

COMPASS

January 2023

Middlesex Market Insights

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JANUARY 2023

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Colonia

JANUARY 2023

UNDER CONTRACT

4	\$589K	\$587K
Total Properties	Average Price	Median Price
100%	-1%	-1%
Increase From Jan 2022	Change From Jan 2022	Decrease From Jan 2022

UNITS SOLD

6	\$570K	\$601K
Total Properties	Average Price	Median Price
-40%	4%	31%
Decrease From Jan 2022	Increase From Jan 2022	Increase From Jan 2022

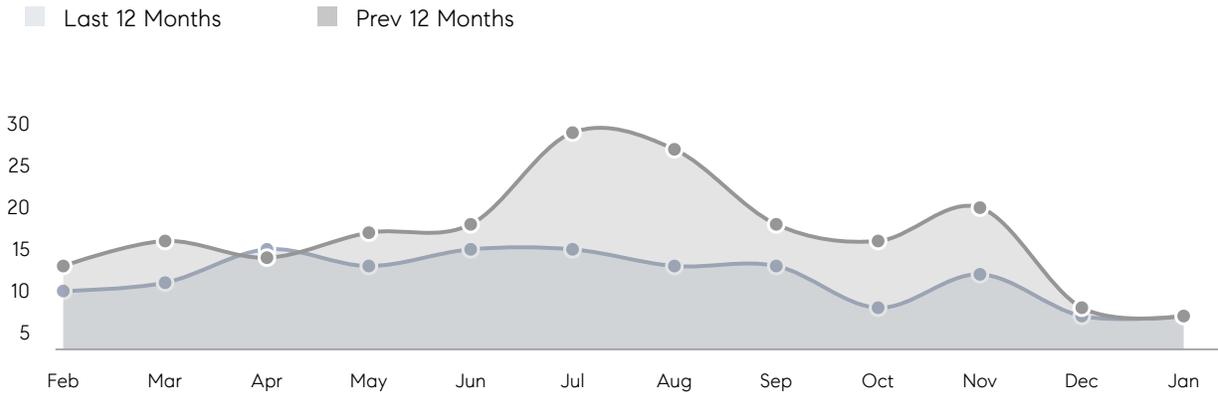
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	31	56	-45%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$570,500	\$548,622	4.0%
	# OF CONTRACTS	4	2	100.0%
	NEW LISTINGS	5	4	25%
Houses	AVERAGE DOM	31	56	-45%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$570,500	\$548,622	4%
	# OF CONTRACTS	4	2	100%
	NEW LISTINGS	5	4	25%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

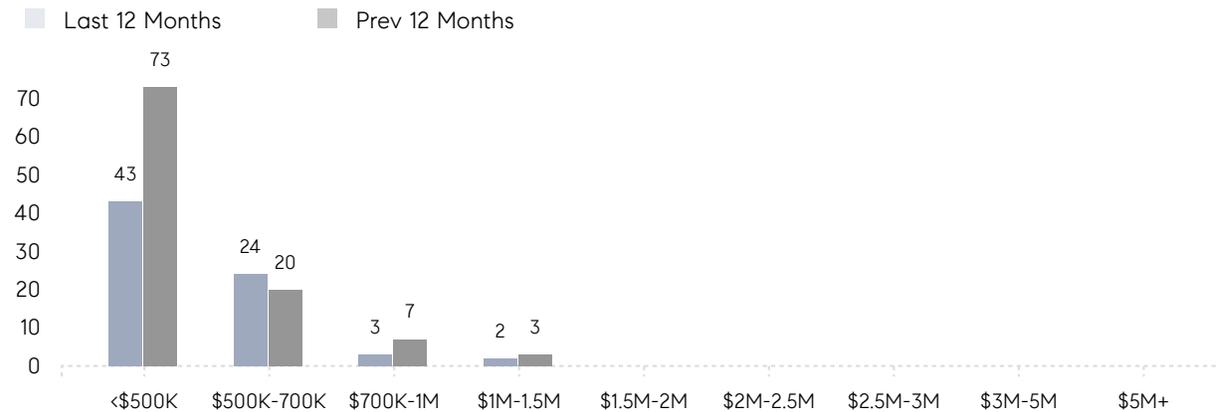
Colonia

JANUARY 2023

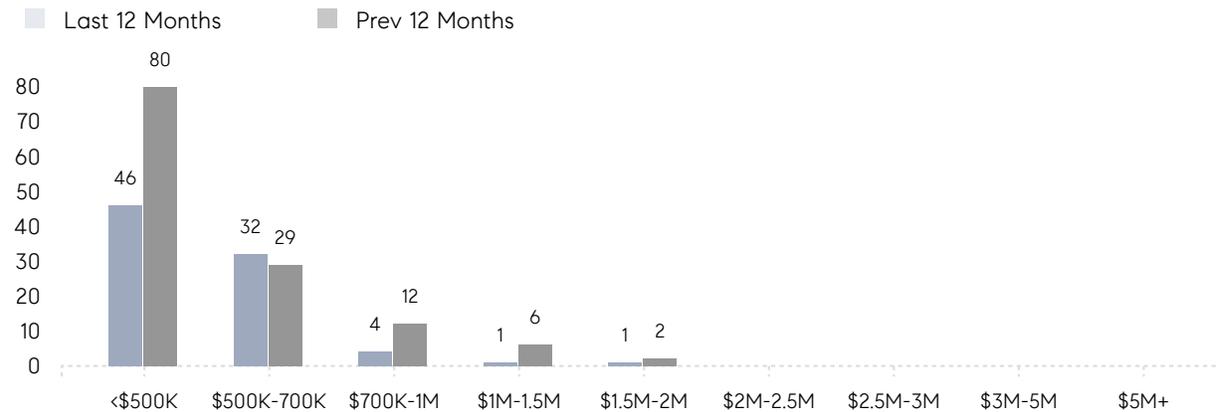
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Metuchen Borough

JANUARY 2023

UNDER CONTRACT

2 **\$577K** **\$577K**
 Total Average Median
 Properties Price Price

100% **-23%** **-23%**
 Increase From Decrease From Decrease From
 Jan 2022 Jan 2022 Jan 2022

UNITS SOLD

0 - -
 Total Average Median
 Properties Price Price

0% - -
 Change From Change From Change From
 Jan 2022 Jan 2022 Jan 2022

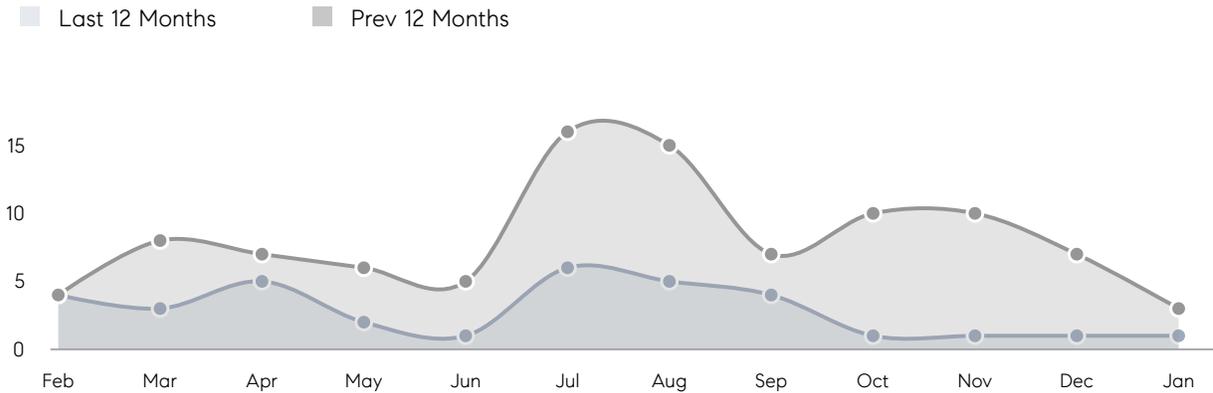
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	-	32	-
	% OF ASKING PRICE	-	107%	
	AVERAGE SOLD PRICE	-	\$578,300	-
	# OF CONTRACTS	2	1	100.0%
	NEW LISTINGS	2	1	100%
Houses	AVERAGE DOM	-	32	-
	% OF ASKING PRICE	-	107%	
	AVERAGE SOLD PRICE	-	\$578,300	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	1	1	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	0	0%

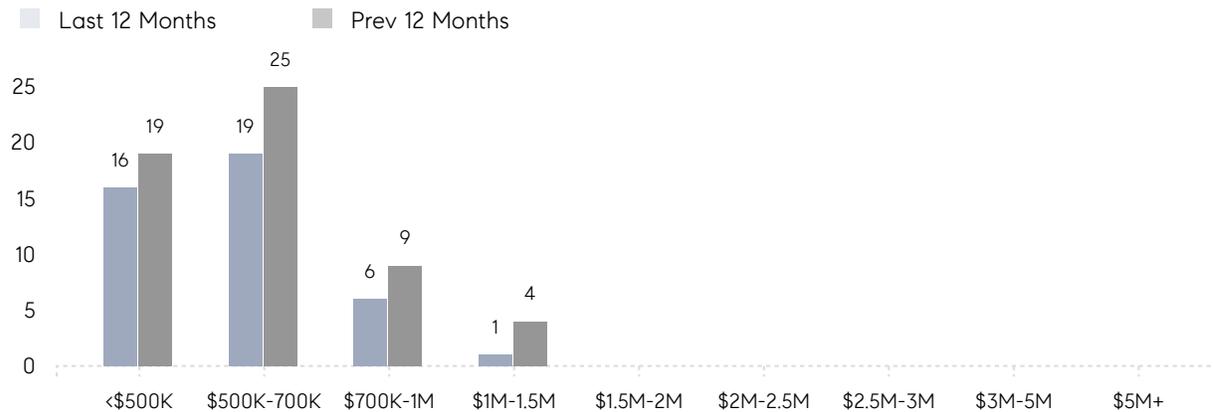
Metuchen Borough

JANUARY 2023

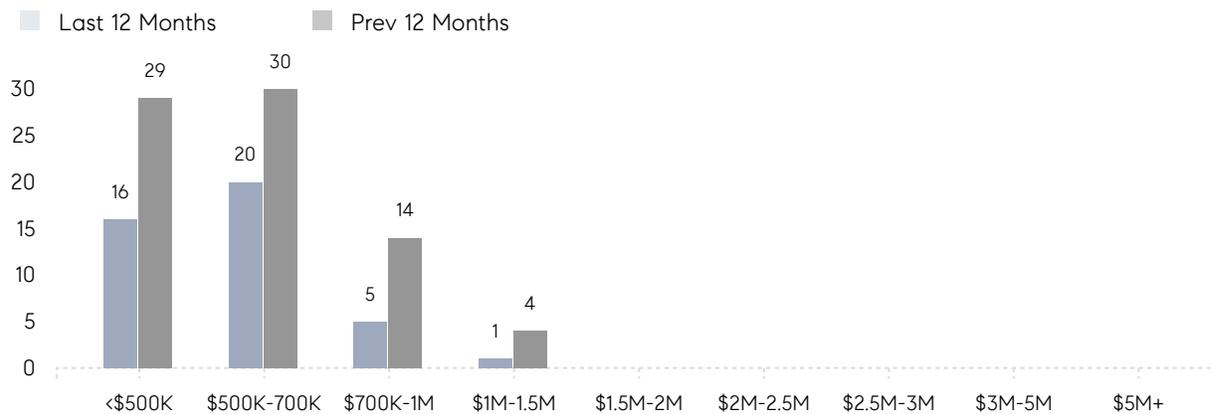
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Woodbridge Township

JANUARY 2023

UNDER CONTRACT

10
Total
Properties

\$402K
Average
Price

\$409K
Median
Price

0%
Change From
Jan 2022

8%
Increase From
Jan 2022

11%
Increase From
Jan 2022

UNITS SOLD

8
Total
Properties

\$462K
Average
Price

\$435K
Median
Price

-50%
Decrease From
Jan 2022

20%
Increase From
Jan 2022

22%
Increase From
Jan 2022

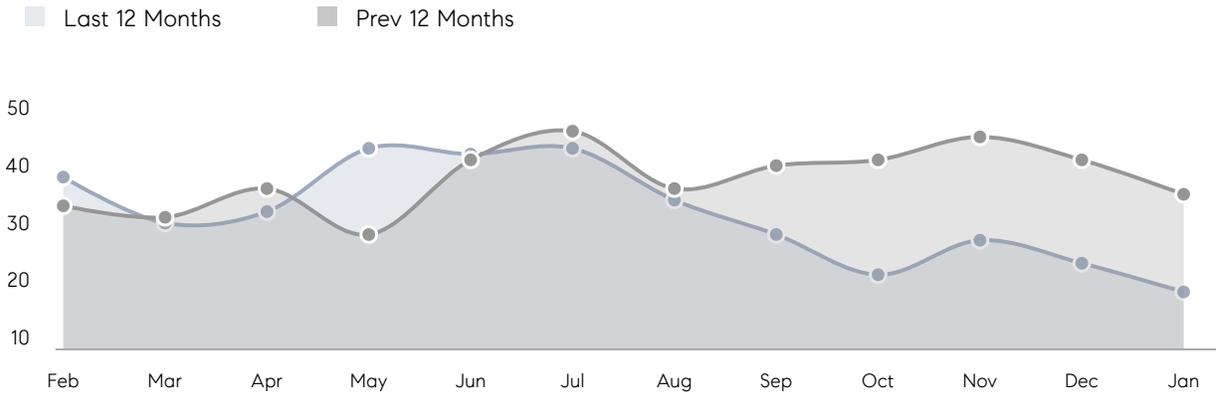
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	32	35	-9%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$462,500	\$386,900	19.5%
	# OF CONTRACTS	10	10	0.0%
	NEW LISTINGS	7	8	-12%
Houses	AVERAGE DOM	32	37	-14%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$462,500	\$409,091	13%
	# OF CONTRACTS	7	9	-22%
	NEW LISTINGS	5	6	-17%
Condo/Co-op/TH	AVERAGE DOM	-	31	-
	% OF ASKING PRICE	-	99%	
	AVERAGE SOLD PRICE	-	\$338,080	-
	# OF CONTRACTS	3	1	200%
	NEW LISTINGS	2	2	0%

Woodbridge Township

JANUARY 2023

Monthly Inventory

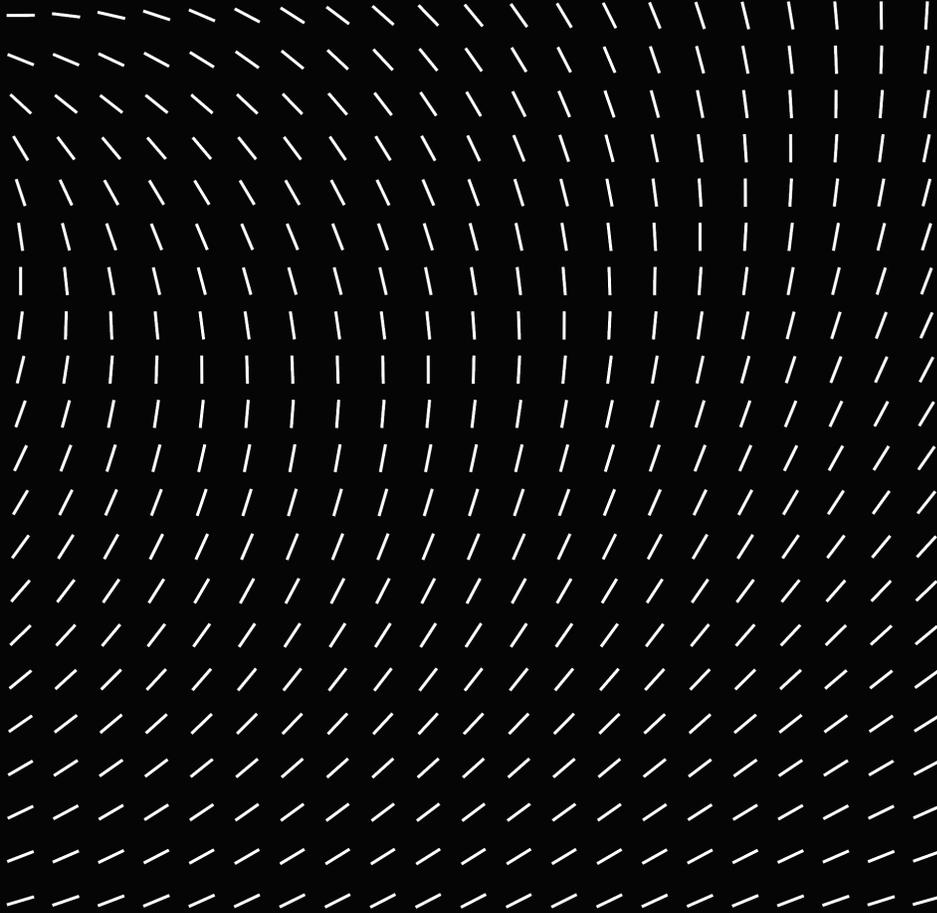


Contracts By Price Range



Listings By Price Range





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Colonia

JANUARY 2023



\$570K

Average
Sales Price

-40%

Decrease In Sales
From Jan 2022

\$601K

Median
Sales Price

100%

Increase In Contracts
From Jan 2022

99%

Average %
Of Asking Price

-45%

Decrease In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Metuchen Borough

JANUARY 2023



—

Average
Sales Price

0%

Change In Sales
From Jan 2022

—

Median
Sales Price

100%

Increase In Contracts
From Jan 2022

—

Average %
Of Asking Price

—

Change In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Woodbridge Township

JANUARY 2023



\$462K

Average
Sales Price

-50%

Decrease In Sales
From Jan 2022

\$435K

Median
Sales Price

0%

Change In Contracts
From Jan 2022

104%

Average %
Of Asking Price

-9%

Decrease In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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