



COMPASS

March 2023

Sussex Market Insights

Table of Contents

MARCH 2023

SUBMARKET NAME	PAGE
A	3
B	7
H	9

Andover Township

MARCH 2023

UNDER CONTRACT

1	\$469K	\$469K
Total Properties	Average Price	Median Price
-86%	26%	68%
Decrease From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

UNITS SOLD

1	\$425K	\$425K
Total Properties	Average Price	Median Price
-92%	-7%	-5%
Decrease From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

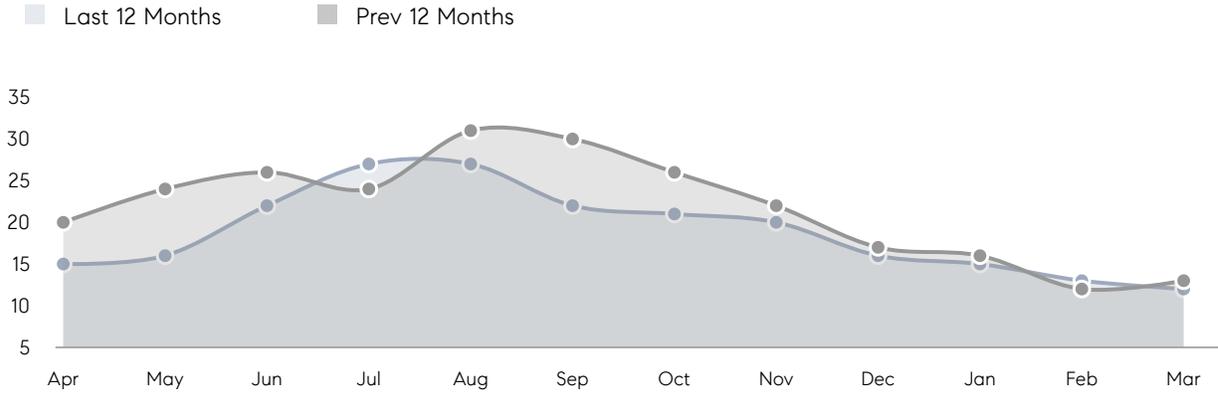
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	14	49	-71%
	% OF ASKING PRICE	100%	105%	
	AVERAGE SOLD PRICE	\$425,000	\$457,208	-7.0%
	# OF CONTRACTS	1	7	-85.7%
	NEW LISTINGS	0	11	0%
Houses	AVERAGE DOM	14	54	-74%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$425,000	\$504,650	-16%
	# OF CONTRACTS	1	5	-80%
	NEW LISTINGS	0	10	0%
Condo/Co-op/TH	AVERAGE DOM	-	26	-
	% OF ASKING PRICE	-	112%	
	AVERAGE SOLD PRICE	-	\$220,000	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	0	1	0%

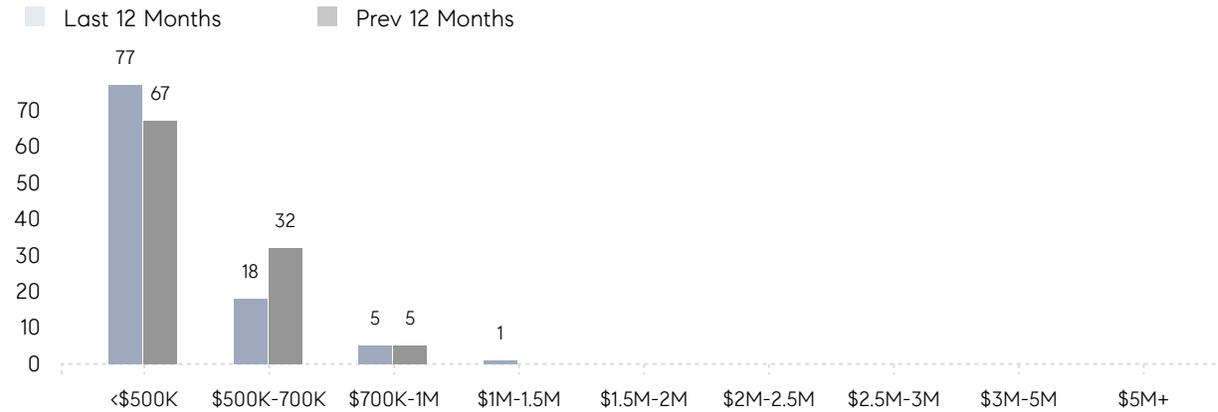
Andover Township

MARCH 2023

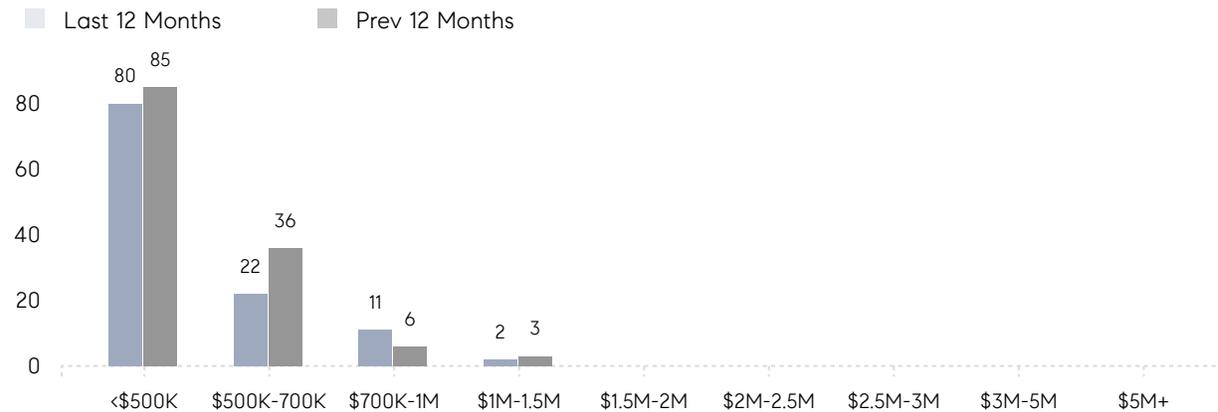
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Andover Borough

MARCH 2023

UNDER CONTRACT

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From Mar 2022	Change From Mar 2022	Change From Mar 2022

UNITS SOLD

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From Mar 2022	Change From Mar 2022	Change From Mar 2022

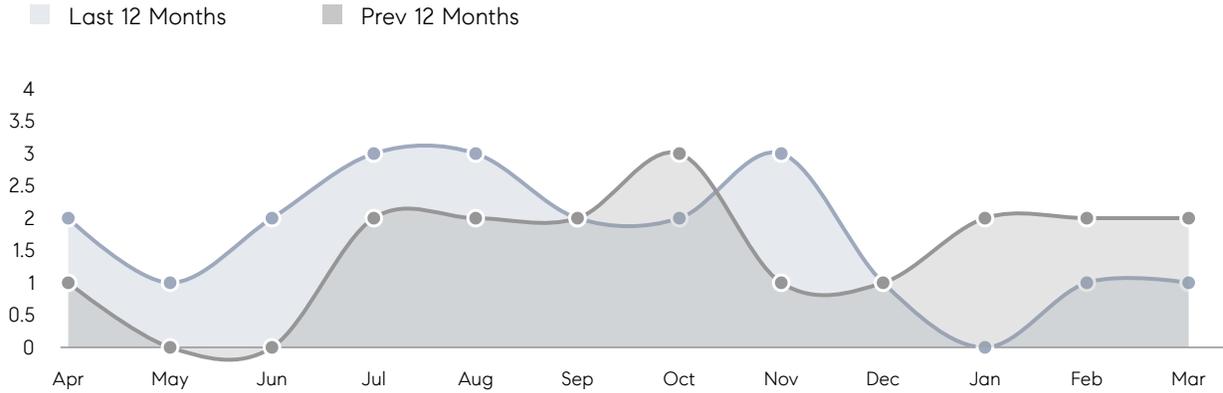
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0.0%
	NEW LISTINGS	0	1	0%
Houses	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

Andover Borough

MARCH 2023

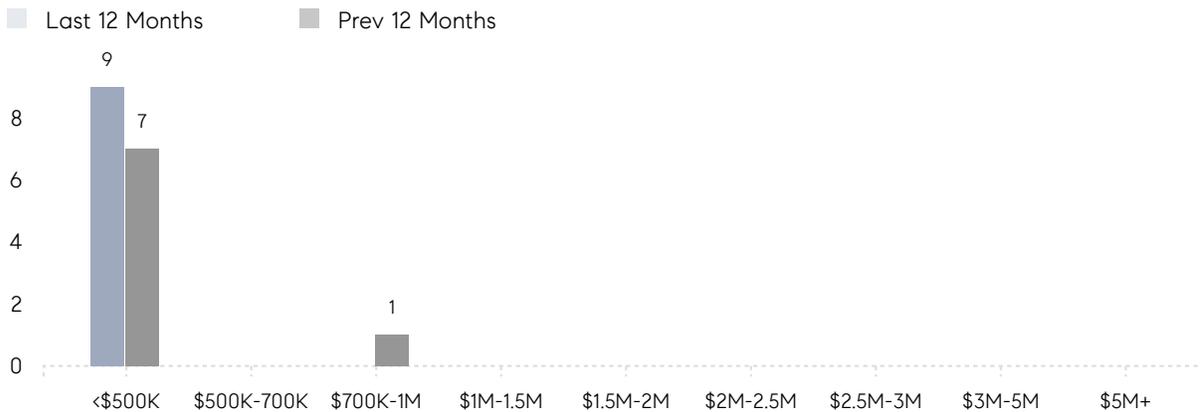
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Byram

MARCH 2023

UNDER CONTRACT

3
Total
Properties

\$504K
Average
Price

\$414K
Median
Price

-50%
Decrease From
Mar 2022

30%
Increase From
Mar 2022

8%
Increase From
Mar 2022

UNITS SOLD

2
Total
Properties

\$270K
Average
Price

\$270K
Median
Price

-78%
Decrease From
Mar 2022

-26%
Decrease From
Mar 2022

-17%
Decrease From
Mar 2022

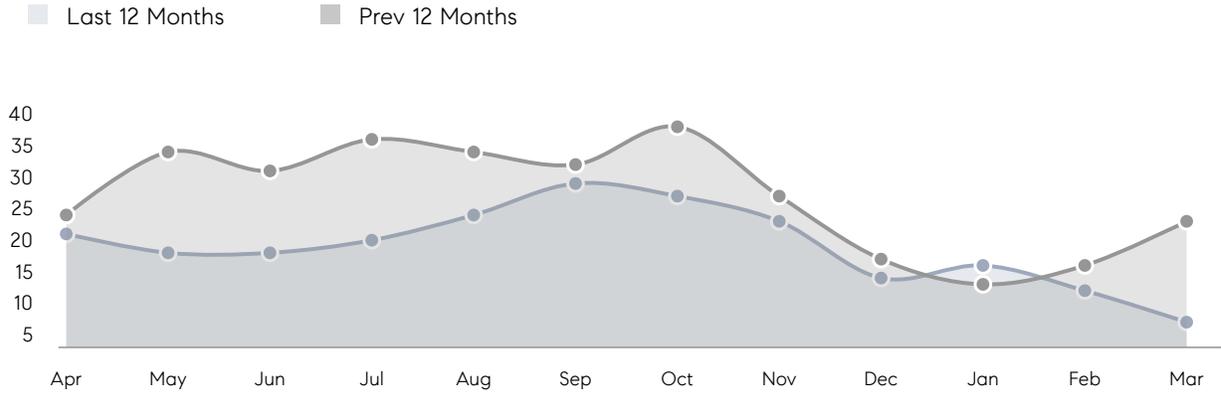
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	96	48	100%
	% OF ASKING PRICE	97%	98%	
	AVERAGE SOLD PRICE	\$270,000	\$363,444	-25.7%
	# OF CONTRACTS	3	6	-50.0%
	NEW LISTINGS	0	14	0%
Houses	AVERAGE DOM	96	48	100%
	% OF ASKING PRICE	97%	98%	
	AVERAGE SOLD PRICE	\$270,000	\$363,444	-26%
	# OF CONTRACTS	3	6	-50%
	NEW LISTINGS	0	14	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

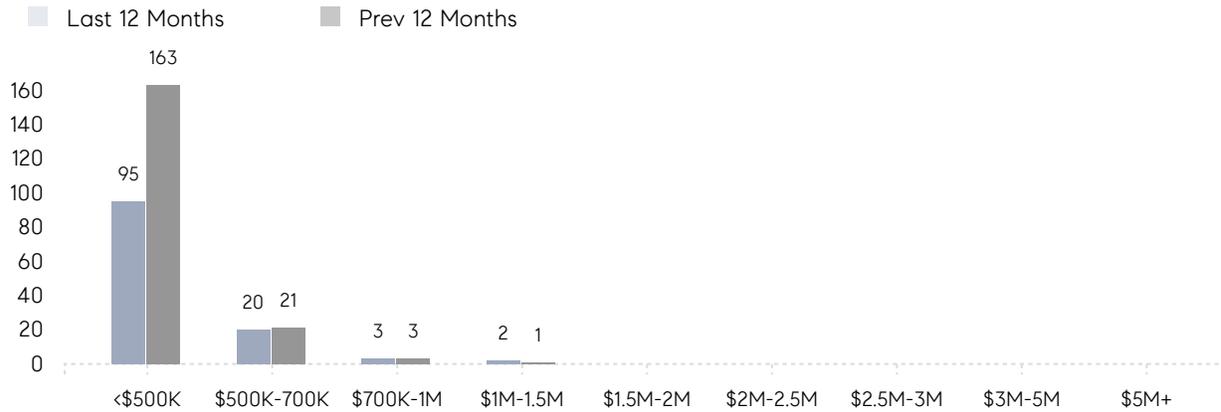
Byram

MARCH 2023

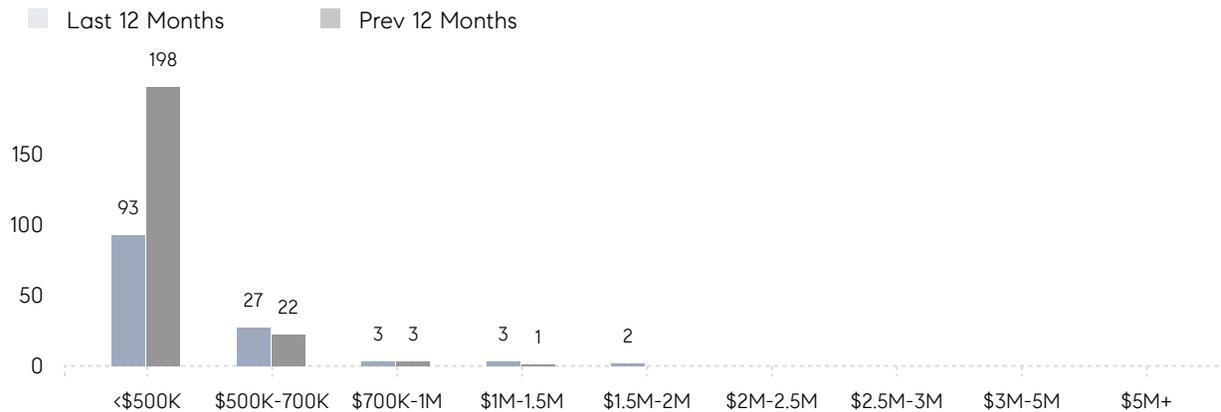
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Hopatcong

MARCH 2023

UNDER CONTRACT

4	\$296K	\$275K
Total Properties	Average Price	Median Price
-86%	-11%	-13%
Decrease From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

UNITS SOLD

4	\$383K	\$379K
Total Properties	Average Price	Median Price
-85%	26%	22%
Decrease From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

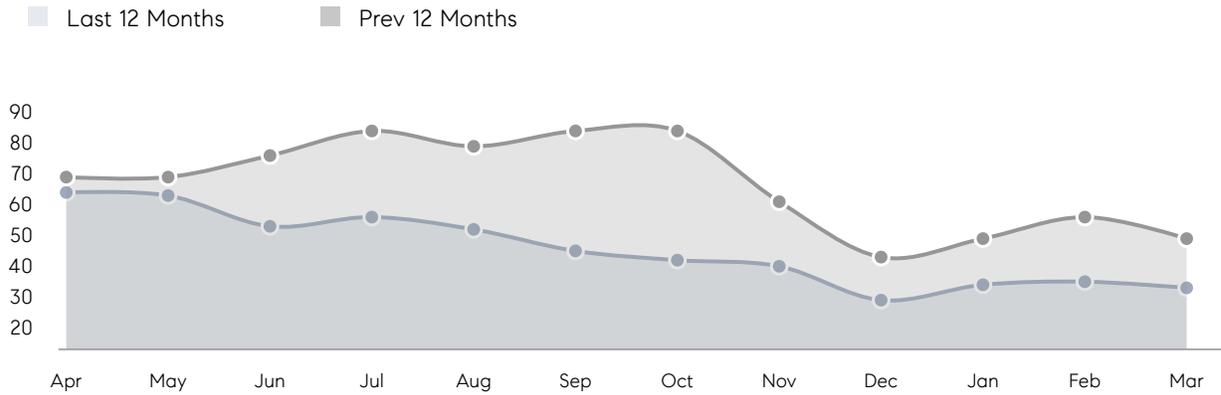
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	32	40	-20%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$383,475	\$304,352	26.0%
	# OF CONTRACTS	4	28	-85.7%
	NEW LISTINGS	2	31	-94%
Houses	AVERAGE DOM	32	40	-20%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$383,475	\$304,352	26%
	# OF CONTRACTS	4	28	-86%
	NEW LISTINGS	2	31	-94%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

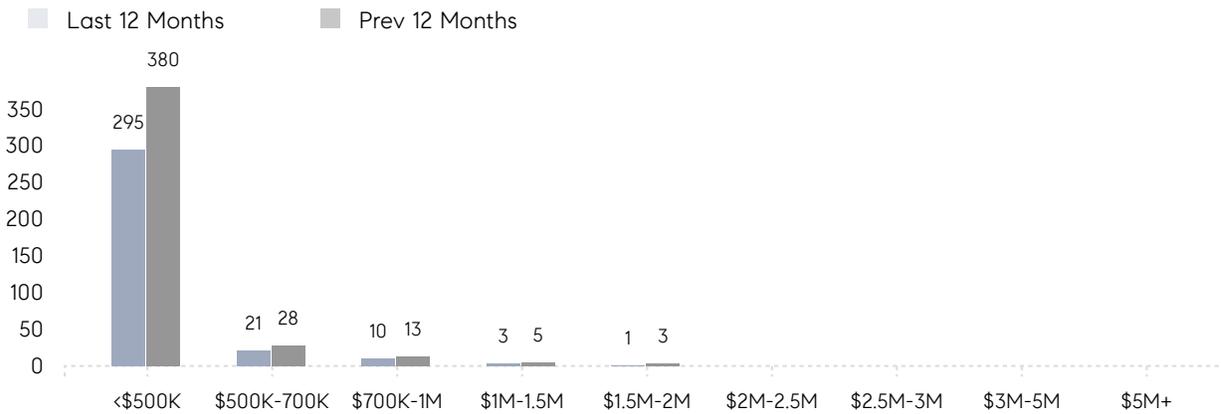
Hopatcong

MARCH 2023

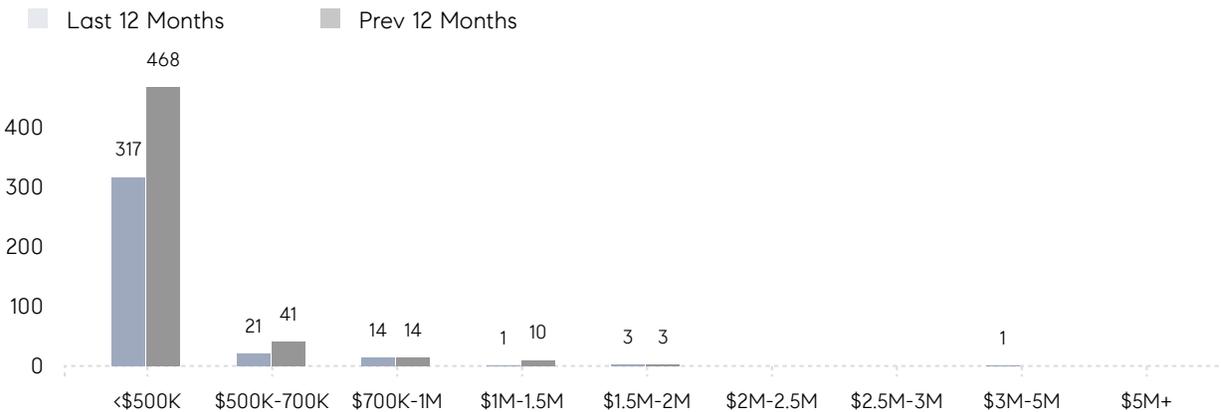
Monthly Inventory

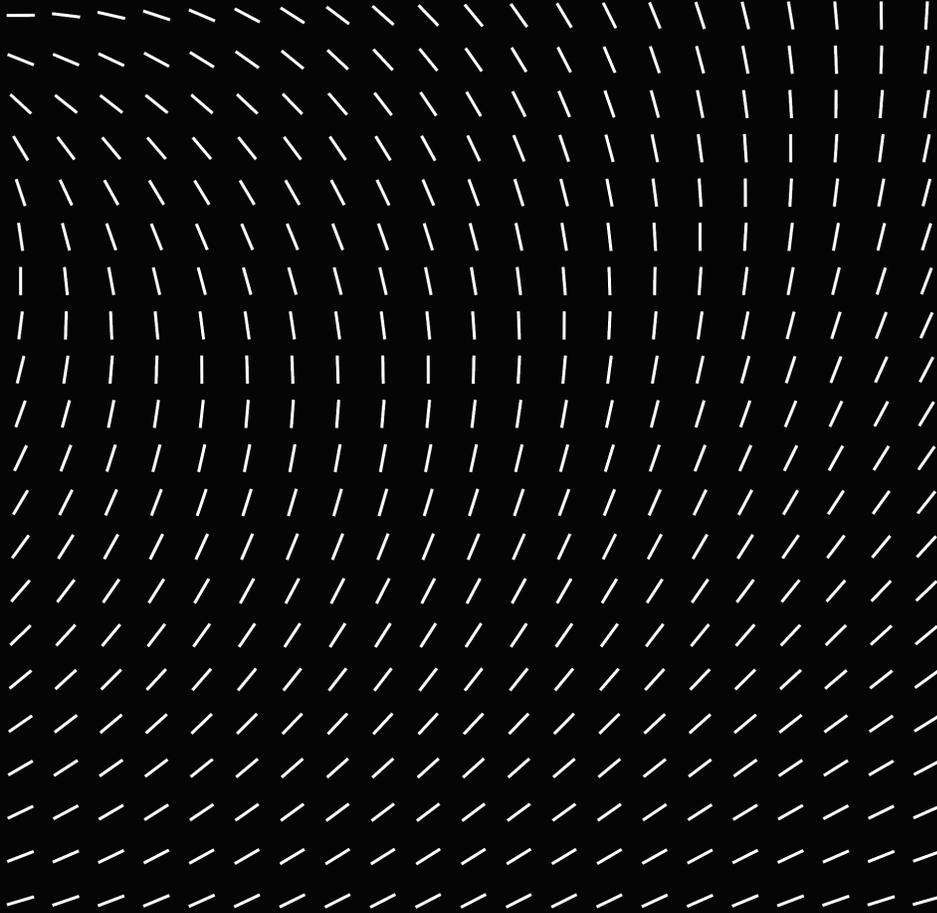


Contracts By Price Range



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.

Andover Township

MARCH 2023



\$425K

Average
Sales Price

-92%

Decrease In Sales
From Mar 2022

\$425K

Median
Sales Price

-86%

Decrease In Contracts
From Mar 2022

100%

Average %
Of Asking Price

-71%

Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Andover Borough

MARCH 2023



—

Average
Sales Price

0%

Change In Sales
From Mar 2022

—

Median
Sales Price

0%

Change In Contracts
From Mar 2022

—

Average %
Of Asking Price

—

Change In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Byram

MARCH 2023



\$270K

Average
Sales Price

-78%

Decrease In Sales
From Mar 2022

\$270K

Median
Sales Price

-50%

Decrease In Contracts
From Mar 2022

97%

Average %
Of Asking Price

100%

Increase In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hopatcong

MARCH 2023



\$383K

Average
Sales Price

-85%

Decrease In Sales
From Mar 2022

\$379K

Median
Sales Price

-86%

Decrease In Contracts
From Mar 2022

104%

Average %
Of Asking Price

-20%

Decrease In
Days On Market
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS