



COMPASS

July 2023

Middlesex Market Insights

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JULY 2023

SUBMARKET NAME	PAGE
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Colonia

JULY 2023

UNDER CONTRACT

2
Total
Properties

\$634K
Average
Price

\$634K
Median
Price

-80%
Decrease From
Jul 2022

34%
Increase From
Jul 2022

32%
Increase From
Jul 2022

UNITS SOLD

1
Total
Properties

\$533K
Average
Price

\$533K
Median
Price

-86%
Decrease From
Jul 2022

15%
Increase From
Jul 2022

16%
Increase From
Jul 2022

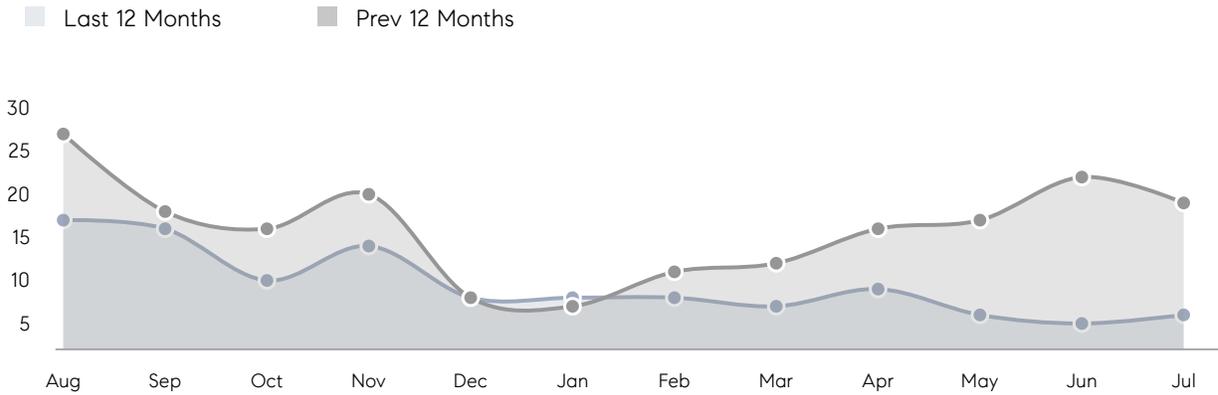
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	21	29	-28%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$533,000	\$462,143	15.3%
	# OF CONTRACTS	2	10	-80.0%
	NEW LISTINGS	5	13	-62%
Houses	AVERAGE DOM	21	29	-28%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$533,000	\$462,143	15%
	# OF CONTRACTS	2	10	-80%
	NEW LISTINGS	5	13	-62%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

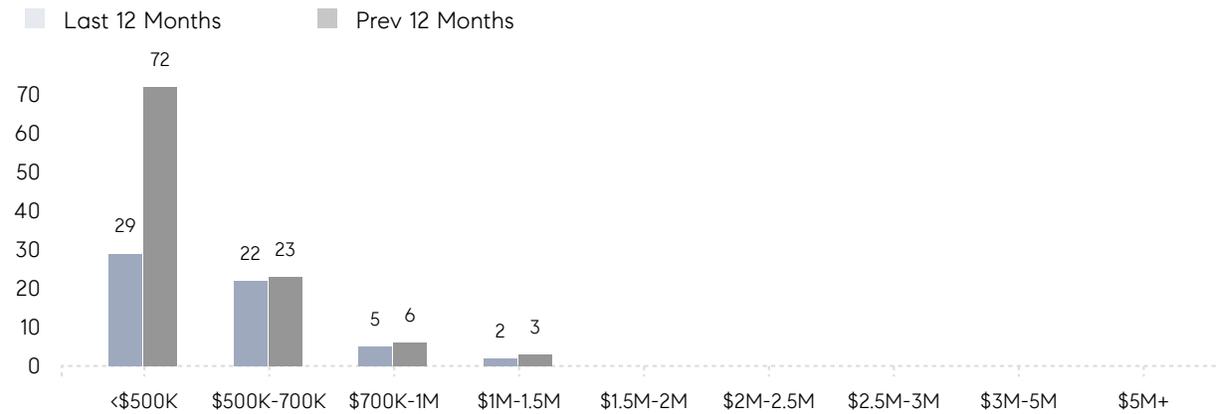
Colonia

JULY 2023

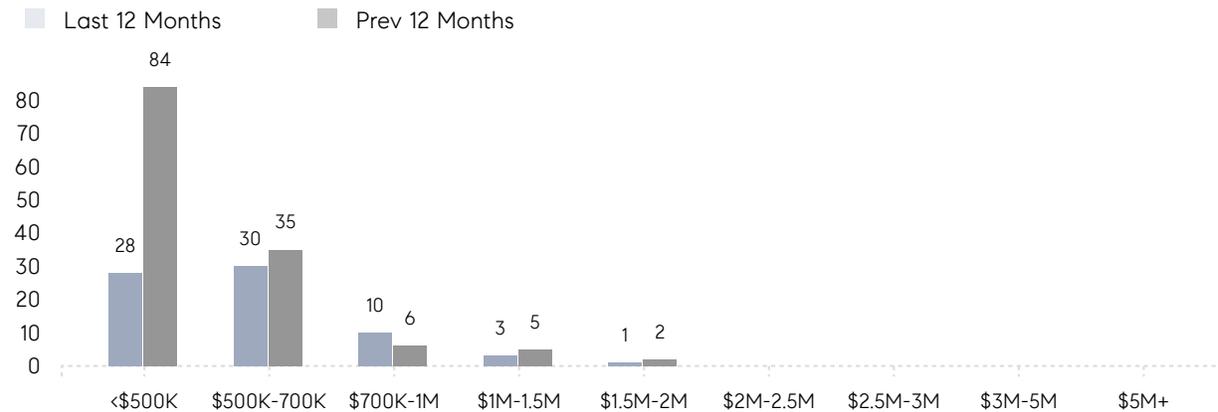
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Metuchen Borough

JULY 2023

UNDER CONTRACT

7
Total
Properties

\$532K
Average
Price

\$555K
Median
Price

0%
Change From
Jul 2022

–
Change From
Jul 2022

–
Change From
Jul 2022

UNITS SOLD

3
Total
Properties

\$937K
Average
Price

\$892K
Median
Price

0%
Change From
Jul 2022

52%
Increase From
Jul 2022

31%
Increase From
Jul 2022

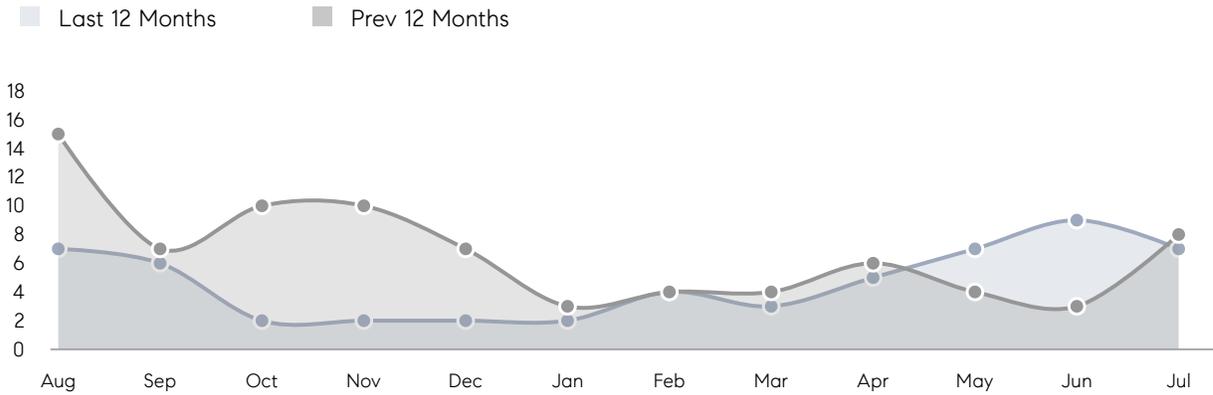
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	21	14	50%
	% OF ASKING PRICE	100%	109%	
	AVERAGE SOLD PRICE	\$937,833	\$618,000	51.8%
	# OF CONTRACTS	7	0	0.0%
	NEW LISTINGS	5	6	-17%
Houses	AVERAGE DOM	21	14	50%
	% OF ASKING PRICE	100%	109%	
	AVERAGE SOLD PRICE	\$937,833	\$618,000	52%
	# OF CONTRACTS	4	0	0%
	NEW LISTINGS	3	6	-50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	3	0	0%
	NEW LISTINGS	2	0	0%

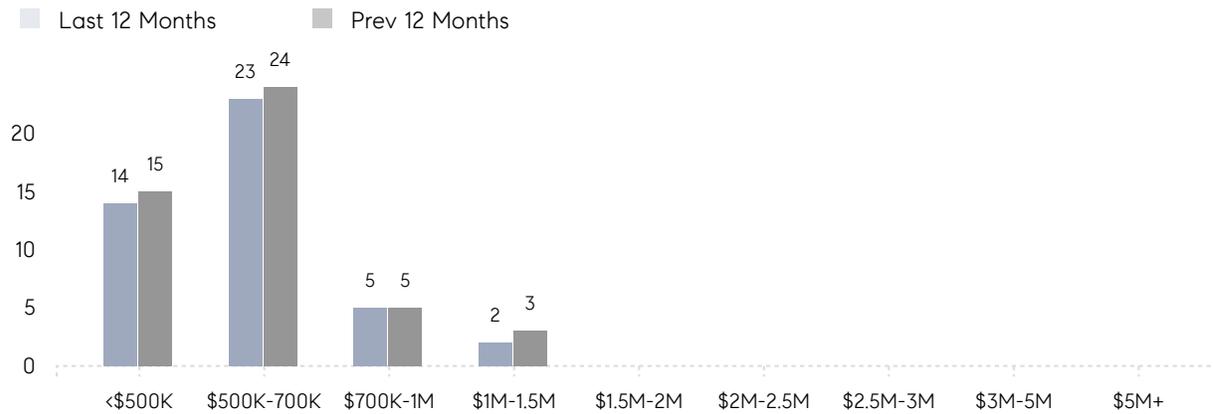
Metuchen Borough

JULY 2023

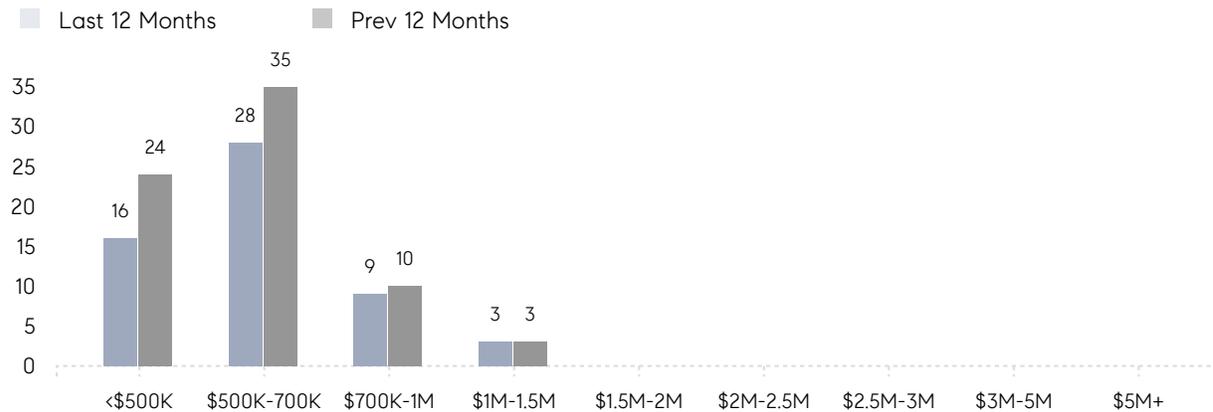
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Woodbridge Township

JULY 2023

UNDER CONTRACT

16
Total
Properties

\$496K
Average
Price

\$484K
Median
Price

-27%
Decrease From
Jul 2022

22%
Increase From
Jul 2022

19%
Increase From
Jul 2022

UNITS SOLD

6
Total
Properties

\$349K
Average
Price

\$375K
Median
Price

-71%
Decrease From
Jul 2022

-15%
Decrease From
Jul 2022

-11%
Decrease From
Jul 2022

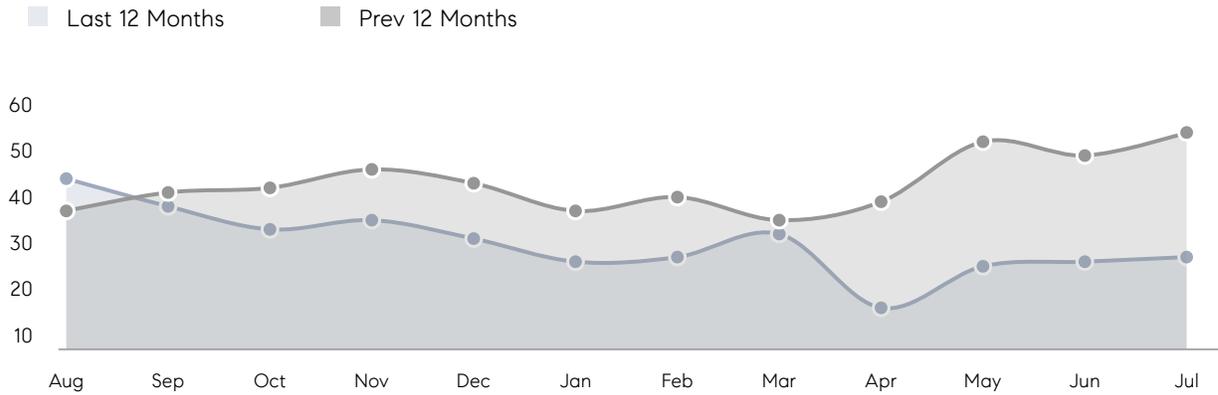
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	17	35	-51%
	% OF ASKING PRICE	103%	105%	
	AVERAGE SOLD PRICE	\$349,917	\$413,276	-15.3%
	# OF CONTRACTS	16	22	-27.3%
	NEW LISTINGS	24	31	-23%
Houses	AVERAGE DOM	18	34	-47%
	% OF ASKING PRICE	101%	106%	
	AVERAGE SOLD PRICE	\$347,667	\$453,576	-23%
	# OF CONTRACTS	16	18	-11%
	NEW LISTINGS	24	27	-11%
Condo/Co-op/TH	AVERAGE DOM	16	44	-64%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$352,167	\$242,000	46%
	# OF CONTRACTS	0	4	0%
	NEW LISTINGS	0	4	0%

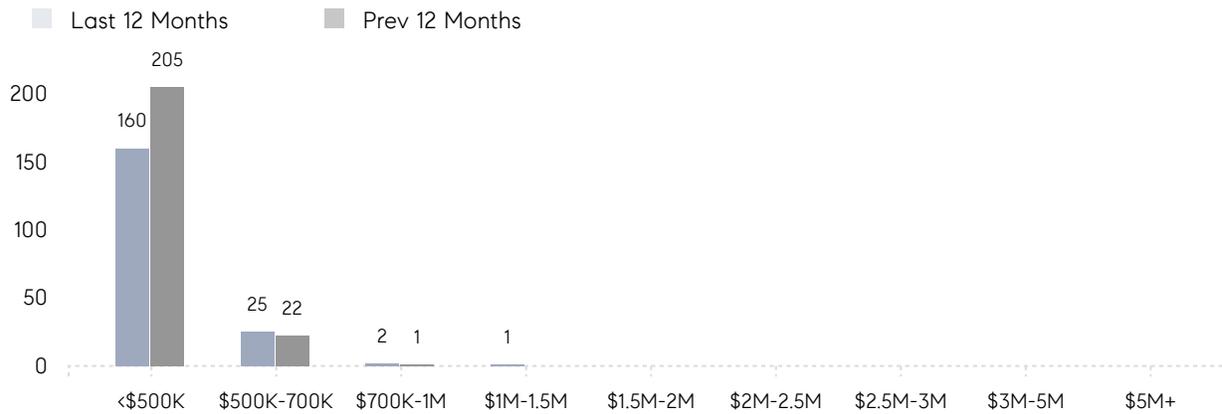
Woodbridge Township

JULY 2023

Monthly Inventory

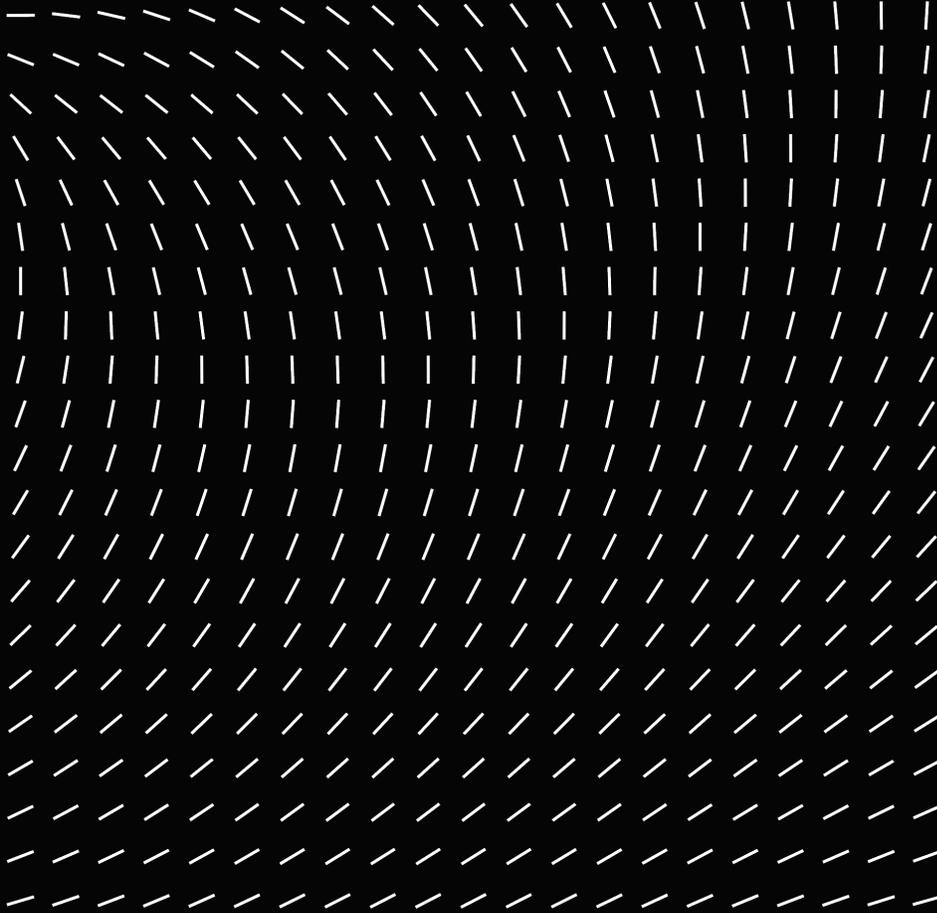


Contracts By Price Range



Listings By Price Range





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Colonia

JULY 2023



\$533K

Average
Sales Price

-86%

Decrease In Sales
From Jul 2022

\$533K

Median
Sales Price

-80%

Decrease In Contracts
From Jul 2022

101%

Average %
Of Asking Price

-28%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Metuchen Borough

JULY 2023



\$937K

Average
Sales Price

0%

Change In Sales
From Jul 2022

\$892K

Median
Sales Price

0%

Change In Contracts
From Jul 2022

100%

Average %
Of Asking Price

50%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Woodbridge Township

JULY 2023



\$349K

Average
Sales Price

-71%

Decrease In Sales
From Jul 2022

\$375K

Median
Sales Price

-27%

Decrease In Contracts
From Jul 2022

103%

Average %
Of Asking Price

-51%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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