



COMPASS

March 2023

Middlesex Market Insights

Table of Contents

MARCH 2023

SUBMARKET NAME	PAGE
C	3
M	5
W	7

Colonia

MARCH 2023

UNDER CONTRACT

3	\$736K	\$519K
Total Properties	Average Price	Median Price
-50%	77%	27%
Decrease From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

UNITS SOLD

3	\$561K	\$530K
Total Properties	Average Price	Median Price
-25%	-1%	-6%
Decrease From Mar 2022	Change From Mar 2022	Decrease From Mar 2022

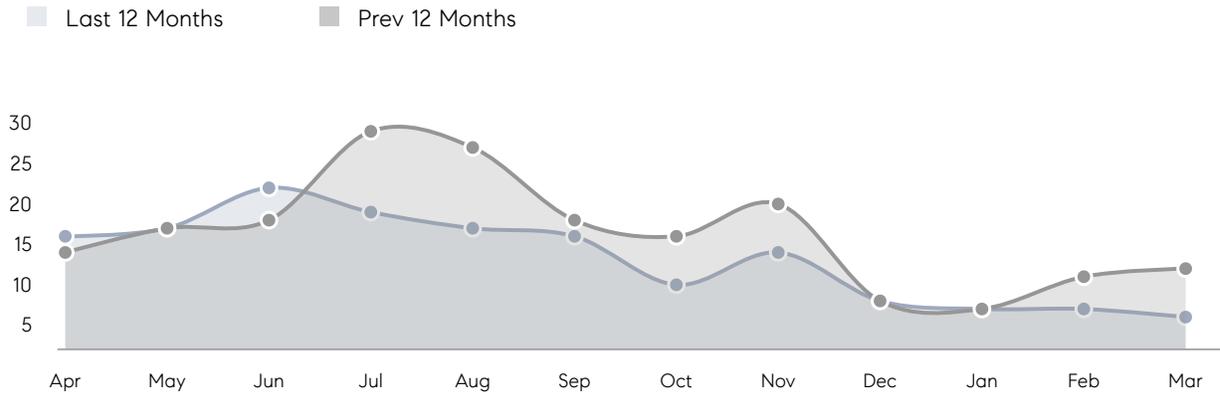
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	40	35	14%
	% OF ASKING PRICE	105%	100%	
	AVERAGE SOLD PRICE	\$561,667	\$565,000	-0.6%
	# OF CONTRACTS	3	6	-50.0%
	NEW LISTINGS	3	7	-57%
Houses	AVERAGE DOM	40	35	14%
	% OF ASKING PRICE	105%	100%	
	AVERAGE SOLD PRICE	\$561,667	\$565,000	-1%
	# OF CONTRACTS	3	6	-50%
	NEW LISTINGS	3	7	-57%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

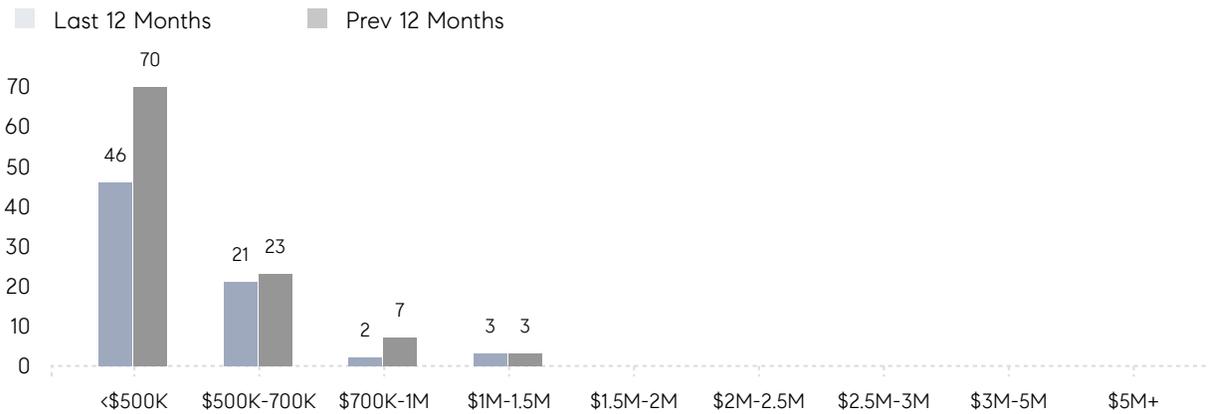
Colonia

MARCH 2023

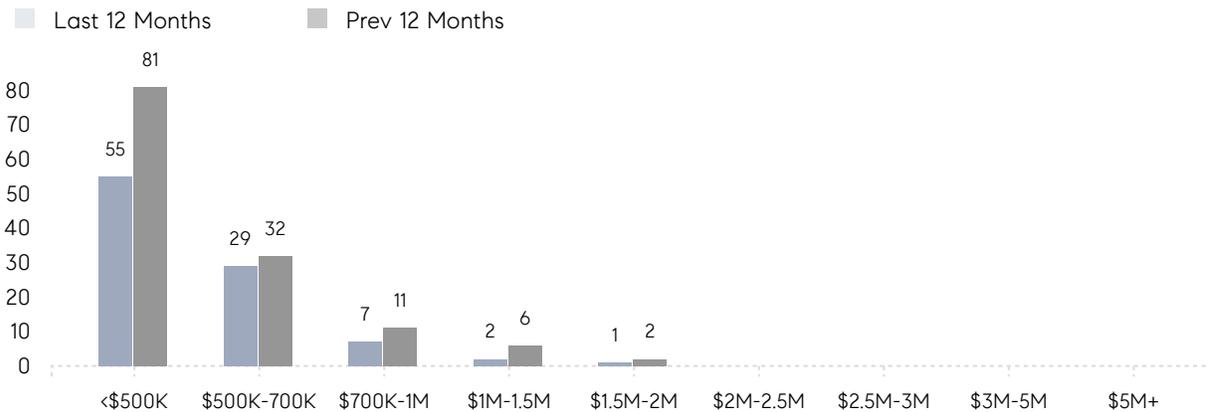
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Metuchen Borough

MARCH 2023

UNDER CONTRACT

4
Total
Properties

\$471K
Average
Price

\$456K
Median
Price

0%
Change From
Mar 2022

-21%
Decrease From
Mar 2022

-22%
Decrease From
Mar 2022

UNITS SOLD

2
Total
Properties

\$459K
Average
Price

\$459K
Median
Price

0%
Change From
Mar 2022

-2%
Decrease From
Mar 2022

-2%
Decrease From
Mar 2022

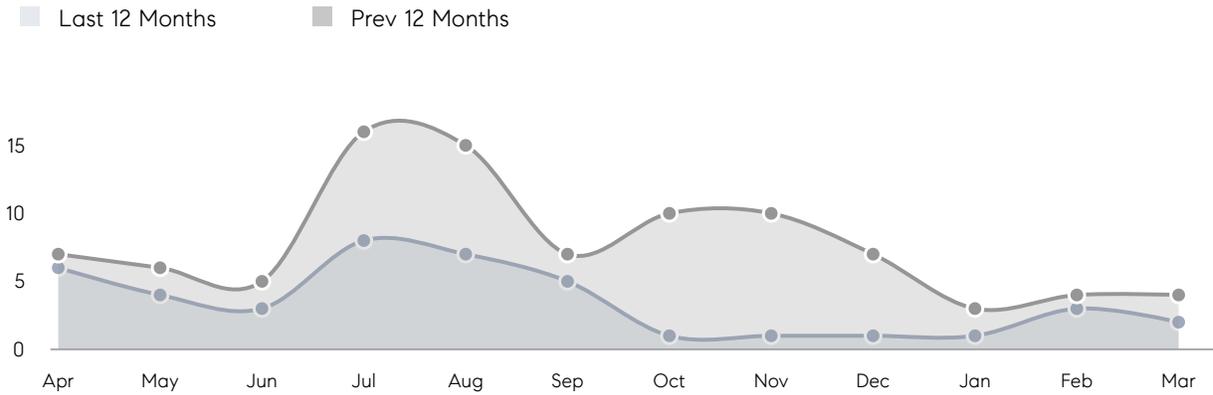
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	53	40	33%
	% OF ASKING PRICE	96%	105%	
	AVERAGE SOLD PRICE	\$459,500	\$469,000	-2.0%
	# OF CONTRACTS	4	4	0.0%
	NEW LISTINGS	3	4	-25%
Houses	AVERAGE DOM	53	40	33%
	% OF ASKING PRICE	96%	105%	
	AVERAGE SOLD PRICE	\$459,500	\$469,000	-2%
	# OF CONTRACTS	4	3	33%
	NEW LISTINGS	3	4	-25%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

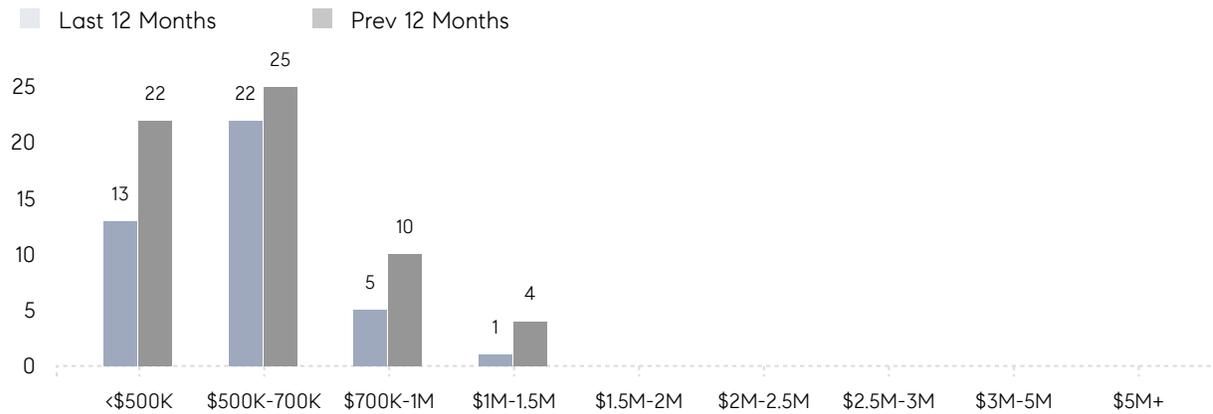
Metuchen Borough

MARCH 2023

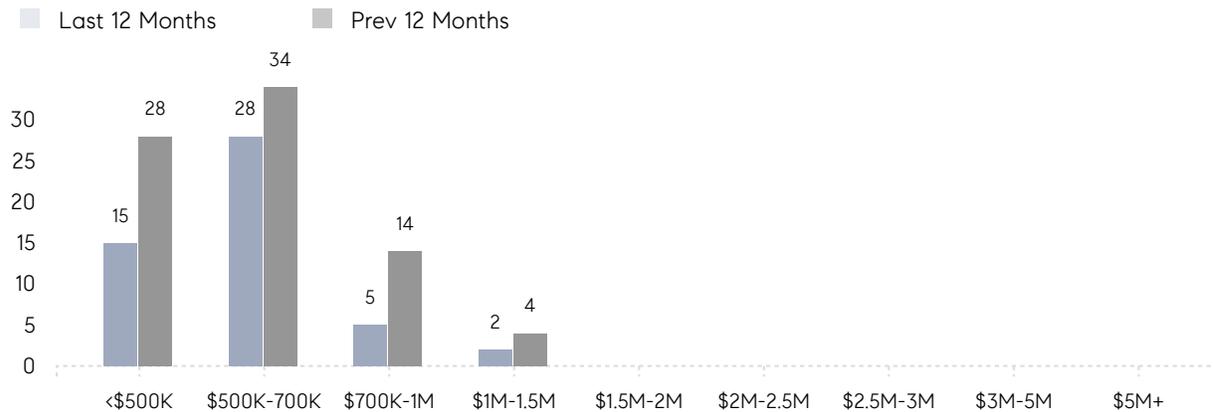
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Woodbridge Township

MARCH 2023

UNDER CONTRACT

12
Total
Properties

\$360K
Average
Price

\$349K
Median
Price

-50%
Decrease From
Mar 2022

-12%
Decrease From
Mar 2022

-17%
Decrease From
Mar 2022

UNITS SOLD

12
Total
Properties

\$438K
Average
Price

\$425K
Median
Price

-20%
Decrease From
Mar 2022

12%
Increase From
Mar 2022

9%
Increase From
Mar 2022

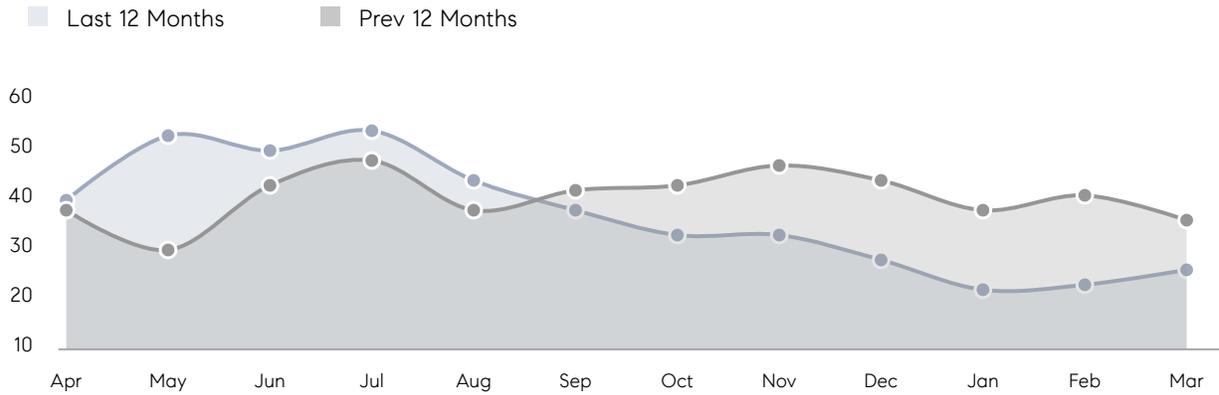
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	34	37	-8%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$438,896	\$390,167	12.5%
	# OF CONTRACTS	12	24	-50.0%
	NEW LISTINGS	20	24	-17%
Houses	AVERAGE DOM	36	26	38%
	% OF ASKING PRICE	101%	105%	
	AVERAGE SOLD PRICE	\$445,159	\$432,545	3%
	# OF CONTRACTS	10	20	-50%
	NEW LISTINGS	18	19	-5%
Condo/Co-op/TH	AVERAGE DOM	7	65	-89%
	% OF ASKING PRICE	109%	105%	
	AVERAGE SOLD PRICE	\$370,000	\$273,625	35%
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	2	5	-60%

Woodbridge Township

MARCH 2023

Monthly Inventory

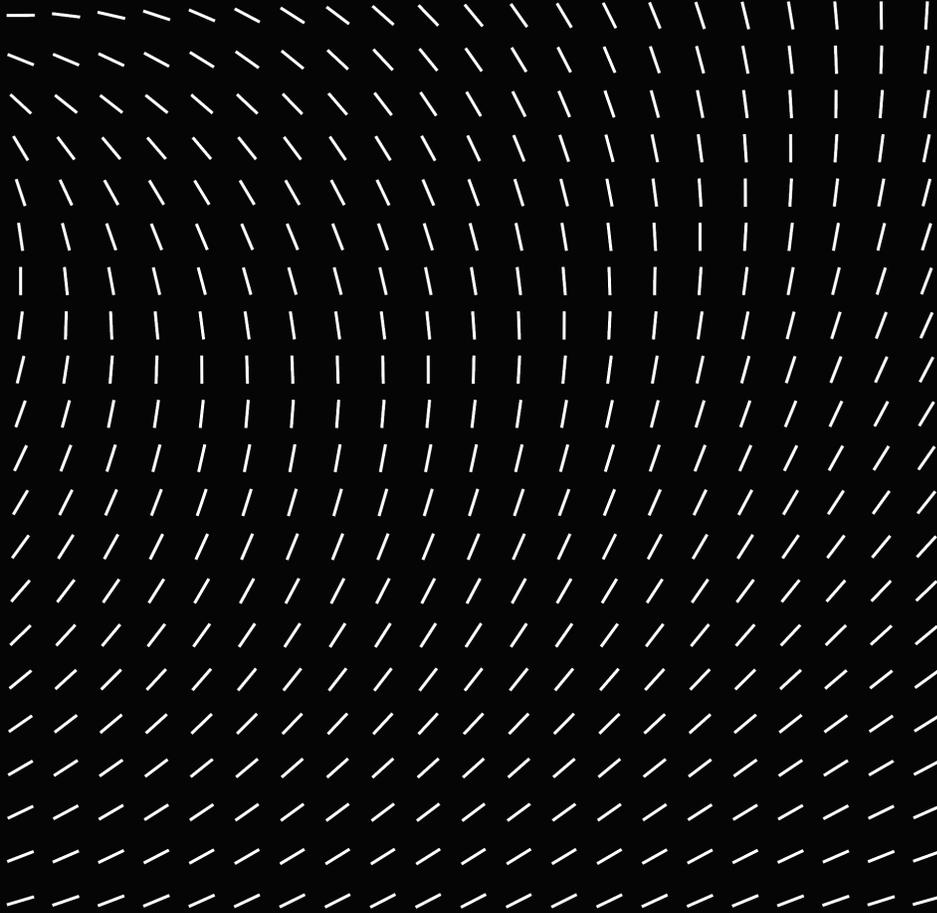


Contracts By Price Range



Listings By Price Range





COMPASS

Compass makes no representations or warranties, express or implied, with respect to future market conditions or prices of residential product at the time the subject property or any competitive property is complete and ready for occupancy or with respect to any report, study, finding, recommendation or other information provided by Compass herein. Moreover, no warranty, express or implied, is made or should be assumed regarding the accuracy, adequacy, completeness, legality, reliability, merchantability or fitness for a particular purpose of any information, in part or whole, contained herein. All material is presented with the understanding that Compass shall not be deemed to provide legal, accounting or other professional services. This is not intended to solicit the purchase or sale of any property. Any and all such warranties are hereby expressly disclaimed. Equal Housing Opportunity.

© Compass. All Rights Reserved. This information may not be copied, used or distributed without Compass' consent.

Colonia

MARCH 2023



\$561K

Average
Sales Price

-25%

Decrease In Sales
From Mar 2022

\$530K

Median
Sales Price

-50%

Decrease In Contracts
From Mar 2022

105%

Average %
Of Asking Price

14%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Metuchen Borough

MARCH 2023



\$459K

Average
Sales Price

0%

Change In Sales
From Mar 2022

\$459K

Median
Sales Price

0%

Change In Contracts
From Mar 2022

96%

Average %
Of Asking Price

33%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Woodbridge Township

MARCH 2023



\$438K

Average
Sales Price

-20%

Decrease In Sales
From Mar 2022

\$425K

Median
Sales Price

-50%

Decrease In Contracts
From Mar 2022

102%

Average %
Of Asking Price

-8%

Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS