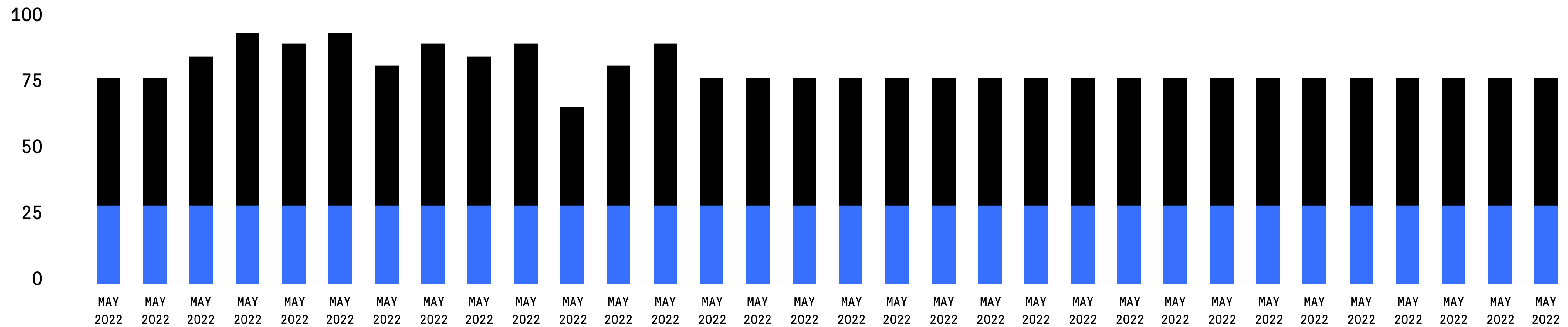
## MARKET OVERVIEW

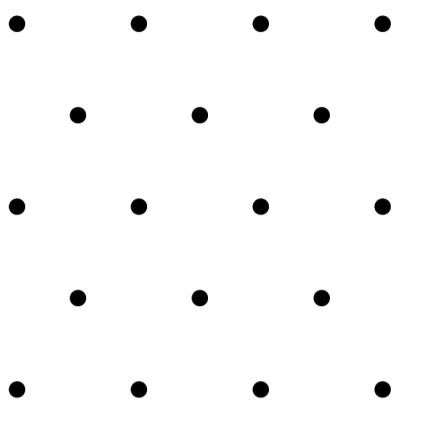
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### Days on Market by Price Point



### Monthly Sales



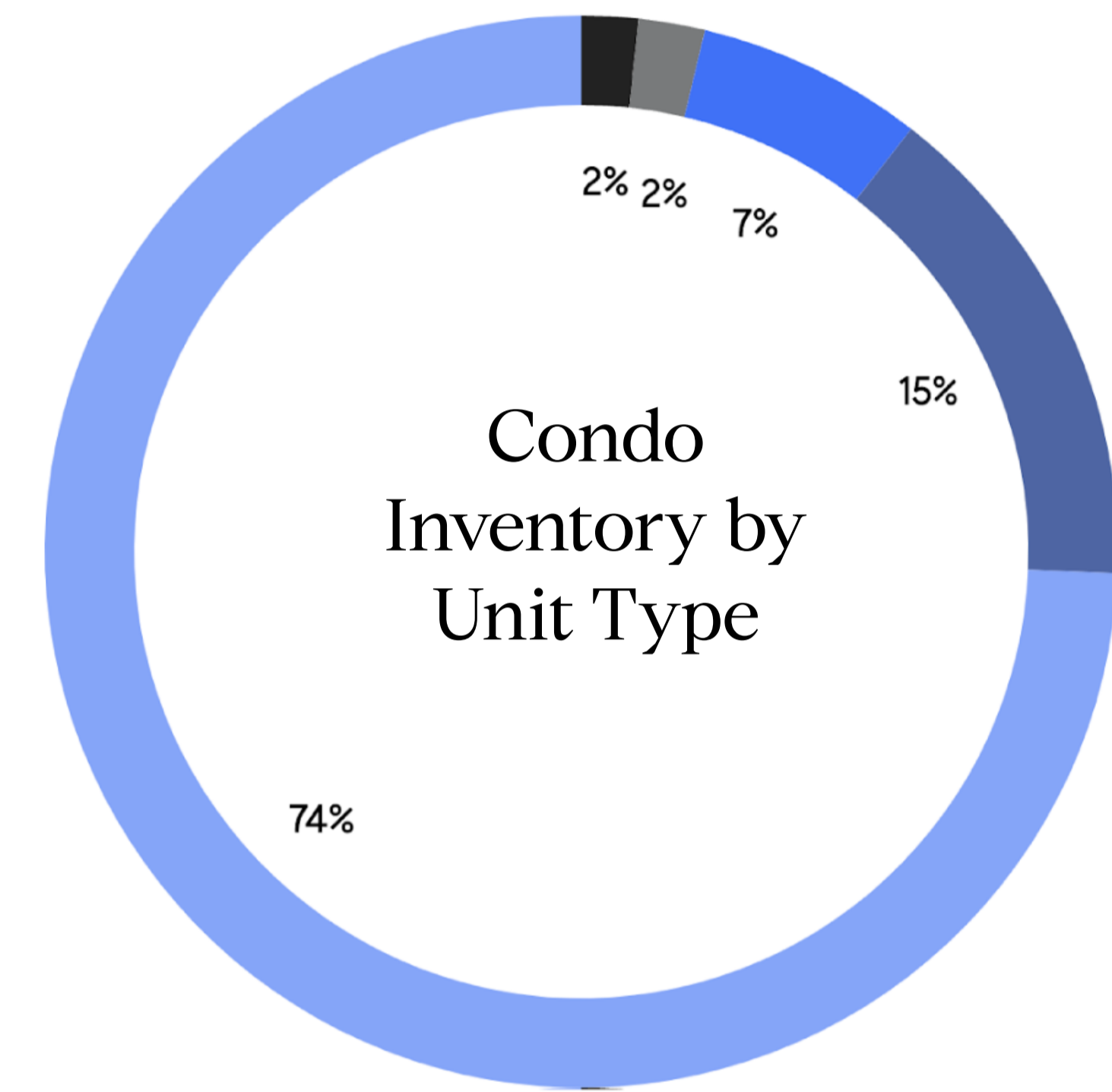
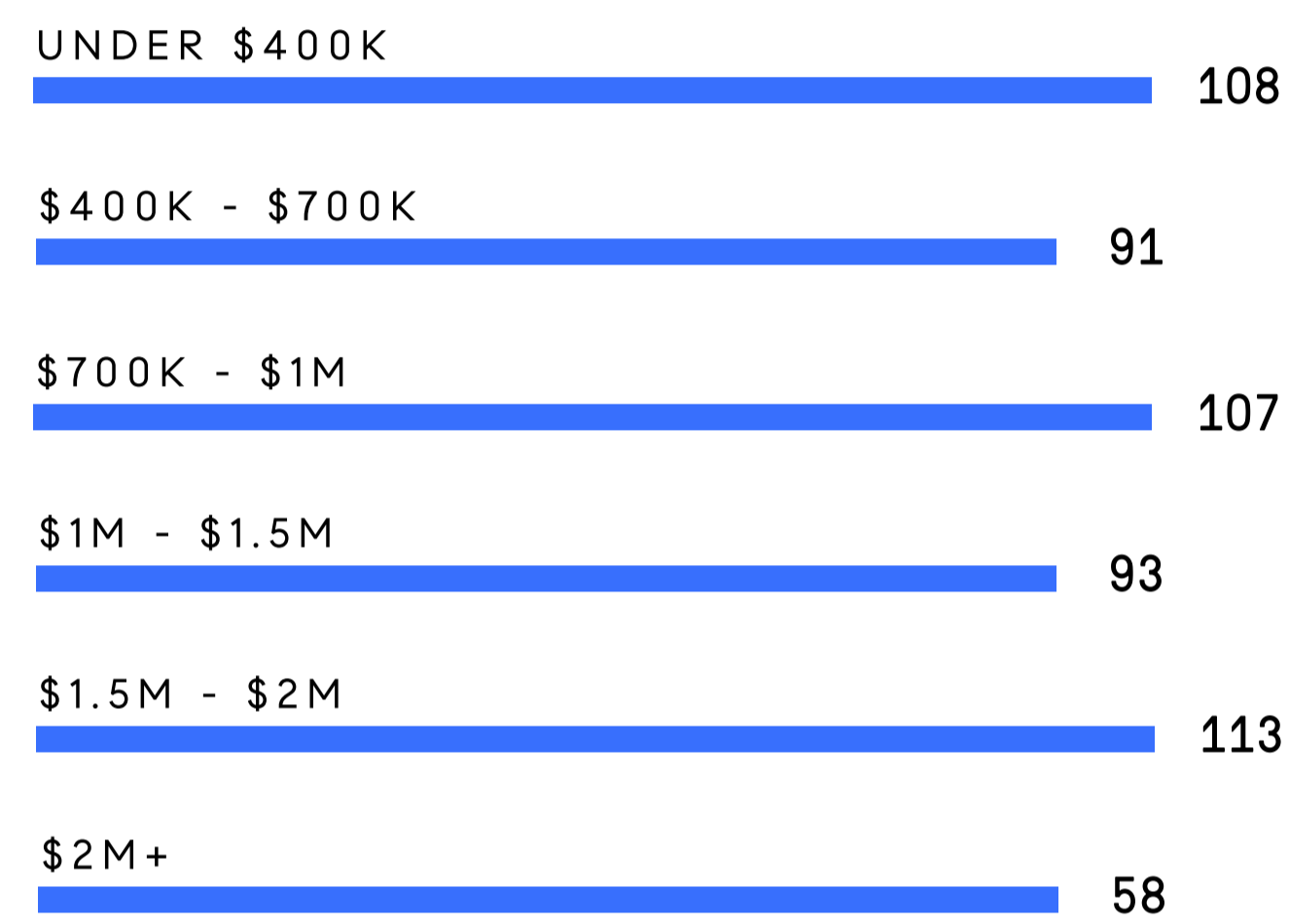


# Inventory

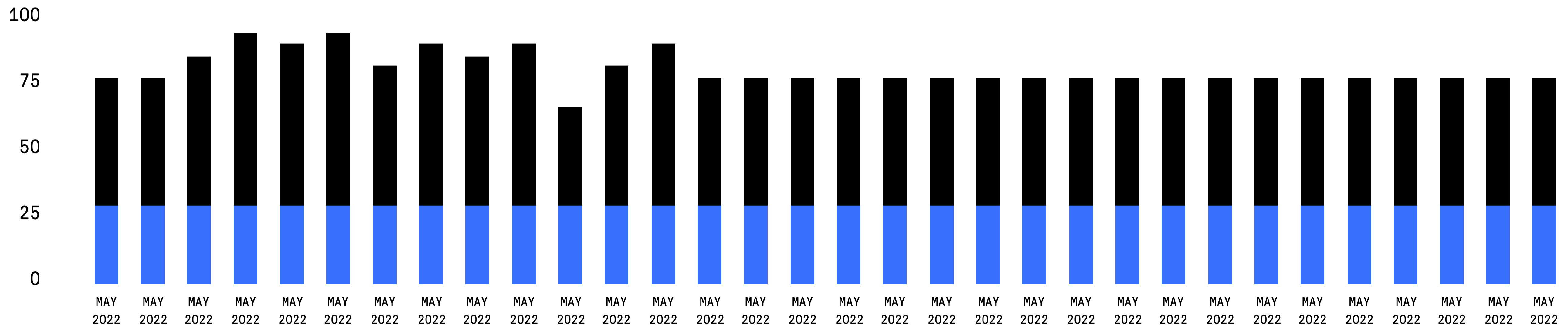
## MARKET OVERVIEW

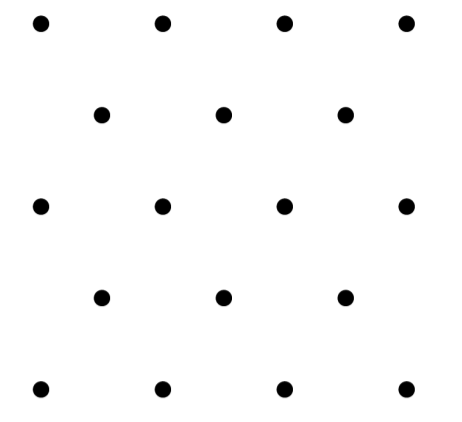
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### Active Listings by Price Point



### Monthly Inventory



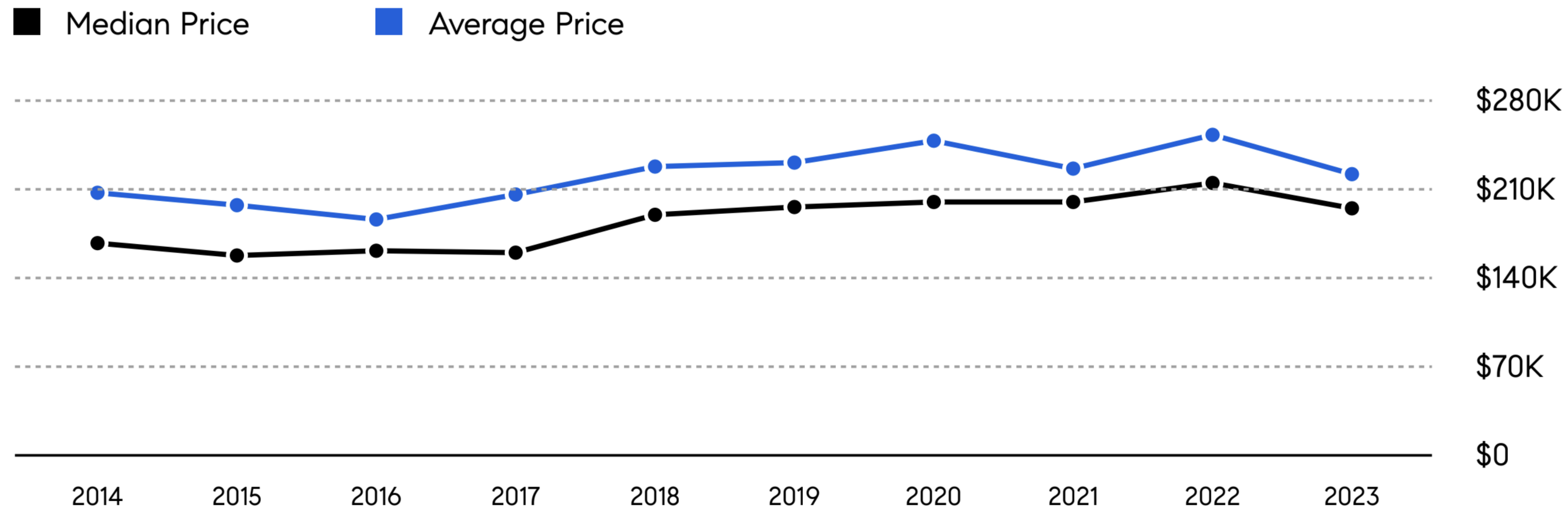


# Prices

## MARKET OVERVIEW

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### Price Trends





# Downtown

## MARKET OVERVIEW

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129

TOTAL SALES

192

ACTIVE LISTINGS

38

NEW LISTINGS

46

AVERAGE DOM

\$521K

AVERAGE SALE PRICE

\$484K

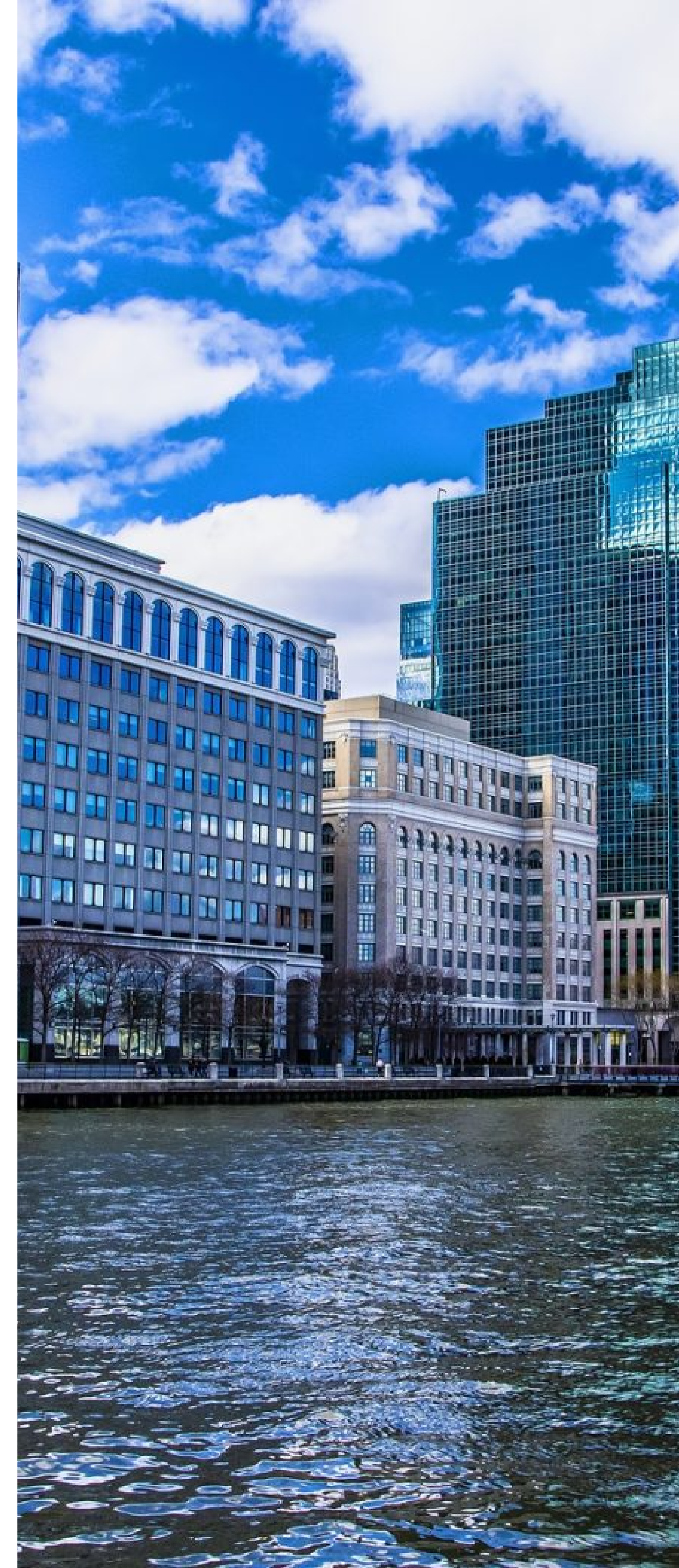
MEDIAN SALE PRICE

\$1.4K

AVERAGE PRICE PER SQFT

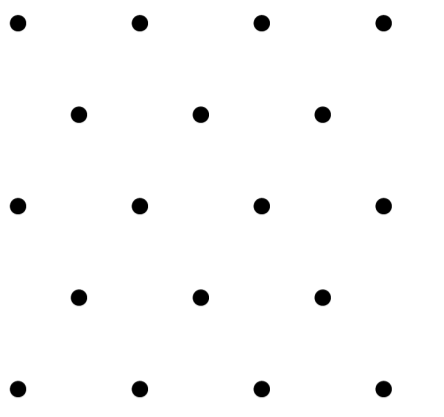
\$38M

TOTAL SALES VOLUME



# Downtown

## MARKET STATS



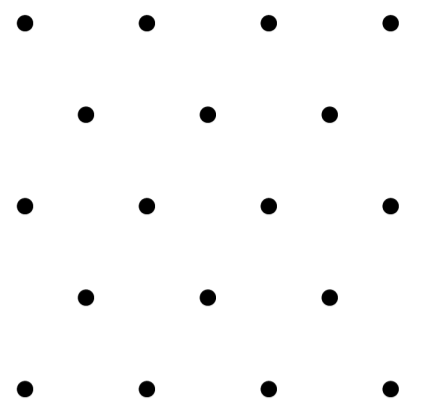
		May 2023	May 2022	% YoY	Apr 2023	% MoM	YTD 2023	YTD 2022	% YoY
Condo/Coop/TH	TOTAL SALES	58	58	12.0%	58	12.0%	58	58	12.0%
	CONTRACTS SIGNED	58	58	12.0%	58	12.0%	58	58	12.0%
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	NEW LISTINGS	58	58	12.0%	58	12.0%	58	58	12.0%
	AVERAGE SOLD PRICE	\$1,280,235	\$1,190,564	12.0%	\$1,210,581	12.0%	\$1,198,235	\$1,170,532	12.0%
	AVERAGE DOM	58	58	12.0%	58	12.0%	58	58	12.0%
1-Family	TOTAL SALES	58	58	12.0%	58	12.0%	58	58	12.0%
	CONTRACTS SIGNED	58	58	12.0%	58	12.0%	58	58	12.0%
	ACTIVE LISTINGS	58	58	12.0%	58	12.0%	58	58	12.0%
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	AVERAGE DOM	58	58	12.0%	58	12.0%	58	58	12.0%
2-4 Family	TOTAL SALES	58	58	12.0%	58	12.0%	58	58	12.0%
	CONTRACTS SIGNED	58	58	12.0%	58	12.0%	58	58	12.0%
	ACTIVE LISTINGS	58	58	12.0%	58	12.0%	58	58	12.0%
	NEW LISTINGS	58	58	12.0%	58	12.0%	58	58	12.0%
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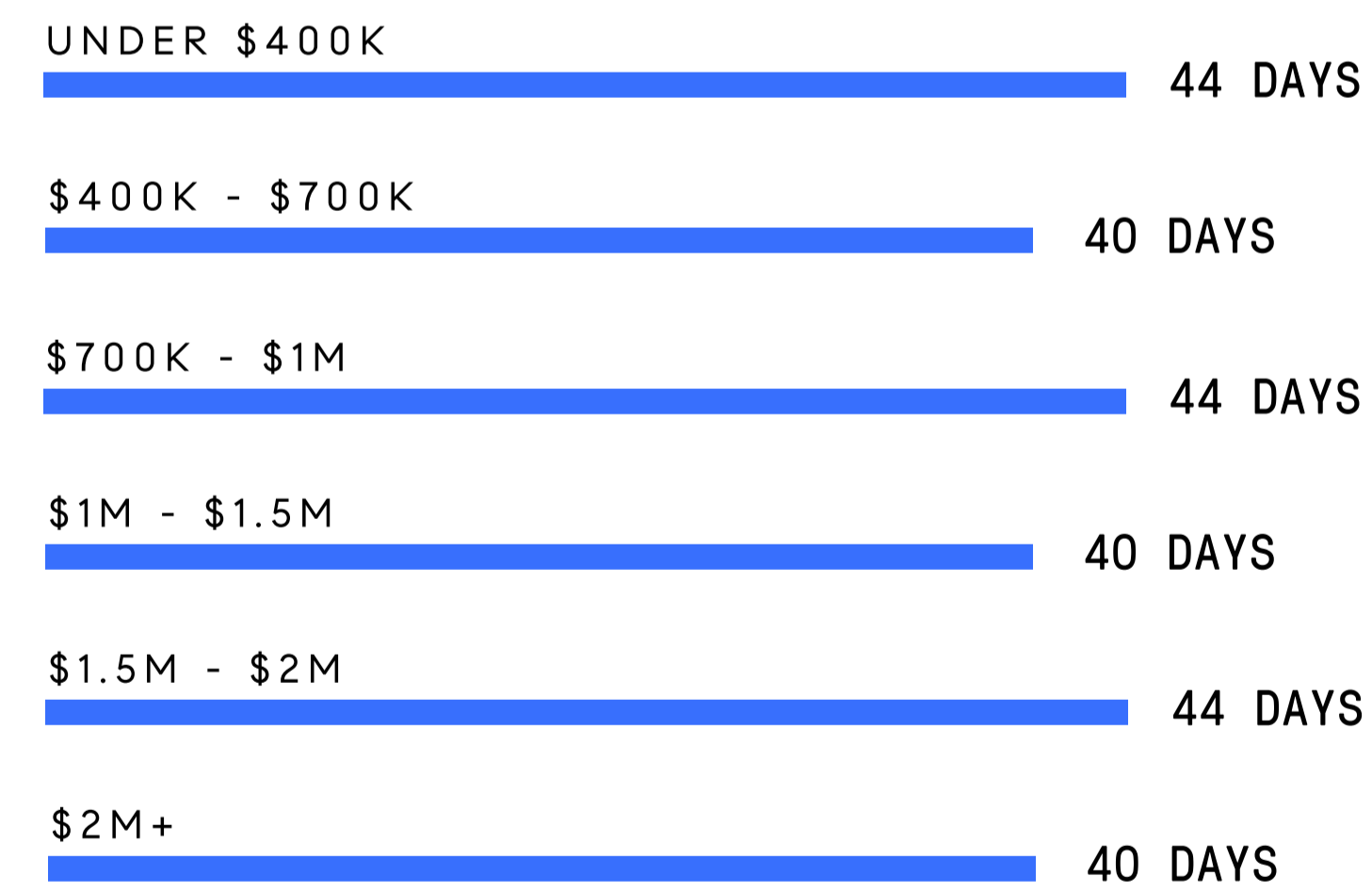
# Downtown

MARKET STATS



		May 2023	May 2022	% YoY	Apr 2023	% MoM	YTD 2023	YTD 2022	% YoY
Condo/Coop/TH	TOTAL SALES	58	58	+12.0%	58	12.0%	58	58	12.0%
	CONTRACTS SIGNED	58	58	+12.0%	58	12.0%	58	58	12.0%
	ACTIVE LISTINGS	58	58	12.0%	58	12.0%	58	58	12.0%
	NEW LISTINGS	58	58	12.0%	58	12.0%	58	58	12.0%
	AVERAGE SOLD PRICE	\$1,280,235	\$1,190,564	12.0%	\$1,210,581	12.0%	\$1,198,235	\$1,170,532	12.0%
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## Days on Market by Price Point

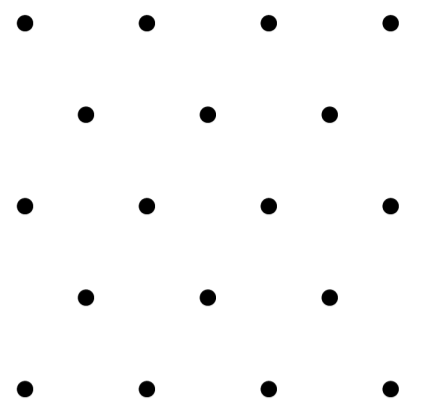


## Average Condo Price by Unit Type

	May 2023	May 2022	% YoY	Apr 2023	% MoM	YTD 2023	YTD 2022	% YoY
STUDIO	\$1,280,235	\$1,190,564	12.0%	\$1,210,581	12.0%	\$1,198,235	\$1,170,532	12.0%
1-BED	\$1,280,235	\$1,190,564	12.0%	\$1,210,581	12.0%	\$1,198,235	\$1,170,532	12.0%
2-BED	\$1,280,235	\$1,190,564	12.0%	\$1,210,581	12.0%	\$1,198,235	\$1,170,532	12.0%
3-BED	\$1,280,235	\$1,190,564	12.0%	\$1,210,581	12.0%	\$1,198,235	\$1,170,532	12.0%

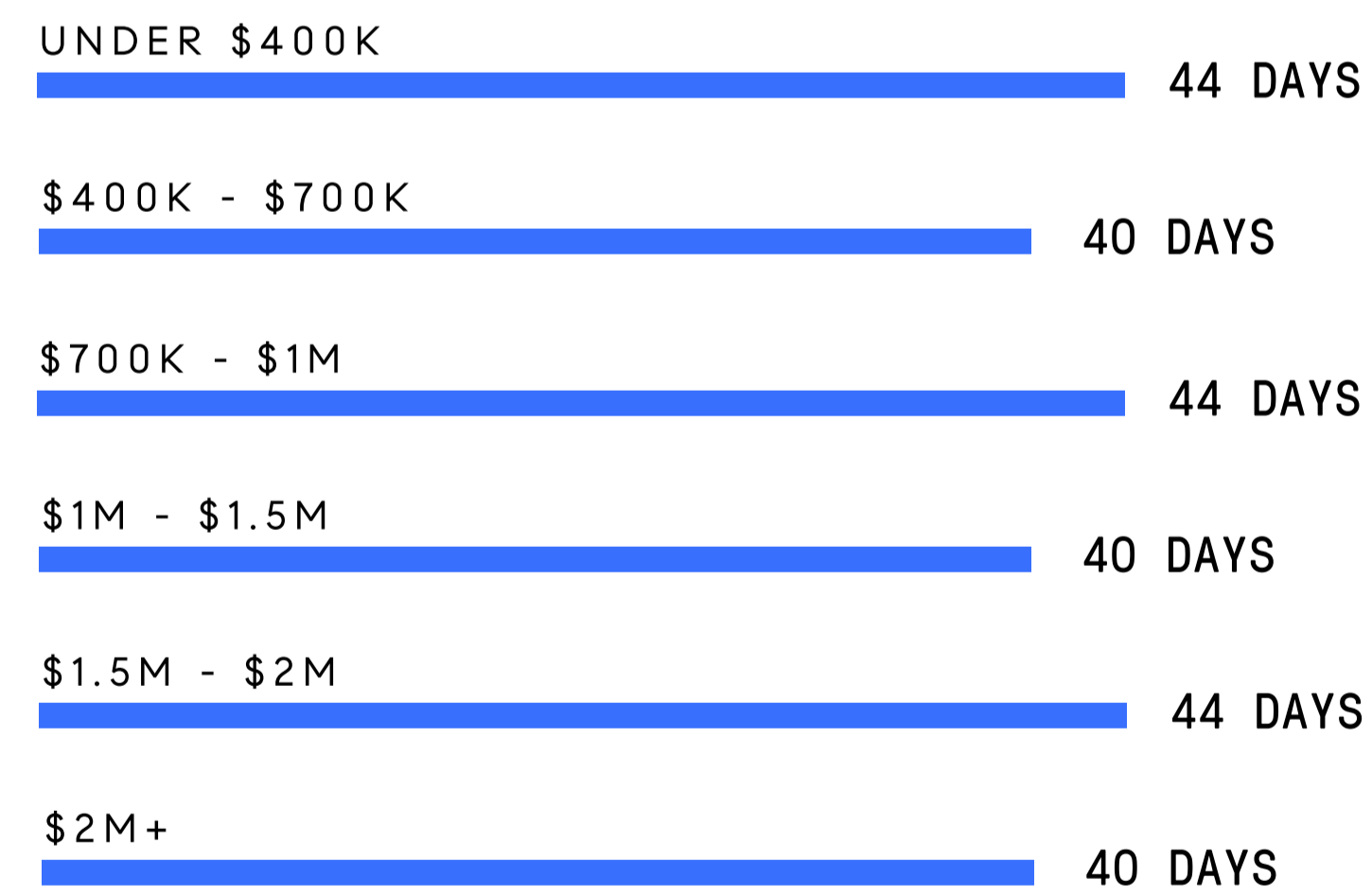
# Downtown

## MARKET STATS



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1-Family	TOTAL SALES	58	58	12.0%	58	12.0%	58	58	12.0%
	CONTRACTS SIGNED	58	58	12.0%	58	12.0%	58	58	12.0%
	ACTIVE LISTINGS	58	58	12.0%	58	12.0%	58	58	12.0%
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	AVERAGE DOM	58	58	12.0%	58	12.0%	58	58	12.0%

### Days on Market by Price Point



### Price Trends

