



COMPASS

June 2023

Middlesex Market Insights

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JUNE 2023

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Colonia

JUNE 2023

UNDER CONTRACT

2
Total
Properties

\$549K
Average
Price

\$549K
Median
Price

-80%
Decrease From
Jun 2022

-3%
Decrease From
Jun 2022

15%
Increase From
Jun 2022

UNITS SOLD

7
Total
Properties

\$678K
Average
Price

\$550K
Median
Price

0%
Change From
Jun 2022

28%
Increase From
Jun 2022

14%
Increase From
Jun 2022

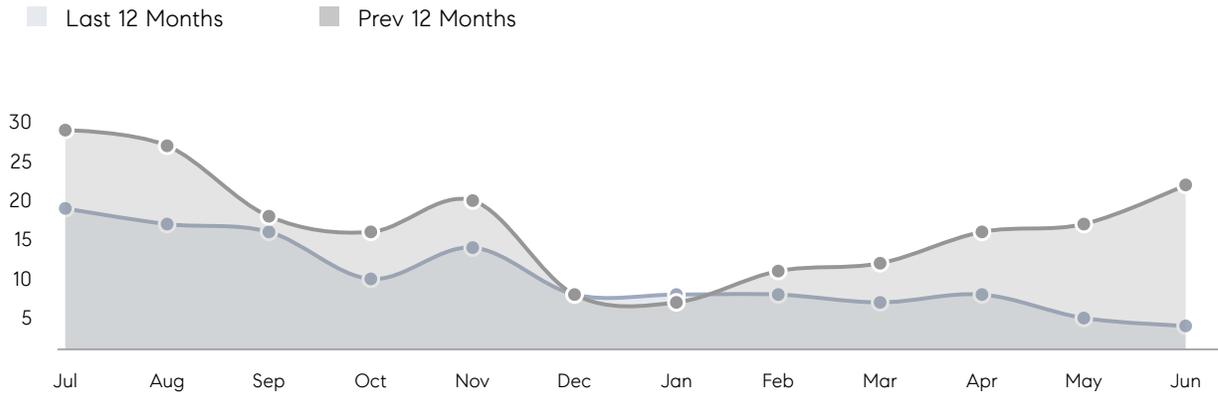
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	34	34	0%
	% OF ASKING PRICE	105%	102%	
	AVERAGE SOLD PRICE	\$678,714	\$528,929	28.3%
	# OF CONTRACTS	2	10	-80.0%
	NEW LISTINGS	2	16	-87%
Houses	AVERAGE DOM	34	34	0%
	% OF ASKING PRICE	105%	102%	
	AVERAGE SOLD PRICE	\$678,714	\$528,929	28%
	# OF CONTRACTS	2	10	-80%
	NEW LISTINGS	2	16	-87%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

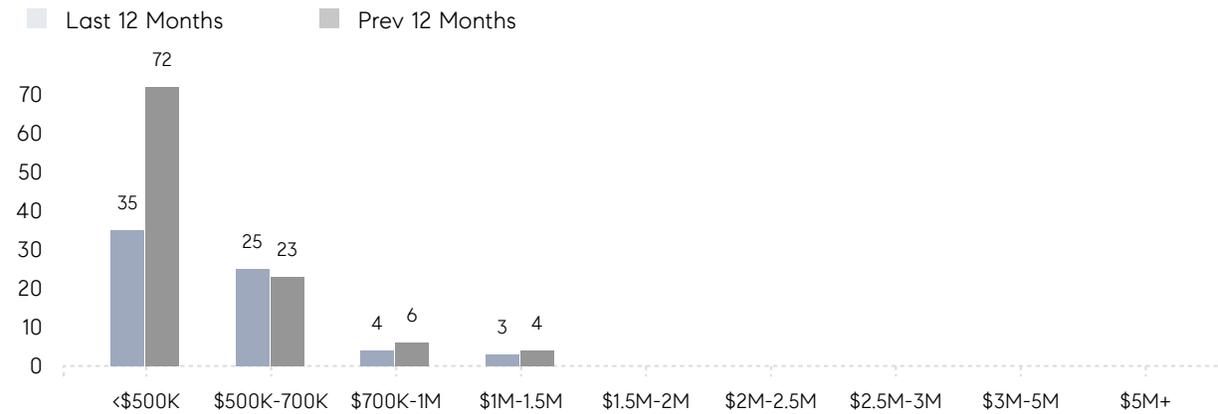
Colonia

JUNE 2023

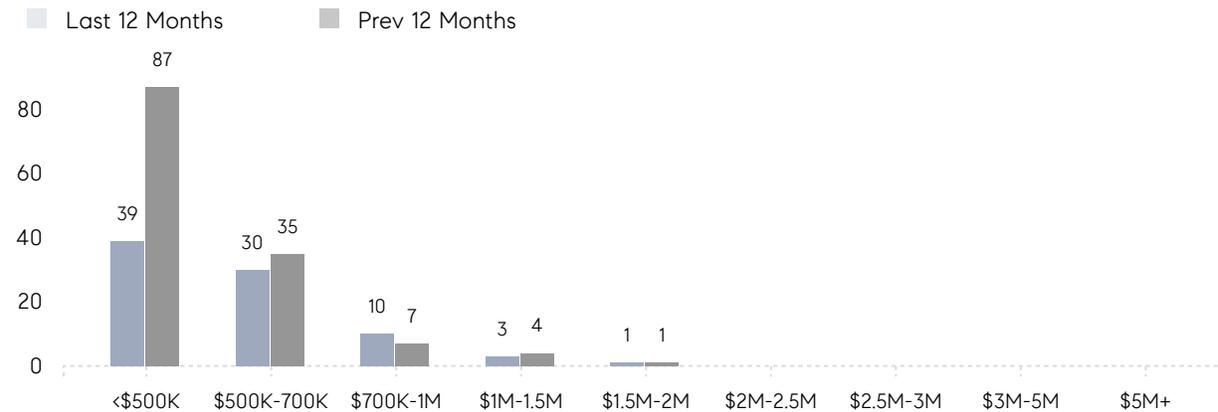
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Metuchen Borough

JUNE 2023

UNDER CONTRACT

5
Total
Properties

\$702K
Average
Price

\$555K
Median
Price

150%
Increase From
Jun 2022

37%
Increase From
Jun 2022

8%
Increase From
Jun 2022

UNITS SOLD

6
Total
Properties

\$625K
Average
Price

\$587K
Median
Price

-25%
Decrease From
Jun 2022

2%
Increase From
Jun 2022

-6%
Decrease From
Jun 2022

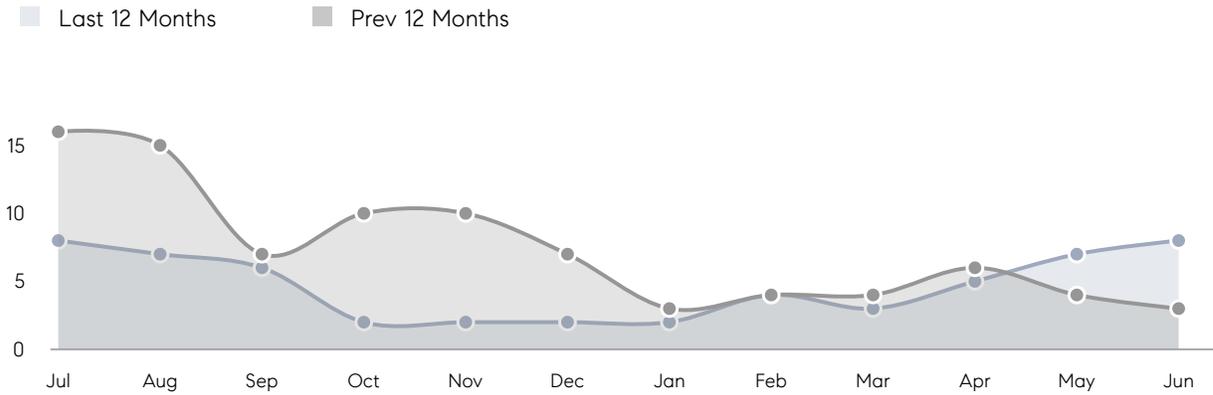
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	17	21	-19%
	% OF ASKING PRICE	108%	103%	
	AVERAGE SOLD PRICE	\$625,850	\$613,375	2.0%
	# OF CONTRACTS	5	2	150.0%
	NEW LISTINGS	6	3	100%
Houses	AVERAGE DOM	17	23	-26%
	% OF ASKING PRICE	108%	103%	
	AVERAGE SOLD PRICE	\$625,850	\$617,429	1%
	# OF CONTRACTS	5	2	150%
	NEW LISTINGS	5	3	67%
Condo/Co-op/TH	AVERAGE DOM	-	11	-
	% OF ASKING PRICE	-	104%	
	AVERAGE SOLD PRICE	-	\$585,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	0	0%

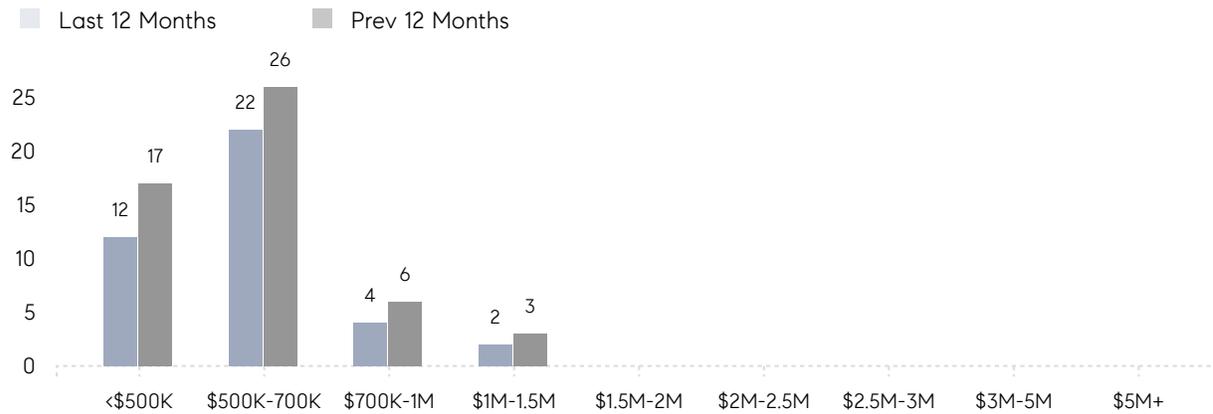
Metuchen Borough

JUNE 2023

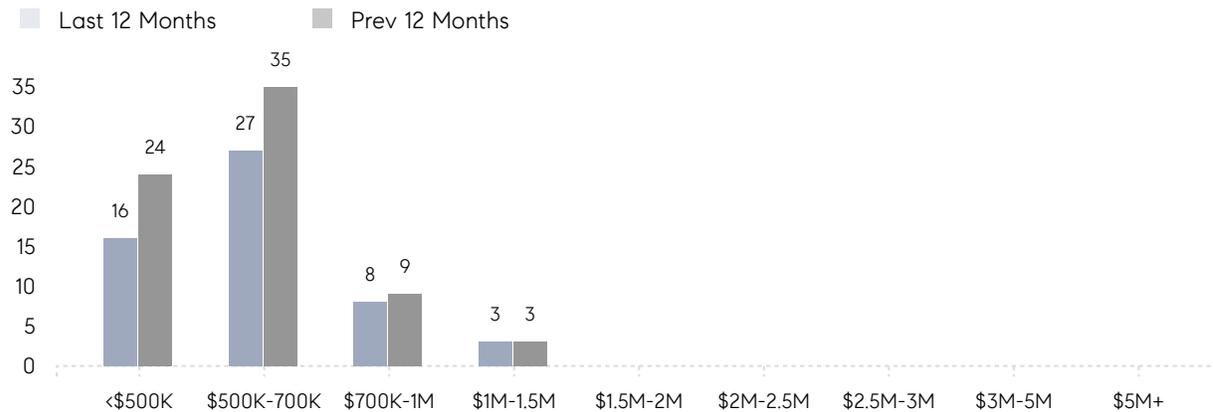
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Woodbridge Township

JUNE 2023

UNDER CONTRACT

12	\$397K	\$379K
Total Properties	Average Price	Median Price
-54%	6%	-2%
Decrease From Jun 2022	Increase From Jun 2022	Decrease From Jun 2022

UNITS SOLD

10	\$475K	\$470K
Total Properties	Average Price	Median Price
-47%	17%	18%
Decrease From Jun 2022	Increase From Jun 2022	Increase From Jun 2022

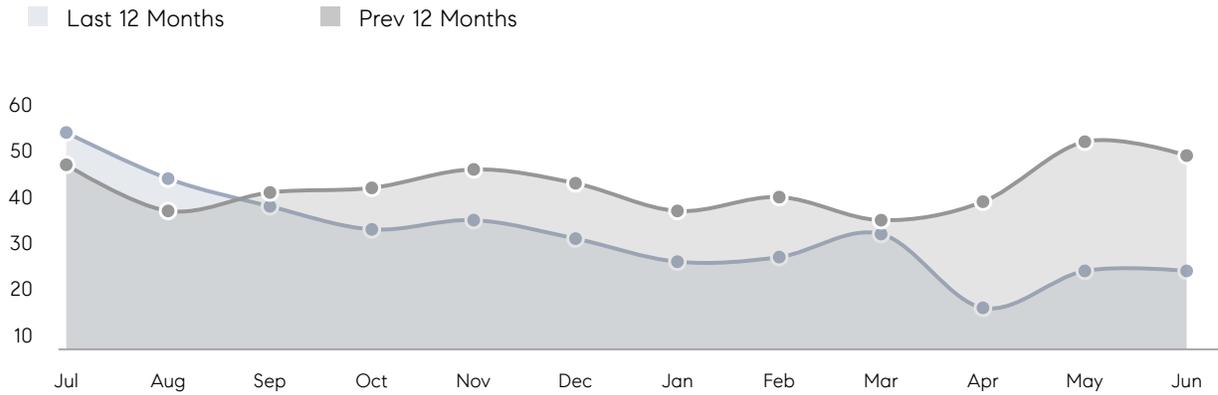
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	23	33	-30%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$475,650	\$405,342	17.3%
	# OF CONTRACTS	12	26	-53.8%
	NEW LISTINGS	17	33	-48%
Houses	AVERAGE DOM	23	34	-32%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$475,650	\$419,906	13%
	# OF CONTRACTS	7	21	-67%
	NEW LISTINGS	16	29	-45%
Condo/Co-op/TH	AVERAGE DOM	-	26	-
	% OF ASKING PRICE	-	105%	
	AVERAGE SOLD PRICE	-	\$327,667	-
	# OF CONTRACTS	5	5	0%
	NEW LISTINGS	1	4	-75%

Woodbridge Township

JUNE 2023

Monthly Inventory

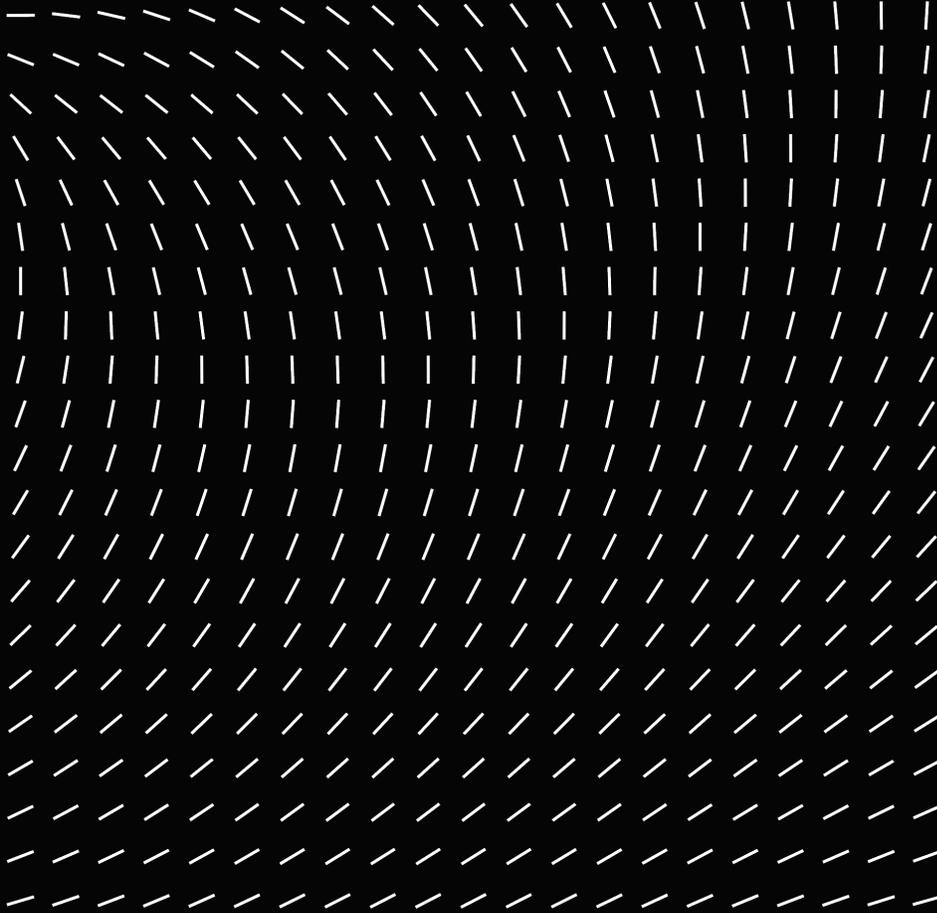


Contracts By Price Range



Listings By Price Range





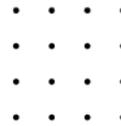
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Colonia

JUNE 2023



\$678K

Average
Sales Price

0%

Change In Sales
From Jun 2022

\$550K

Median
Sales Price

-80%

Decrease In Contracts
From Jun 2022

105%

Average %
Of Asking Price

0%

Change In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Metuchen Borough

JUNE 2023



\$625K

Average
Sales Price

-25%

Decrease In Sales
From Jun 2022

\$587K

Median
Sales Price

150%

Increase In Contracts
From Jun 2022

108%

Average %
Of Asking Price

-19%

Decrease In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Woodbridge Township

JUNE 2023



\$475K

Average
Sales Price

-47%

Decrease In Sales
From Jun 2022

\$470K

Median
Sales Price

-54%

Decrease In Contracts
From Jun 2022

102%

Average %
Of Asking Price

-30%

Decrease In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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