



COMPASS

April 2023

Middlesex Market Insights

Table of Contents

APRIL 2023

SUBMARKET NAME	PAGE
C	3
M	5
W	7

Colonia

APRIL 2023

UNDER CONTRACT

7
Total
Properties

\$549K
Average
Price

\$499K
Median
Price

40%
Increase From
Apr 2022

24%
Increase From
Apr 2022

11%
Increase From
Apr 2022

UNITS SOLD

2
Total
Properties

\$457K
Average
Price

\$457K
Median
Price

-75%
Decrease From
Apr 2022

-9%
Decrease From
Apr 2022

-3%
Decrease From
Apr 2022

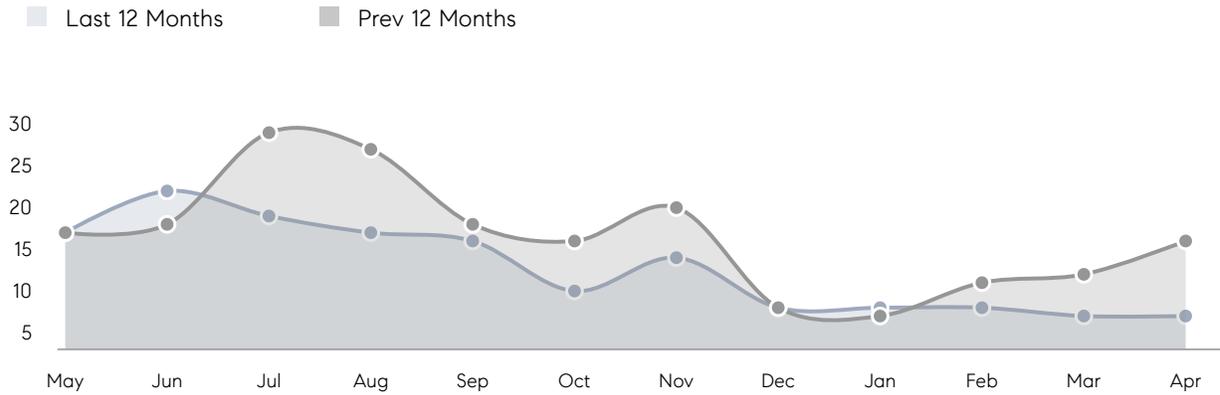
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	15	29	-48%
	% OF ASKING PRICE	95%	106%	
	AVERAGE SOLD PRICE	\$457,500	\$505,000	-9.4%
	# OF CONTRACTS	7	5	40.0%
	NEW LISTINGS	10	9	11%
Houses	AVERAGE DOM	15	29	-48%
	% OF ASKING PRICE	95%	106%	
	AVERAGE SOLD PRICE	\$457,500	\$505,000	-9%
	# OF CONTRACTS	7	5	40%
	NEW LISTINGS	10	9	11%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

Colonia

APRIL 2023

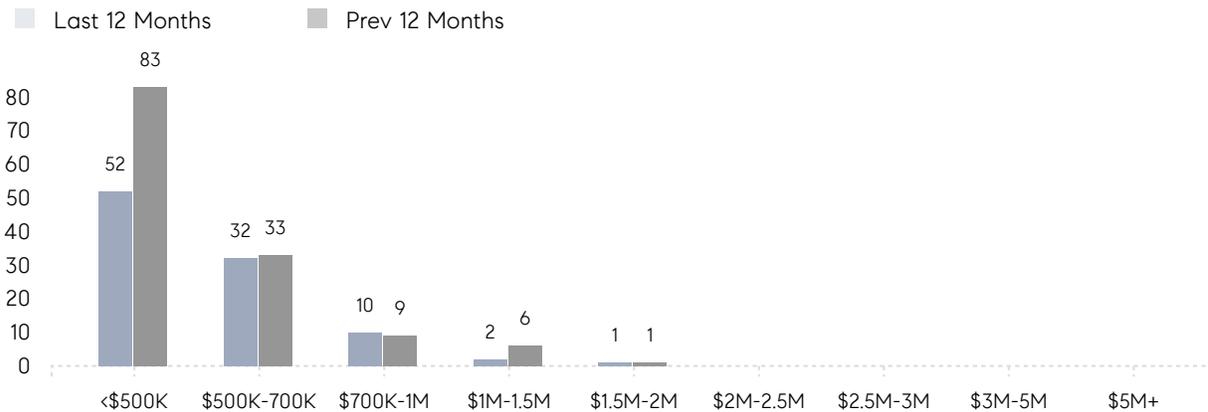
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Metuchen Borough

APRIL 2023

UNDER CONTRACT

4	\$655K	\$592K
Total Properties	Average Price	Median Price
-50%	13%	-1%
Decrease From Apr 2022	Increase From Apr 2022	Decrease From Apr 2022

UNITS SOLD

3	\$517K	\$551K
Total Properties	Average Price	Median Price
-50%	-12%	2%
Decrease From Apr 2022	Decrease From Apr 2022	Increase From Apr 2022

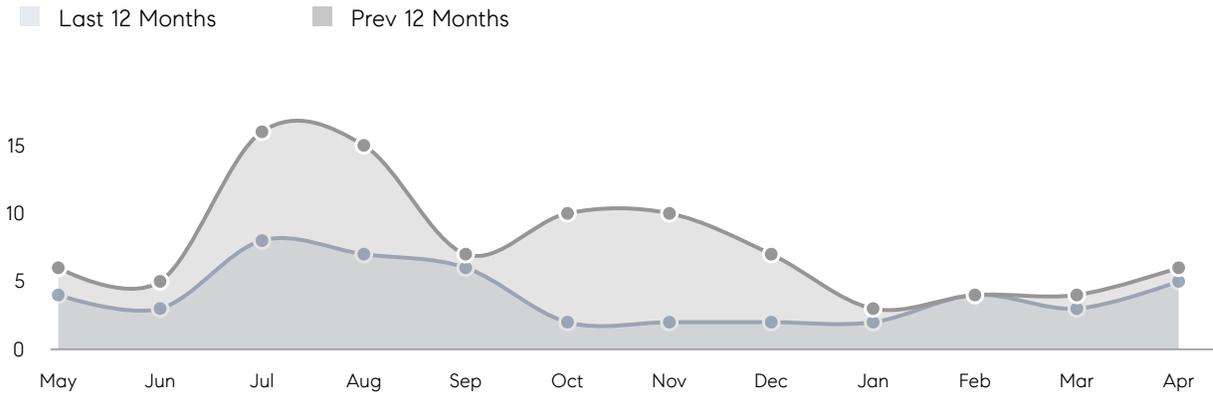
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	39	67	-42%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$517,000	\$590,750	-12.5%
	# OF CONTRACTS	4	8	-50.0%
	NEW LISTINGS	7	11	-36%
Houses	AVERAGE DOM	49	74	-34%
	% OF ASKING PRICE	98%	98%	
	AVERAGE SOLD PRICE	\$500,000	\$642,900	-22%
	# OF CONTRACTS	4	6	-33%
	NEW LISTINGS	6	9	-33%
Condo/Co-op/TH	AVERAGE DOM	19	34	-44%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$551,000	\$330,000	67%
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	1	2	-50%

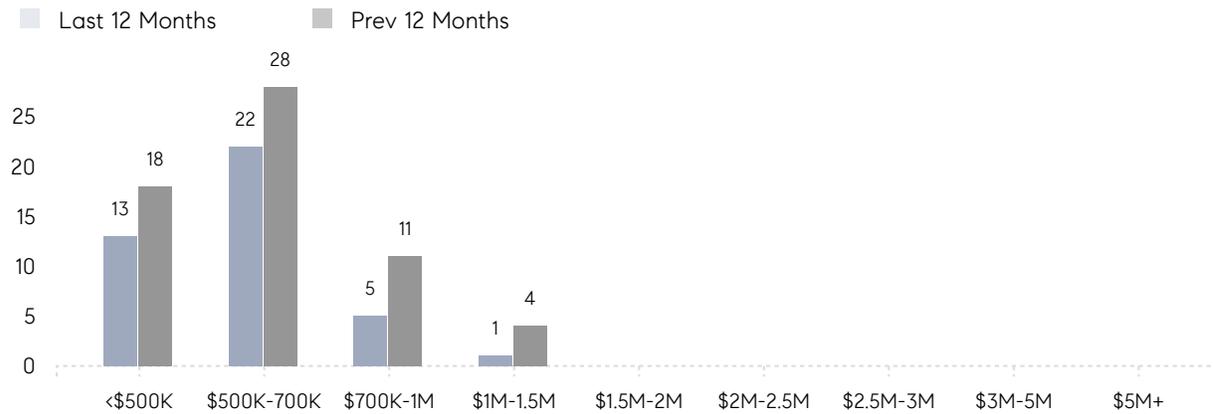
Metuchen Borough

APRIL 2023

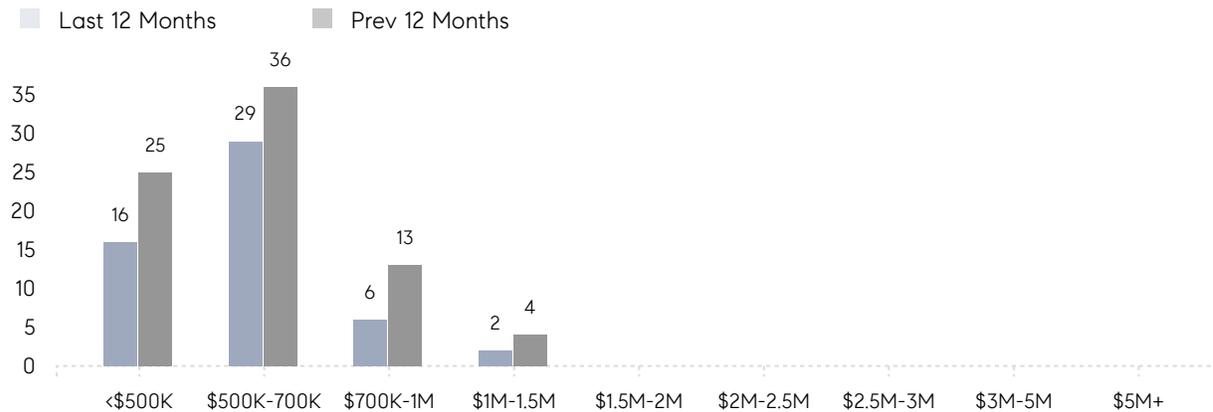
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Woodbridge Township

APRIL 2023

UNDER CONTRACT

15
Total
Properties

\$421K
Average
Price

\$399K
Median
Price

15%
Increase From
Apr 2022

5%
Increase From
Apr 2022

-2%
Decrease From
Apr 2022

UNITS SOLD

7
Total
Properties

\$387K
Average
Price

\$385K
Median
Price

-56%
Decrease From
Apr 2022

-4%
Decrease From
Apr 2022

-7%
Decrease From
Apr 2022

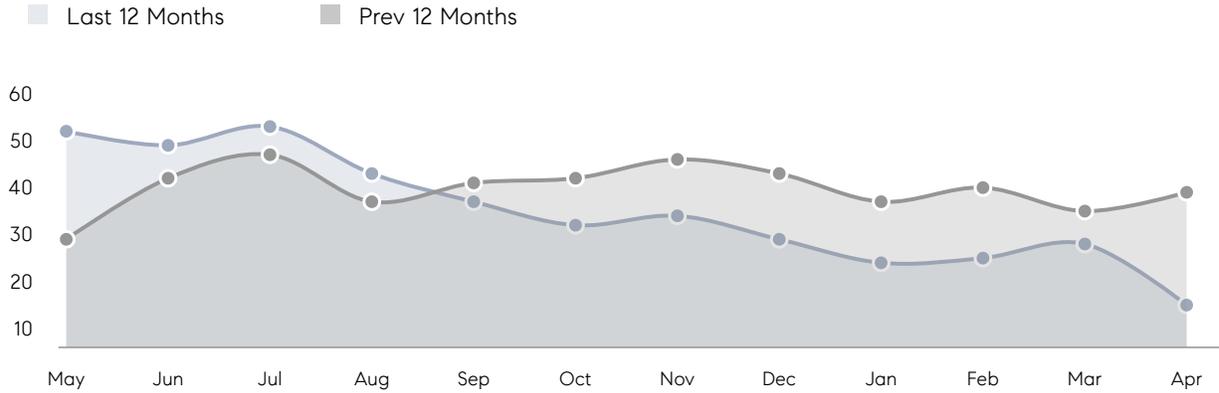
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	28	37	-24%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$387,286	\$403,125	-3.9%
	# OF CONTRACTS	15	13	15.4%
	NEW LISTINGS	10	23	-57%
Houses	AVERAGE DOM	23	41	-44%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$431,200	\$424,643	2%
	# OF CONTRACTS	13	9	44%
	NEW LISTINGS	10	18	-44%
Condo/Co-op/TH	AVERAGE DOM	39	8	388%
	% OF ASKING PRICE	108%	106%	
	AVERAGE SOLD PRICE	\$277,500	\$252,500	10%
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	0	5	0%

Woodbridge Township

APRIL 2023

Monthly Inventory

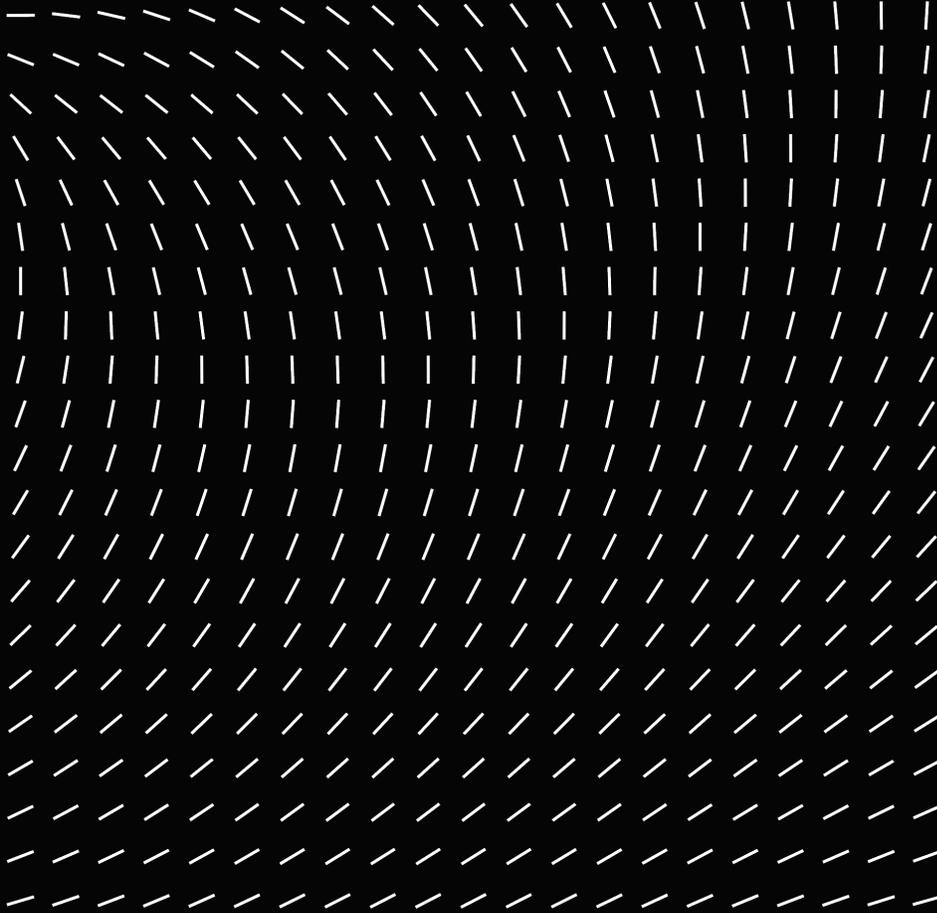


Contracts By Price Range



Listings By Price Range





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Colonia

APRIL 2023



\$457K

Average
Sales Price

-75%

Decrease In Sales
From Apr 2022

\$457K

Median
Sales Price

40%

Increase In Contracts
From Apr 2022

95%

Average %
Of Asking Price

-48%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Metuchen Borough

APRIL 2023



\$517K

Average
Sales Price

-50%

Decrease In Sales
From Apr 2022

\$551K

Median
Sales Price

-50%

Decrease In Contracts
From Apr 2022

100%

Average %
Of Asking Price

-42%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Woodbridge Township

APRIL 2023



\$387K

Average
Sales Price

-56%

Decrease In Sales
From Apr 2022

\$385K

Median
Sales Price

15%

Increase In Contracts
From Apr 2022

105%

Average %
Of Asking Price

-24%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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