

COMPASS

July 2023

# Somerset Market Insights

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JULY 2023

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# Basking Ridge

JULY 2023

## UNDER CONTRACT

**37**  
Total  
Properties

**\$831K**  
Average  
Price

**\$749K**  
Median  
Price

**9%**  
Increase From  
Jul 2022

**5%**  
Increase From  
Jul 2022

**-11%**  
Decrease From  
Jul 2022

## UNITS SOLD

**35**  
Total  
Properties

**\$1.1M**  
Average  
Price

**\$920K**  
Median  
Price

**-41%**  
Decrease From  
Jul 2022

**30%**  
Increase From  
Jul 2022

**26%**  
Increase From  
Jul 2022

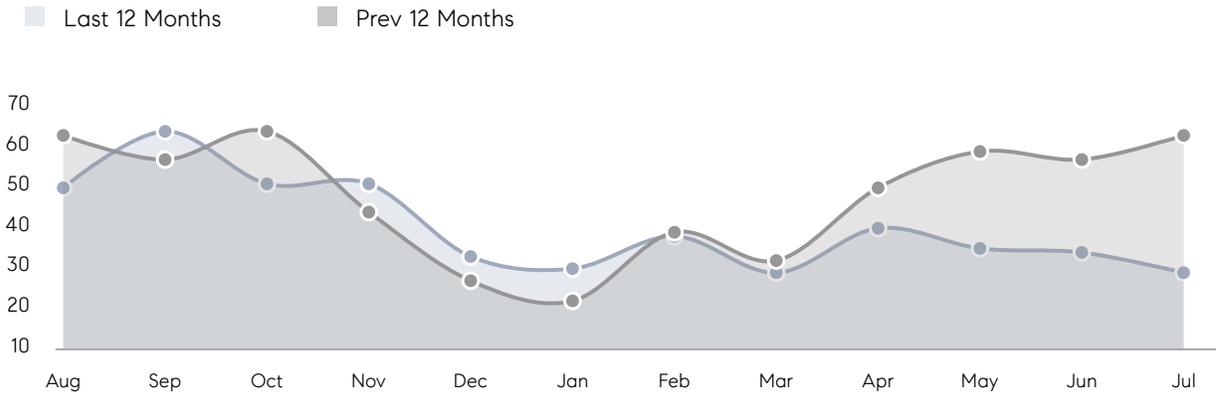
## Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	23	22	5%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$1,119,764	\$862,103	29.9%
	# OF CONTRACTS	37	34	8.8%
	NEW LISTINGS	37	48	-23%
Houses	AVERAGE DOM	24	19	26%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$1,347,498	\$1,168,493	15%
	# OF CONTRACTS	20	23	-13%
	NEW LISTINGS	21	29	-28%
Condo/Co-op/TH	AVERAGE DOM	21	25	-16%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$622,891	\$473,223	32%
	# OF CONTRACTS	17	11	55%
	NEW LISTINGS	16	19	-16%

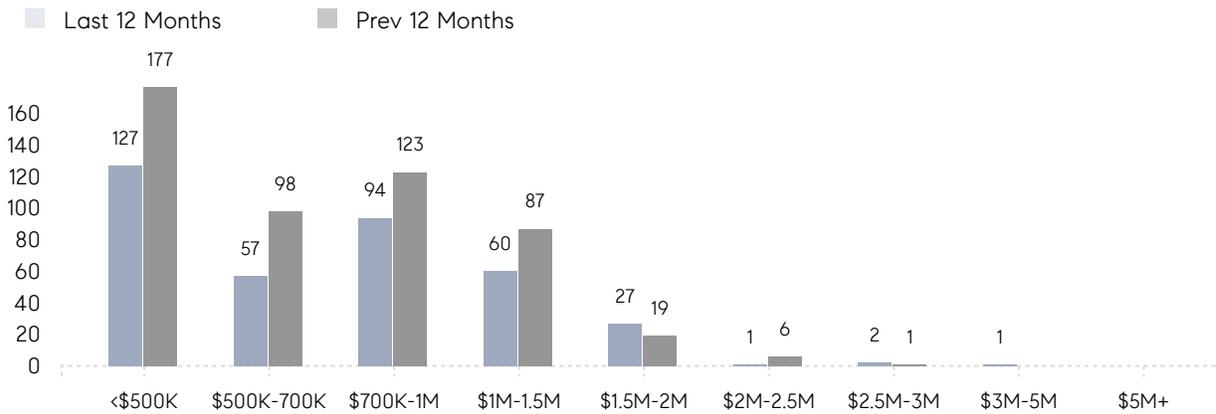
# Basking Ridge

JULY 2023

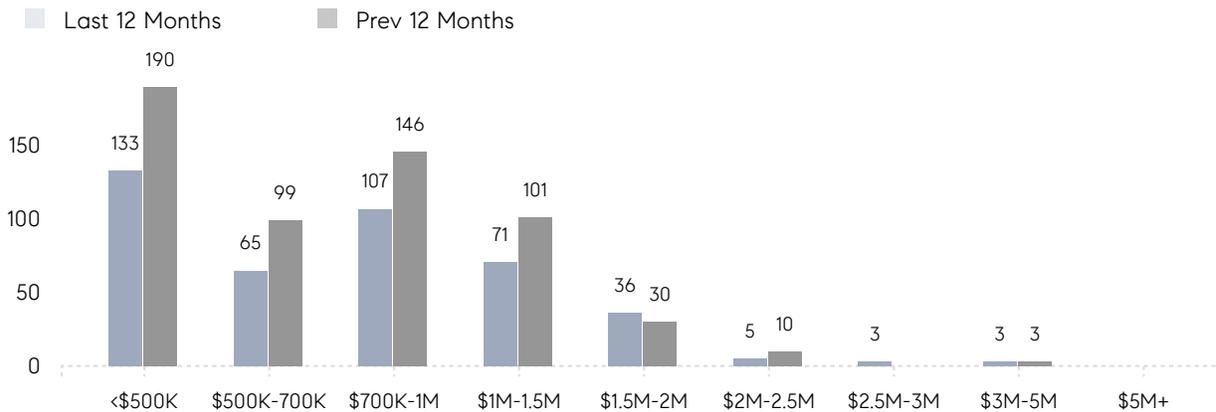
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Bedminster

JULY 2023

## UNDER CONTRACT

<b>11</b>	<b>\$527K</b>	<b>\$475K</b>
Total Properties	Average Price	Median Price
<b>-52%</b>	<b>-12%</b>	<b>19%</b>
Decrease From Jul 2022	Decrease From Jul 2022	Increase From Jul 2022

## UNITS SOLD

<b>12</b>	<b>\$520K</b>	<b>\$455K</b>
Total Properties	Average Price	Median Price
<b>-40%</b>	<b>-23%</b>	<b>-1%</b>
Decrease From Jul 2022	Decrease From Jul 2022	Change From Jul 2022

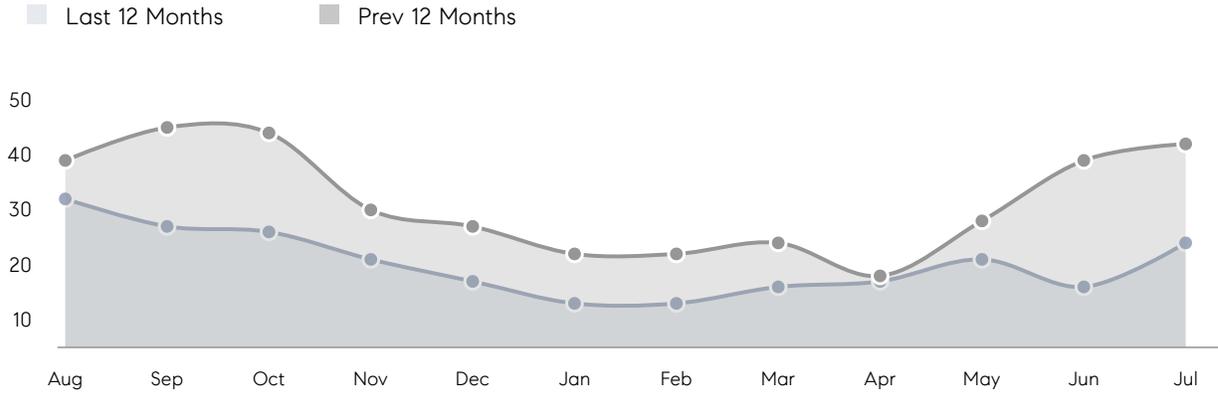
## Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	24	22	9%
	% OF ASKING PRICE	107%	103%	
	AVERAGE SOLD PRICE	\$520,054	\$676,210	-23.1%
	# OF CONTRACTS	11	23	-52.2%
	NEW LISTINGS	20	27	-26%
Houses	AVERAGE DOM	38	33	15%
	% OF ASKING PRICE	104%	97%	
	AVERAGE SOLD PRICE	\$864,667	\$1,693,750	-49%
	# OF CONTRACTS	3	5	-40%
	NEW LISTINGS	4	6	-33%
Condo/Co-op/TH	AVERAGE DOM	19	19	0%
	% OF ASKING PRICE	108%	105%	
	AVERAGE SOLD PRICE	\$405,183	\$421,825	-4%
	# OF CONTRACTS	8	18	-56%
	NEW LISTINGS	16	21	-24%

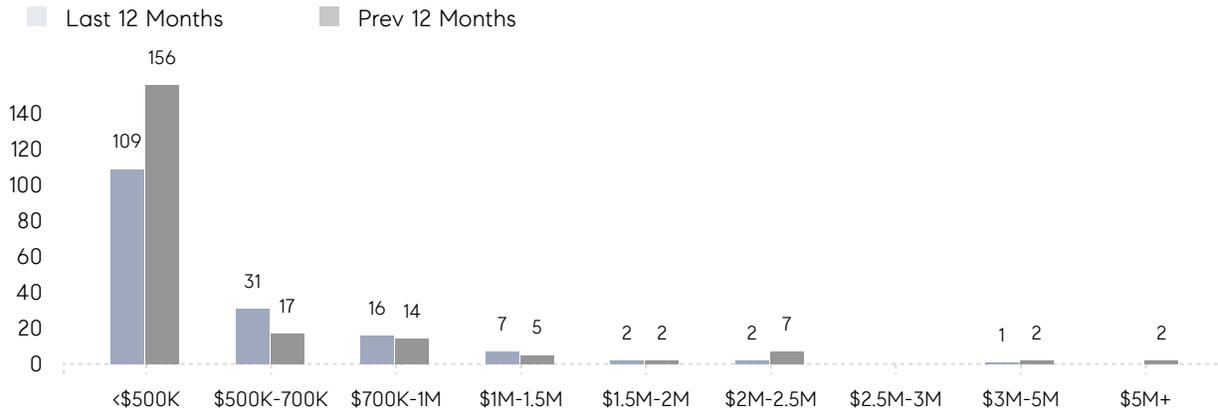
# Bedminster

JULY 2023

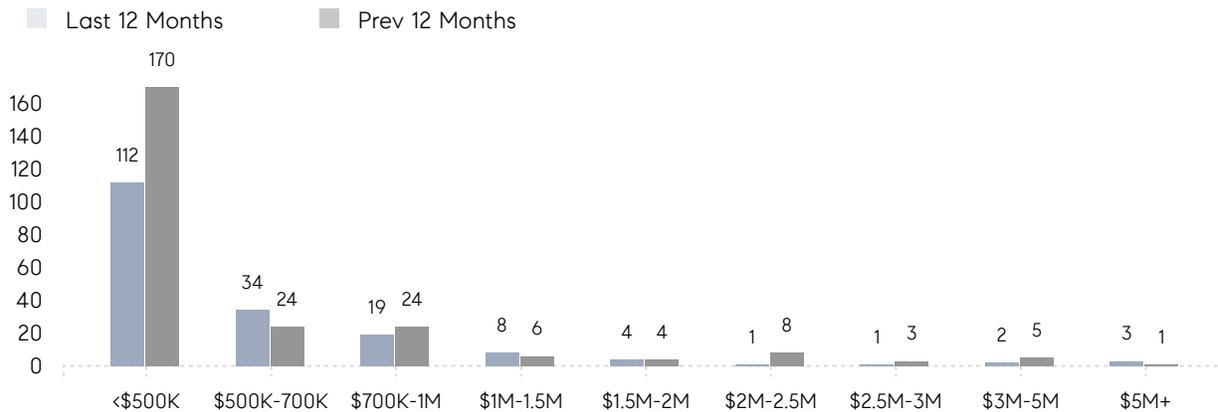
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Bernardsville

JULY 2023

## UNDER CONTRACT

<b>9</b>	<b>\$1.1M</b>	<b>\$675K</b>
Total Properties	Average Price	Median Price
<b>-36%</b>	<b>-3%</b>	<b>-41%</b>
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

## UNITS SOLD

<b>8</b>	<b>\$1.9M</b>	<b>\$681K</b>
Total Properties	Average Price	Median Price
<b>-27%</b>	<b>87%</b>	<b>-7%</b>
Decrease From Jul 2022	Increase From Jul 2022	Decrease From Jul 2022

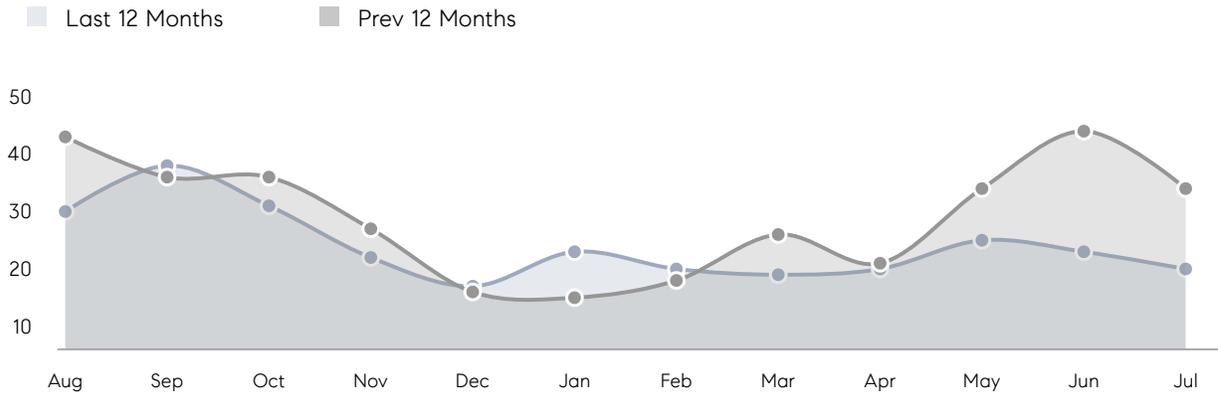
## Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	42	22	91%
	% OF ASKING PRICE	105%	102%	
	AVERAGE SOLD PRICE	\$1,995,250	\$1,066,873	87.0%
	# OF CONTRACTS	9	14	-35.7%
	NEW LISTINGS	10	7	43%
Houses	AVERAGE DOM	42	22	91%
	% OF ASKING PRICE	105%	102%	
	AVERAGE SOLD PRICE	\$1,995,250	\$1,131,560	76%
	# OF CONTRACTS	8	10	-20%
	NEW LISTINGS	10	5	100%
Condo/Co-op/TH	AVERAGE DOM	-	20	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$420,000	-
	# OF CONTRACTS	1	4	-75%
	NEW LISTINGS	0	2	0%

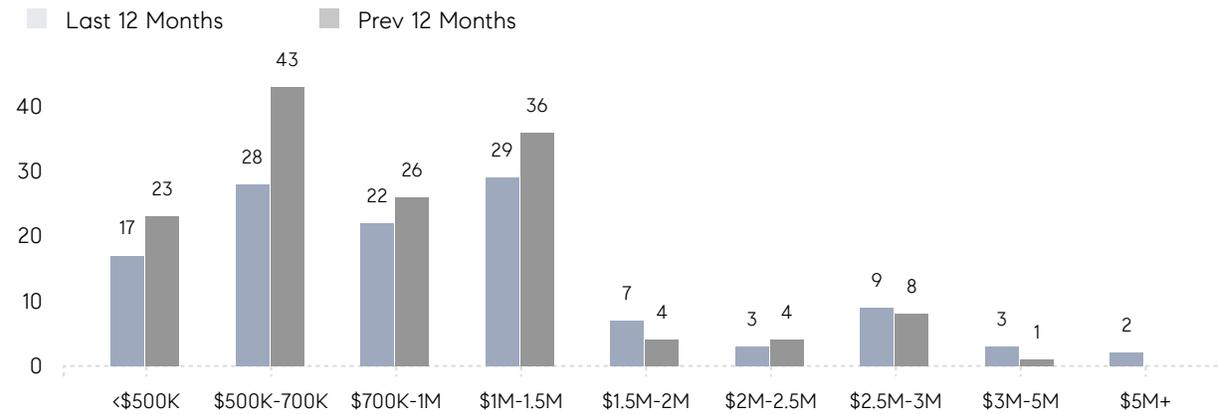
# Bernardsville

JULY 2023

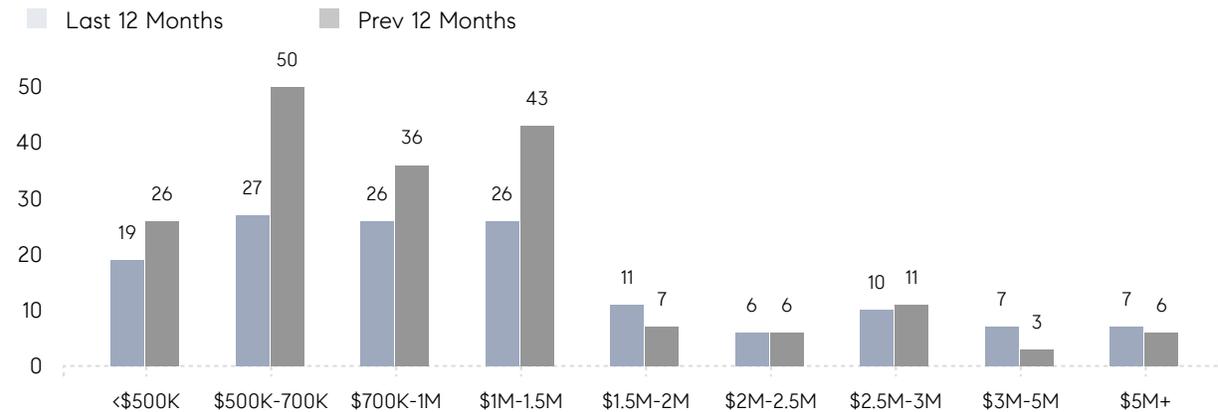
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Branchburg

JULY 2023

## UNDER CONTRACT

<b>14</b>	<b>\$515K</b>	<b>\$499K</b>
Total Properties	Average Price	Median Price
<b>-18%</b>	<b>-9%</b>	<b>-9%</b>
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

## UNITS SOLD

<b>23</b>	<b>\$671K</b>	<b>\$630K</b>
Total Properties	Average Price	Median Price
<b>10%</b>	<b>21%</b>	<b>18%</b>
Increase From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

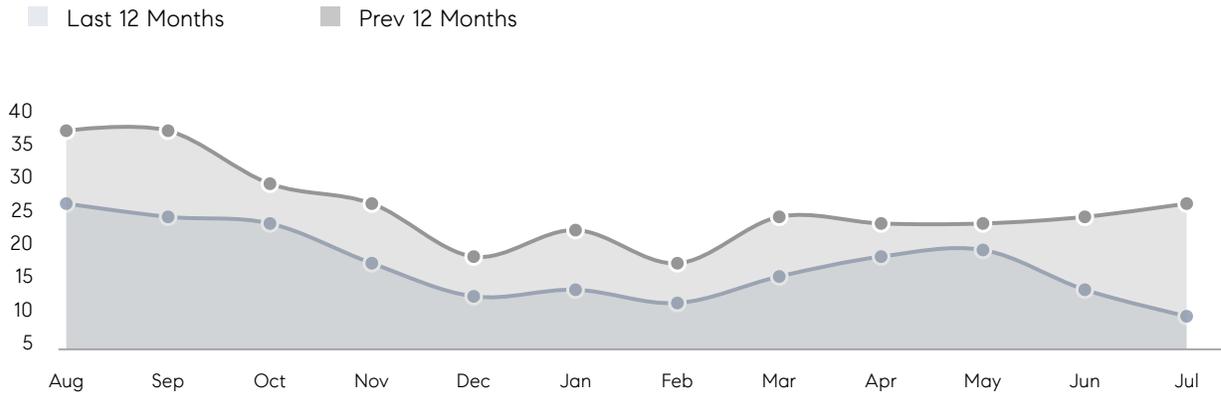
## Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	15	22	-32%
	% OF ASKING PRICE	109%	104%	
	AVERAGE SOLD PRICE	\$671,909	\$553,857	21.3%
	# OF CONTRACTS	14	17	-17.6%
	NEW LISTINGS	11	21	-48%
Houses	AVERAGE DOM	15	22	-32%
	% OF ASKING PRICE	109%	104%	
	AVERAGE SOLD PRICE	\$707,145	\$632,857	12%
	# OF CONTRACTS	9	13	-31%
	NEW LISTINGS	8	18	-56%
Condo/Co-op/TH	AVERAGE DOM	20	22	-9%
	% OF ASKING PRICE	108%	105%	
	AVERAGE SOLD PRICE	\$437,000	\$395,857	10%
	# OF CONTRACTS	5	4	25%
	NEW LISTINGS	3	3	0%

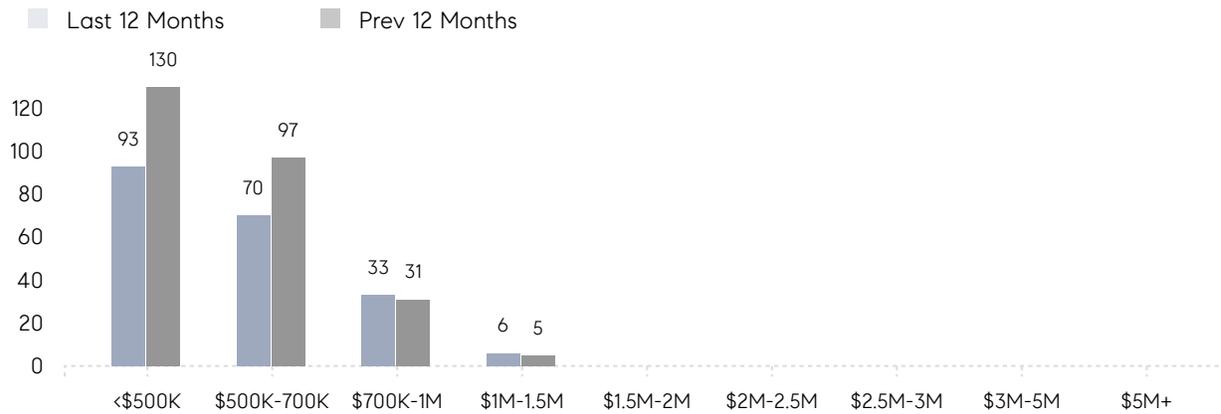
# Branchburg

JULY 2023

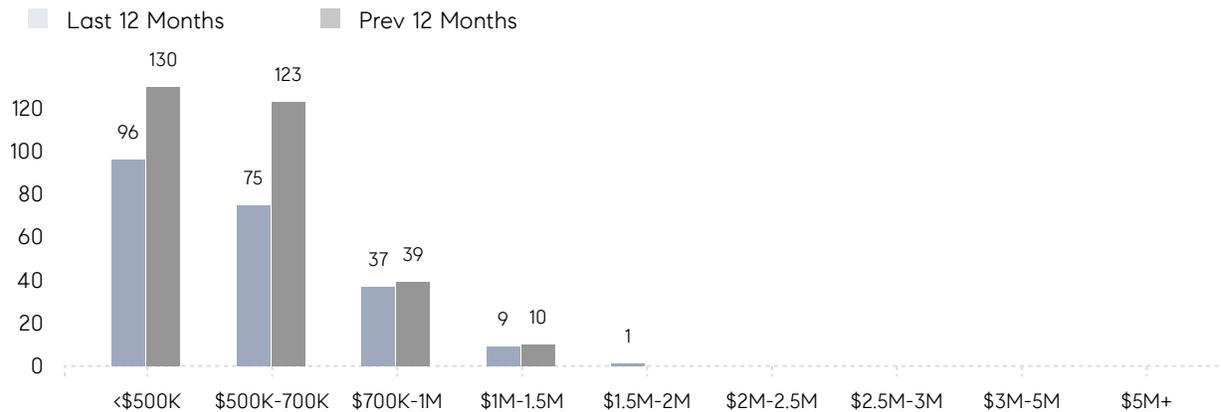
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Bridgewater

JULY 2023

## UNDER CONTRACT

**32**  
Total  
Properties

**\$674K**  
Average  
Price

**\$624K**  
Median  
Price

**-30%**  
Decrease From  
Jul 2022

**23%**  
Increase From  
Jul 2022

**25%**  
Increase From  
Jul 2022

## UNITS SOLD

**38**  
Total  
Properties

**\$769K**  
Average  
Price

**\$682K**  
Median  
Price

**-40%**  
Decrease From  
Jul 2022

**32%**  
Increase From  
Jul 2022

**24%**  
Increase From  
Jul 2022

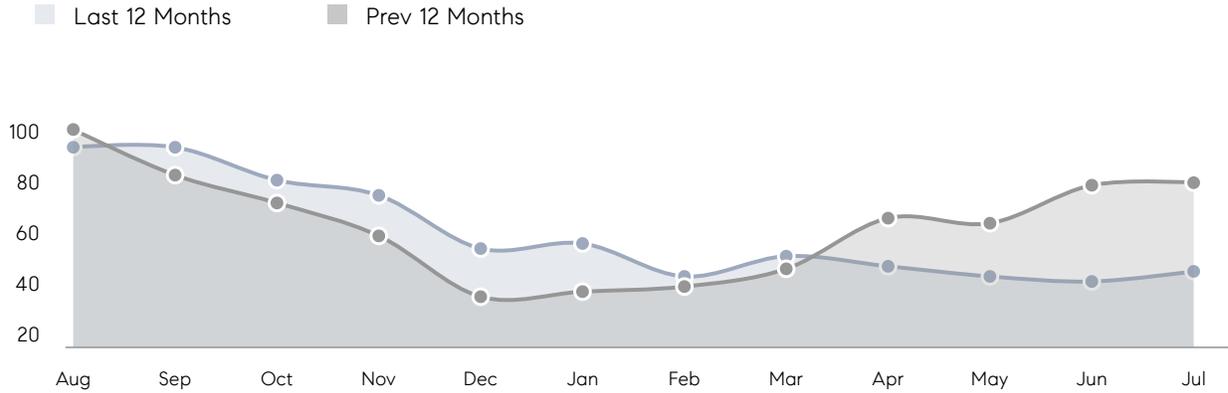
## Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	39	21	86%
	% OF ASKING PRICE	103%	105%	
	AVERAGE SOLD PRICE	\$769,536	\$584,717	31.6%
	# OF CONTRACTS	32	46	-30.4%
	NEW LISTINGS	42	67	-37%
Houses	AVERAGE DOM	43	23	87%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$878,234	\$679,474	29%
	# OF CONTRACTS	22	32	-31%
	NEW LISTINGS	32	51	-37%
Condo/Co-op/TH	AVERAGE DOM	26	17	53%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$465,180	\$380,989	22%
	# OF CONTRACTS	10	14	-29%
	NEW LISTINGS	10	16	-37%

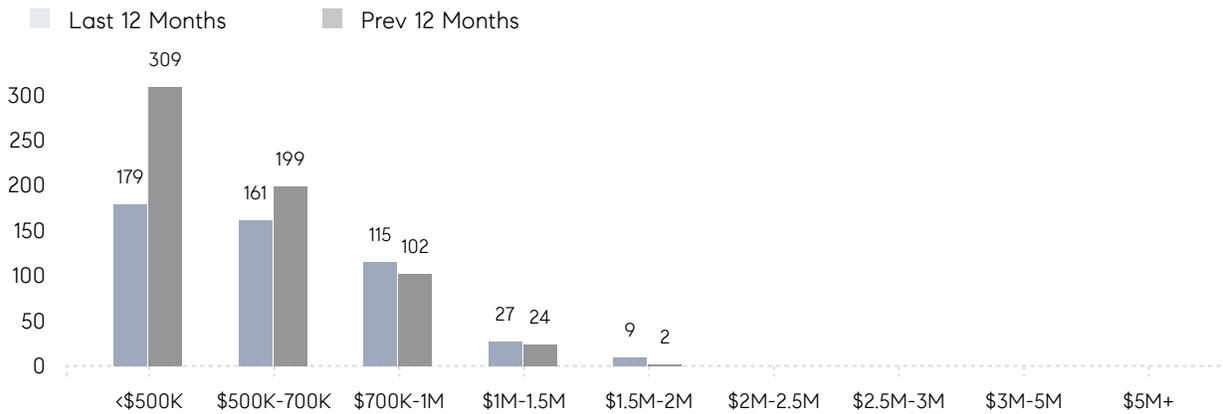
# Bridgewater

JULY 2023

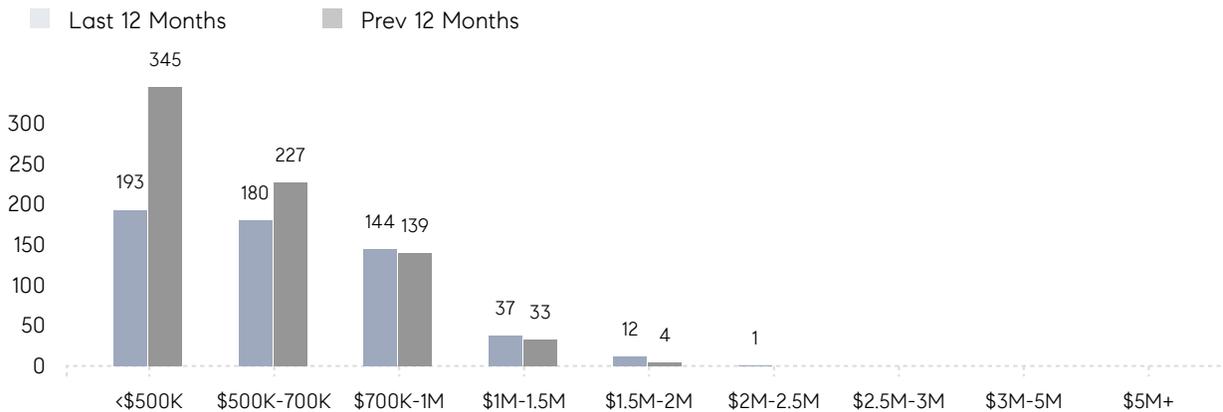
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Far Hills

JULY 2023

## UNDER CONTRACT

<b>1</b>	<b>\$950K</b>	<b>\$950K</b>
Total Properties	Average Price	Median Price
<b>0%</b>	–	–
Change From Jul 2022	Change From Jul 2022	Change From Jul 2022

## UNITS SOLD

<b>1</b>	<b>\$1.5M</b>	<b>\$1.5M</b>
Total Properties	Average Price	Median Price
<b>0%</b>	<b>120%</b>	<b>120%</b>
Change From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

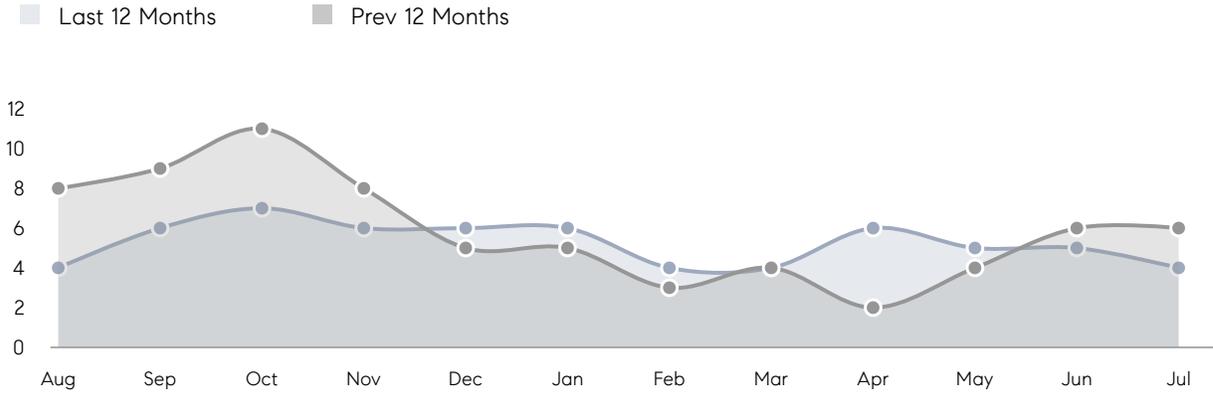
## Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	169	21	705%
	% OF ASKING PRICE	79%	101%	
	AVERAGE SOLD PRICE	\$1,550,000	\$705,000	119.9%
	# OF CONTRACTS	1	0	0.0%
	NEW LISTINGS	0	0	0%
Houses	AVERAGE DOM	169	-	-
	% OF ASKING PRICE	79%	-	
	AVERAGE SOLD PRICE	\$1,550,000	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	0	0%
Condo/Co-op/TH	AVERAGE DOM	-	21	-
	% OF ASKING PRICE	-	101%	
	AVERAGE SOLD PRICE	-	\$705,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

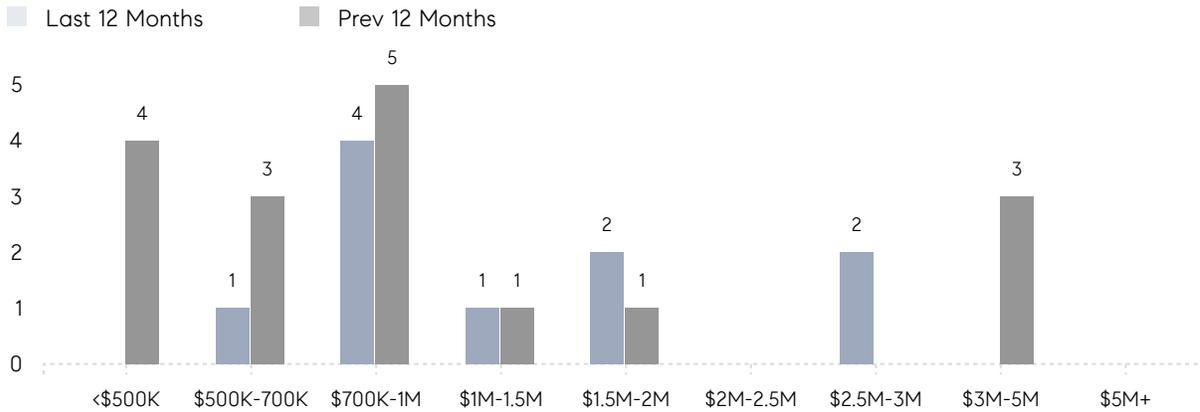
# Far Hills

JULY 2023

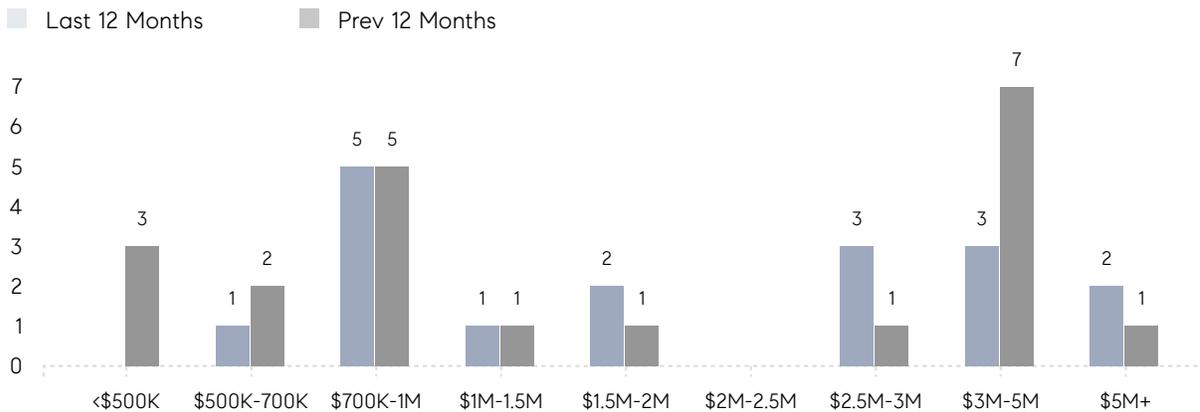
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Green Brook

JULY 2023

## UNDER CONTRACT

<b>7</b>	<b>\$514K</b>	<b>\$575K</b>
Total Properties	Average Price	Median Price
<b>-30%</b>	<b>-12%</b>	<b>-2%</b>
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

## UNITS SOLD

<b>8</b>	<b>\$637K</b>	<b>\$585K</b>
Total Properties	Average Price	Median Price
<b>167%</b>	<b>-14%</b>	<b>-35%</b>
Increase From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

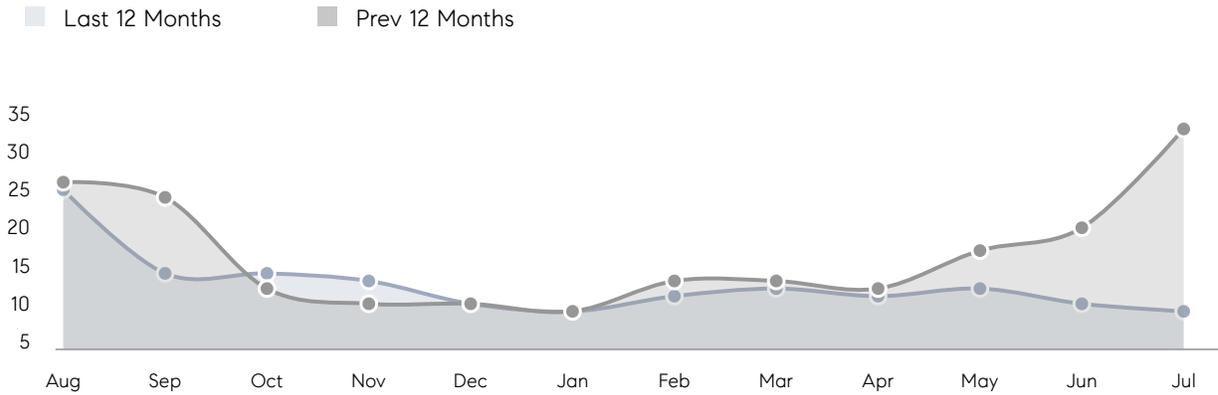
## Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	25	57	-56%
	% OF ASKING PRICE	105%	97%	
	AVERAGE SOLD PRICE	\$637,750	\$743,333	-14.2%
	# OF CONTRACTS	7	10	-30.0%
	NEW LISTINGS	6	24	-75%
Houses	AVERAGE DOM	30	57	-47%
	% OF ASKING PRICE	105%	97%	
	AVERAGE SOLD PRICE	\$725,333	\$743,333	-2%
	# OF CONTRACTS	6	6	0%
	NEW LISTINGS	3	21	-86%
Condo/Co-op/TH	AVERAGE DOM	10	-	-
	% OF ASKING PRICE	104%	-	
	AVERAGE SOLD PRICE	\$375,000	-	-
	# OF CONTRACTS	1	4	-75%
	NEW LISTINGS	3	3	0%

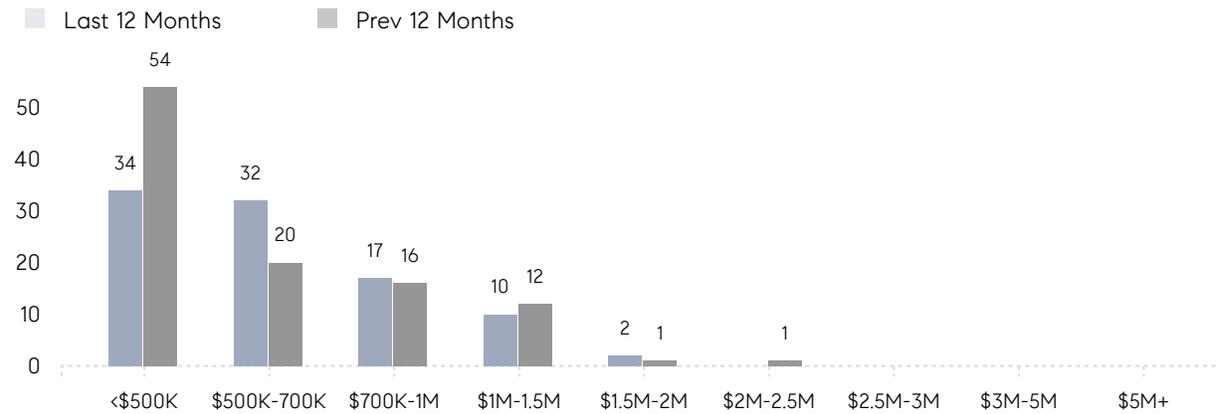
# Green Brook

JULY 2023

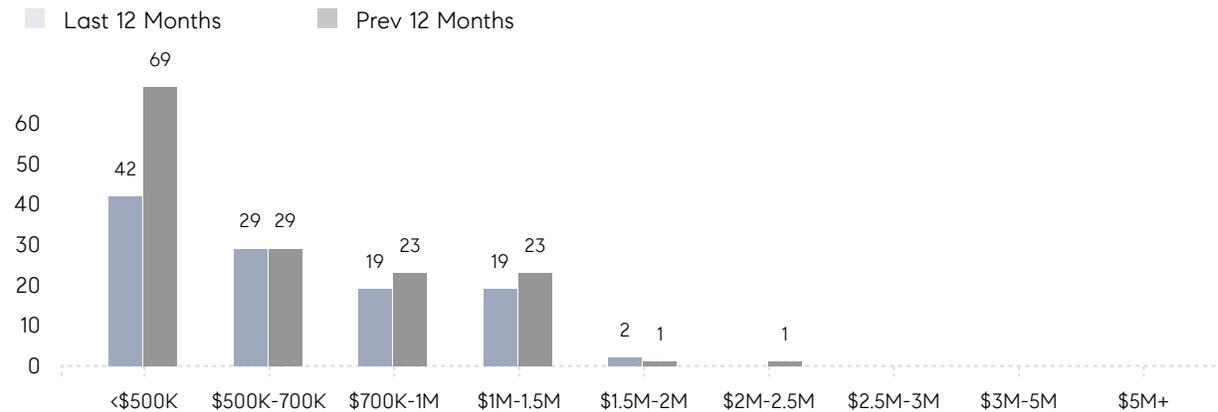
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Hillsborough

JULY 2023

## UNDER CONTRACT

<b>29</b>	<b>\$518K</b>	<b>\$455K</b>
Total Properties	Average Price	Median Price
<b>-45%</b>	<b>2%</b>	<b>-10%</b>
Decrease From Jul 2022	Increase From Jul 2022	Decrease From Jul 2022

## UNITS SOLD

<b>25</b>	<b>\$587K</b>	<b>\$535K</b>
Total Properties	Average Price	Median Price
<b>-55%</b>	<b>10%</b>	<b>20%</b>
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

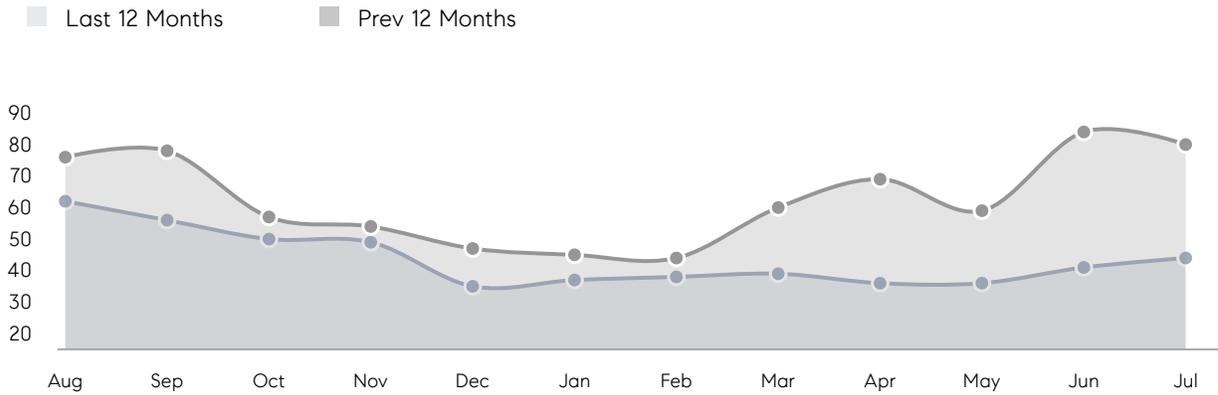
## Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	18	22	-18%
	% OF ASKING PRICE	107%	107%	
	AVERAGE SOLD PRICE	\$587,224	\$533,742	10.0%
	# OF CONTRACTS	29	53	-45.3%
	NEW LISTINGS	39	50	-22%
Houses	AVERAGE DOM	20	23	-13%
	% OF ASKING PRICE	107%	107%	
	AVERAGE SOLD PRICE	\$726,536	\$705,543	3%
	# OF CONTRACTS	16	33	-52%
	NEW LISTINGS	23	28	-18%
Condo/Co-op/TH	AVERAGE DOM	16	20	-20%
	% OF ASKING PRICE	108%	107%	
	AVERAGE SOLD PRICE	\$409,919	\$327,580	25%
	# OF CONTRACTS	13	20	-35%
	NEW LISTINGS	16	22	-27%

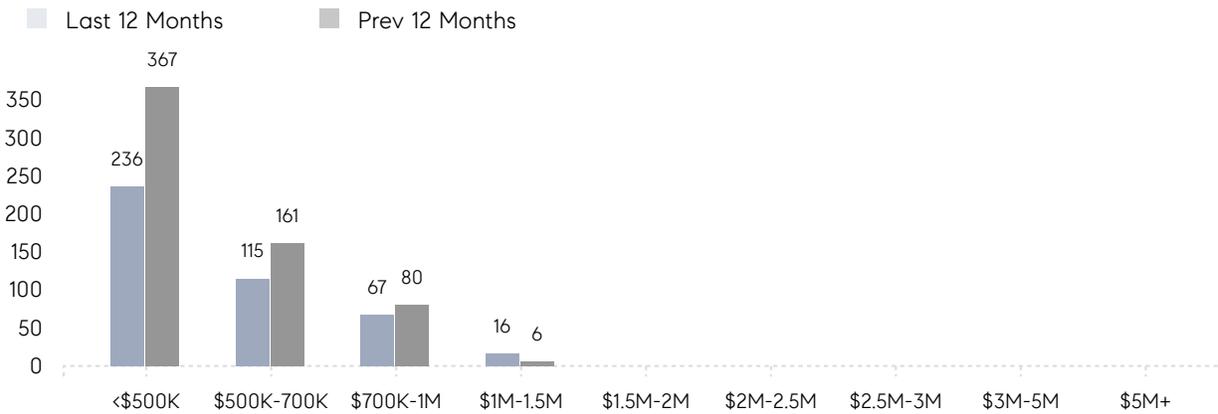
# Hillsborough

JULY 2023

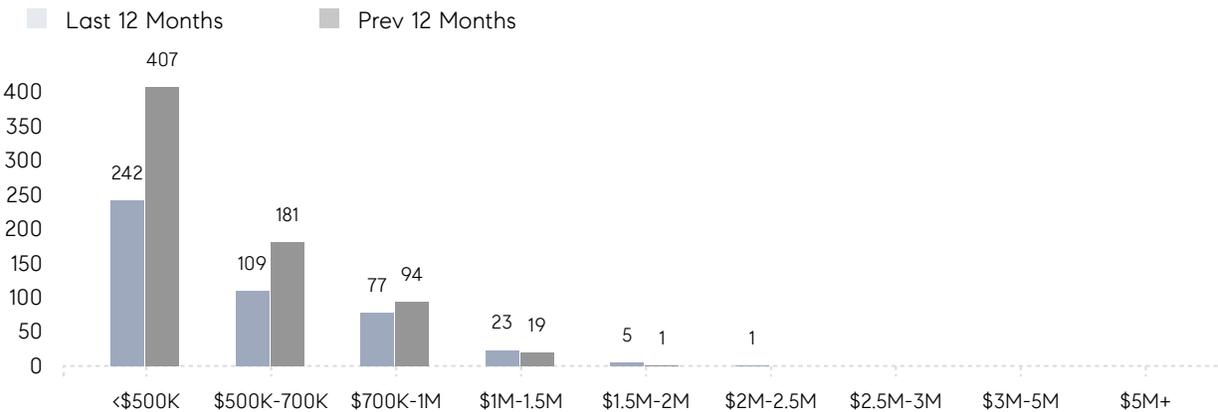
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# North Plainfield

JULY 2023

## UNDER CONTRACT

**13**  
Total  
Properties

**\$347K**  
Average  
Price

**\$375K**  
Median  
Price

**-7%**  
Decrease From  
Jul 2022

**-4%**  
Decrease From  
Jul 2022

**7%**  
Increase From  
Jul 2022

## UNITS SOLD

**9**  
Total  
Properties

**\$455K**  
Average  
Price

**\$480K**  
Median  
Price

**-61%**  
Decrease From  
Jul 2022

**24%**  
Increase From  
Jul 2022

**22%**  
Increase From  
Jul 2022

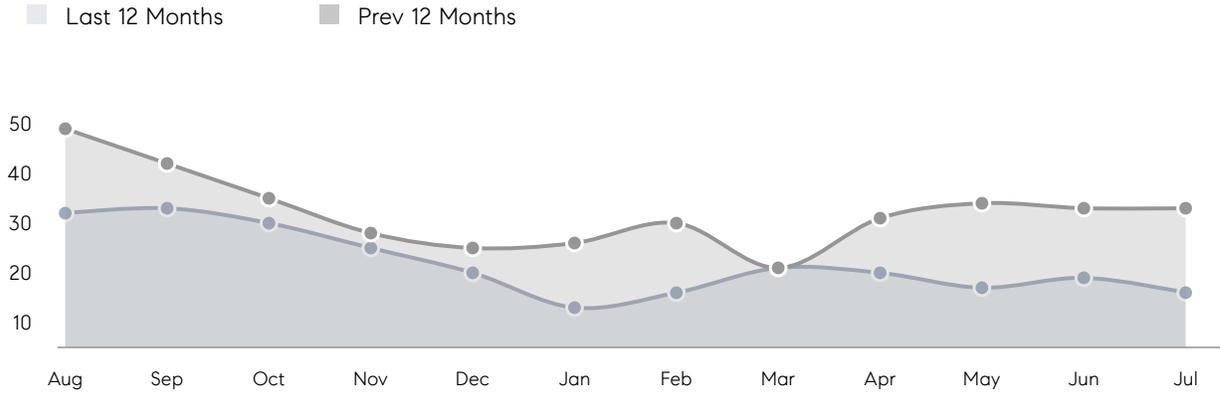
## Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	29	32	-9%
	% OF ASKING PRICE	108%	107%	
	AVERAGE SOLD PRICE	\$455,556	\$366,261	24.4%
	# OF CONTRACTS	13	14	-7.1%
	NEW LISTINGS	12	17	-29%
Houses	AVERAGE DOM	31	31	0%
	% OF ASKING PRICE	109%	107%	
	AVERAGE SOLD PRICE	\$485,000	\$398,275	22%
	# OF CONTRACTS	9	13	-31%
	NEW LISTINGS	10	16	-37%
Condo/Co-op/TH	AVERAGE DOM	13	41	-68%
	% OF ASKING PRICE	105%	103%	
	AVERAGE SOLD PRICE	\$220,000	\$152,833	44%
	# OF CONTRACTS	4	1	300%
	NEW LISTINGS	2	1	100%

# North Plainfield

JULY 2023

## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Peapack Gladstone

JULY 2023

## UNDER CONTRACT

<b>0</b>	–	–
Total Properties	Average Price	Median Price
<b>0%</b>	–	–
Change From Jul 2022	Change From Jul 2022	Change From Jul 2022

## UNITS SOLD

<b>4</b>	<b>\$1.2M</b>	<b>\$1.0M</b>
Total Properties	Average Price	Median Price
<b>0%</b>	<b>4%</b>	<b>-12%</b>
Change From Jul 2022	Increase From Jul 2022	Decrease From Jul 2022

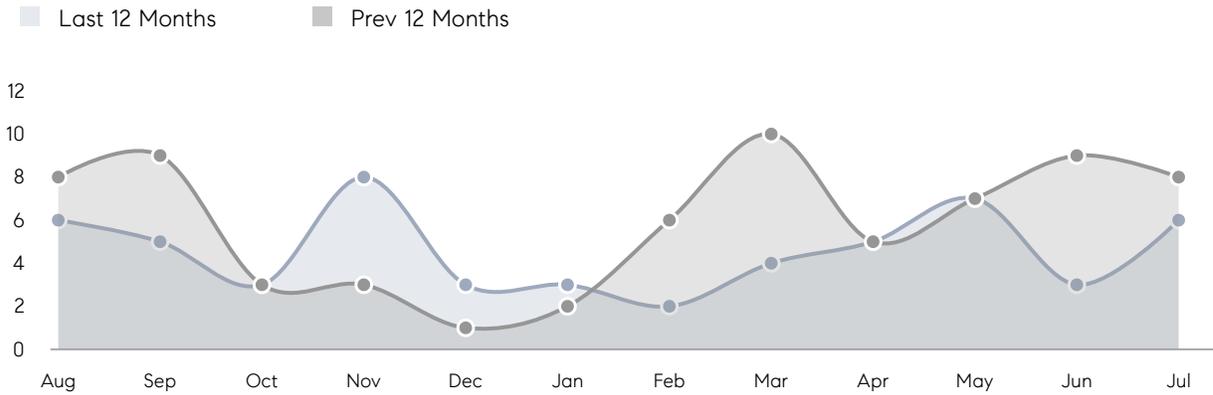
## Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	55	33	67%
	% OF ASKING PRICE	100%	97%	
	AVERAGE SOLD PRICE	\$1,237,750	\$1,193,750	3.7%
	# OF CONTRACTS	0	0	0.0%
	NEW LISTINGS	4	1	300%
Houses	AVERAGE DOM	53	33	61%
	% OF ASKING PRICE	100%	97%	
	AVERAGE SOLD PRICE	\$1,518,667	\$1,193,750	27%
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	4	1	300%
Condo/Co-op/TH	AVERAGE DOM	58	-	-
	% OF ASKING PRICE	99%	-	
	AVERAGE SOLD PRICE	\$395,000	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

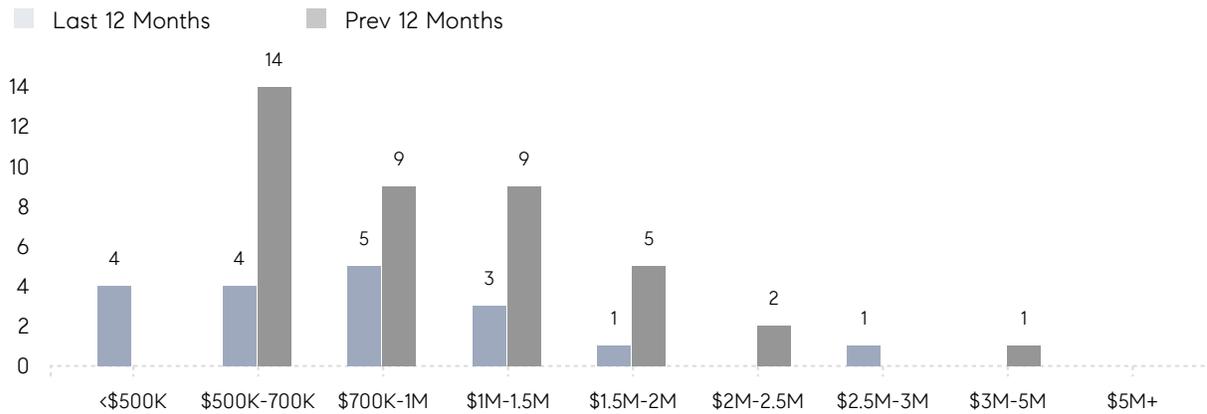
# Peapack Gladstone

JULY 2023

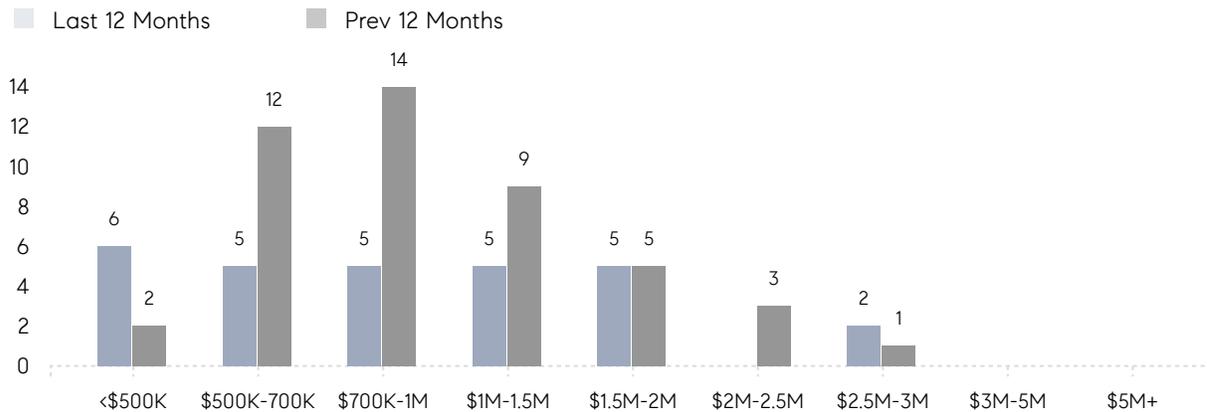
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Somerville

JULY 2023

## UNDER CONTRACT

**9**  
Total  
Properties

**\$483K**  
Average  
Price

**\$499K**  
Median  
Price

**29%**  
Increase From  
Jul 2022

**-5%**  
Decrease From  
Jul 2022

**3%**  
Increase From  
Jul 2022

## UNITS SOLD

**5**  
Total  
Properties

**\$500K**  
Average  
Price

**\$530K**  
Median  
Price

**-74%**  
Decrease From  
Jul 2022

**21%**  
Increase From  
Jul 2022

**25%**  
Increase From  
Jul 2022

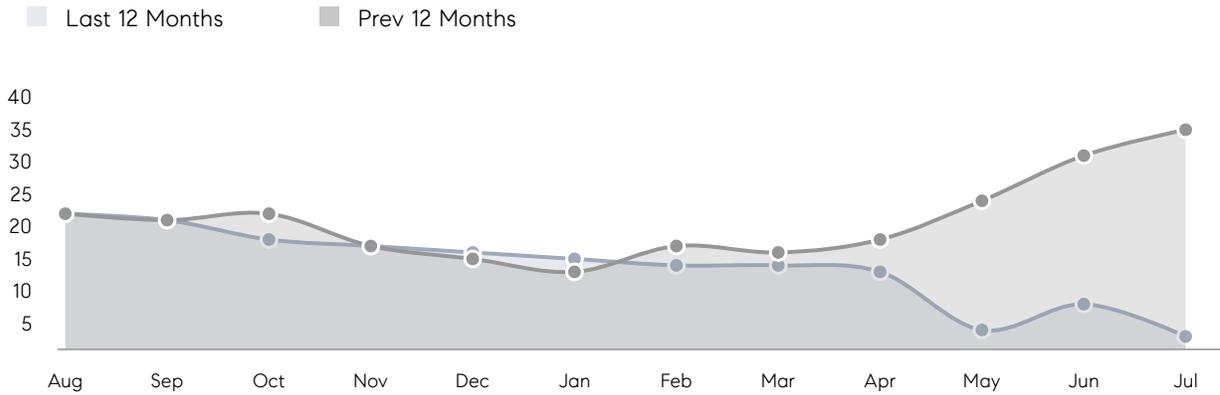
## Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	10	45	-78%
	% OF ASKING PRICE	113%	101%	
	AVERAGE SOLD PRICE	\$500,800	\$414,184	20.9%
	# OF CONTRACTS	9	7	28.6%
	NEW LISTINGS	5	17	-71%
Houses	AVERAGE DOM	10	46	-78%
	% OF ASKING PRICE	113%	101%	
	AVERAGE SOLD PRICE	\$500,800	\$418,306	20%
	# OF CONTRACTS	8	7	14%
	NEW LISTINGS	4	14	-71%
Condo/Co-op/TH	AVERAGE DOM	-	14	-
	% OF ASKING PRICE	-	111%	
	AVERAGE SOLD PRICE	-	\$340,000	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	3	-67%

# Somerville

JULY 2023

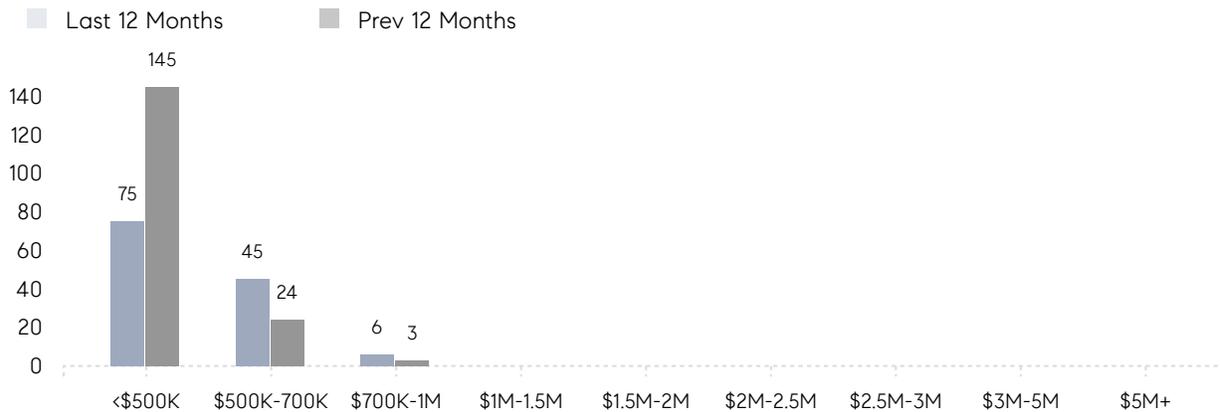
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Warren

JULY 2023

## UNDER CONTRACT

<b>21</b>	<b>\$1.1M</b>	<b>\$1.0M</b>
Total Properties	Average Price	Median Price
<b>-16%</b>	<b>22%</b>	<b>26%</b>
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

## UNITS SOLD

<b>30</b>	<b>\$1.1M</b>	<b>\$999K</b>
Total Properties	Average Price	Median Price
<b>36%</b>	<b>16%</b>	<b>9%</b>
Increase From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

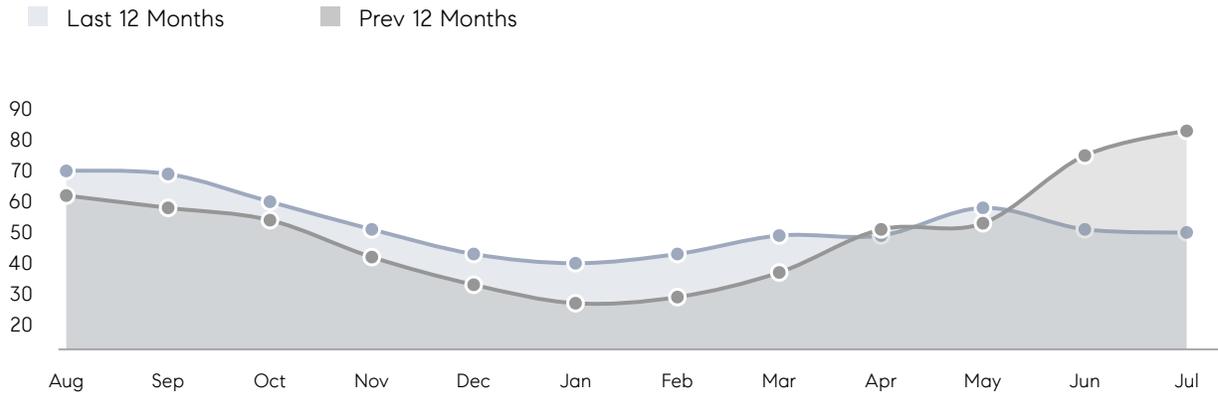
## Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	25	33	-24%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$1,130,891	\$975,241	16.0%
	# OF CONTRACTS	21	25	-16.0%
	NEW LISTINGS	27	38	-29%
Houses	AVERAGE DOM	25	35	-29%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$1,128,862	\$947,175	19%
	# OF CONTRACTS	18	25	-28%
	NEW LISTINGS	22	34	-35%
Condo/Co-op/TH	AVERAGE DOM	24	19	26%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$1,189,729	\$1,255,901	-5%
	# OF CONTRACTS	3	0	0%
	NEW LISTINGS	5	4	25%

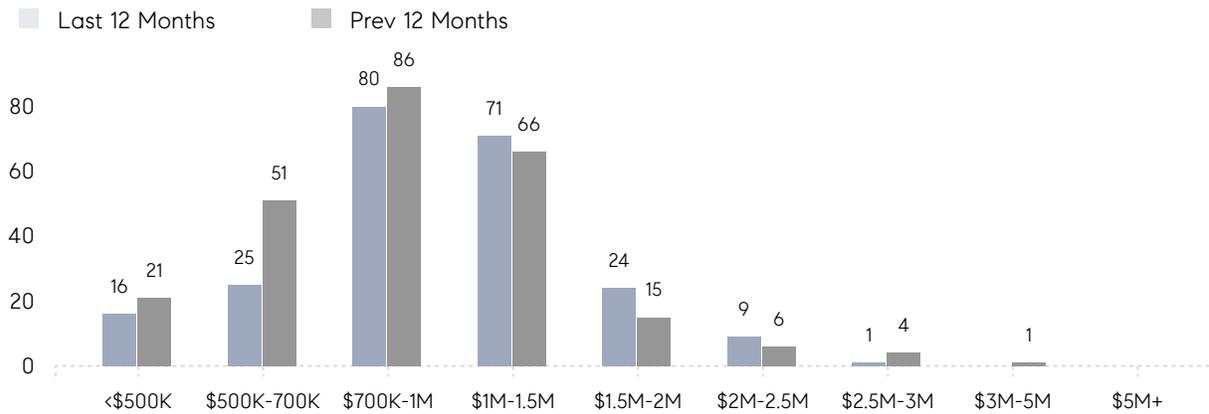
# Warren

JULY 2023

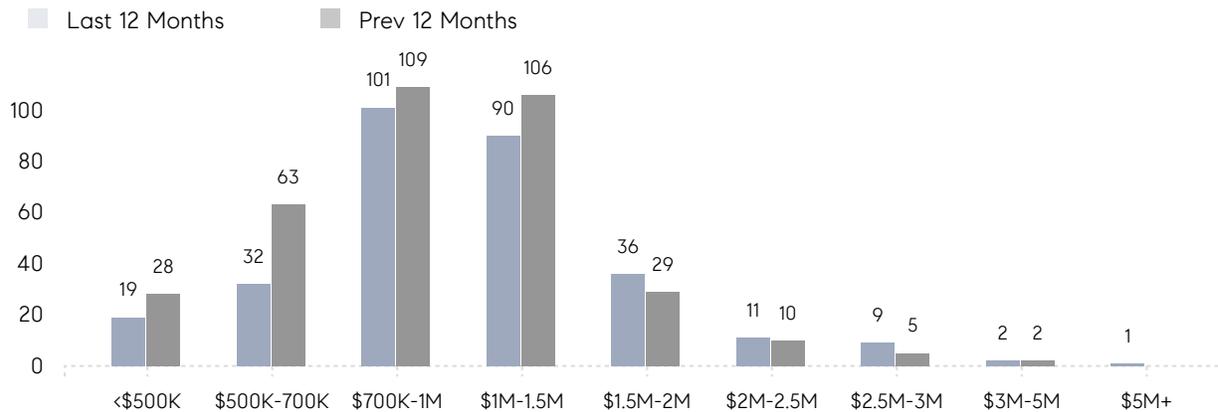
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Watchung

JULY 2023

## UNDER CONTRACT

<b>5</b>	<b>\$994K</b>	<b>\$765K</b>
Total Properties	Average Price	Median Price
<b>-50%</b>	<b>-6%</b>	<b>-21%</b>
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

## UNITS SOLD

<b>4</b>	<b>\$1.3M</b>	<b>\$1.2M</b>
Total Properties	Average Price	Median Price
<b>-67%</b>	<b>26%</b>	<b>23%</b>
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

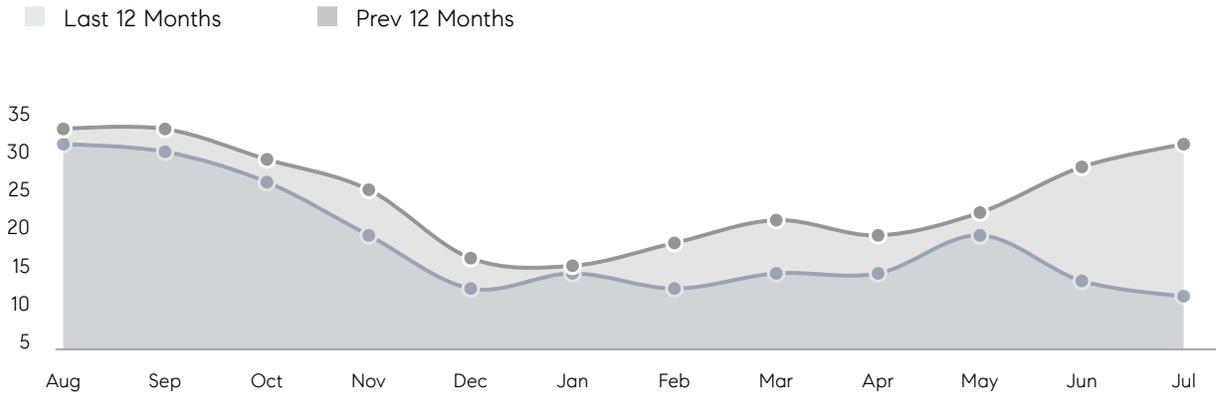
## Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	83	25	232%
	% OF ASKING PRICE	98%	105%	
	AVERAGE SOLD PRICE	\$1,360,000	\$1,078,833	26.1%
	# OF CONTRACTS	5	10	-50.0%
	NEW LISTINGS	5	15	-67%
Houses	AVERAGE DOM	83	25	232%
	% OF ASKING PRICE	98%	105%	
	AVERAGE SOLD PRICE	\$1,360,000	\$1,078,833	26%
	# OF CONTRACTS	5	9	-44%
	NEW LISTINGS	5	14	-64%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%

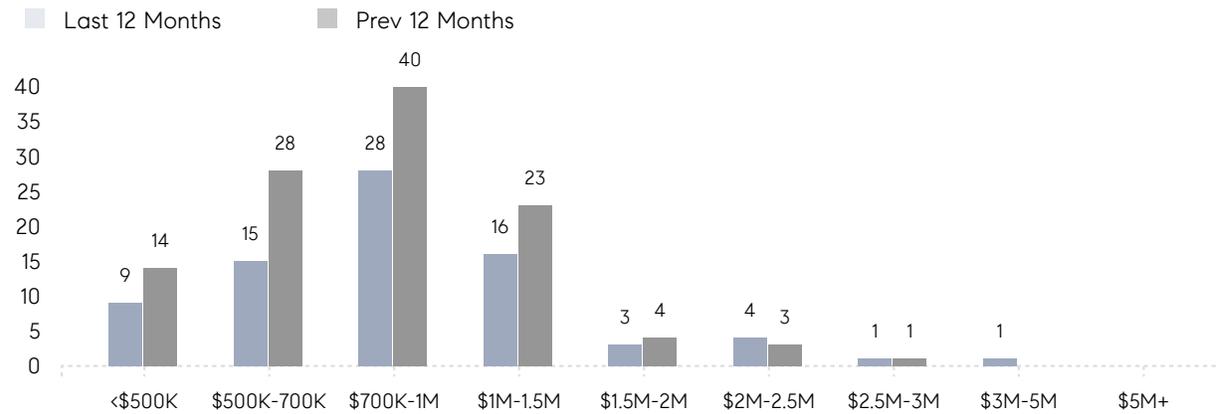
# Watchung

JULY 2023

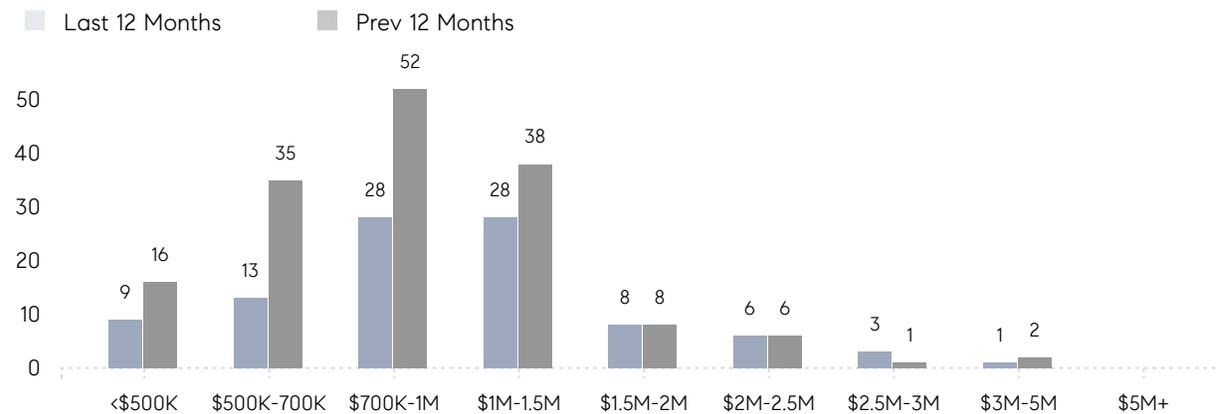
## Monthly Inventory

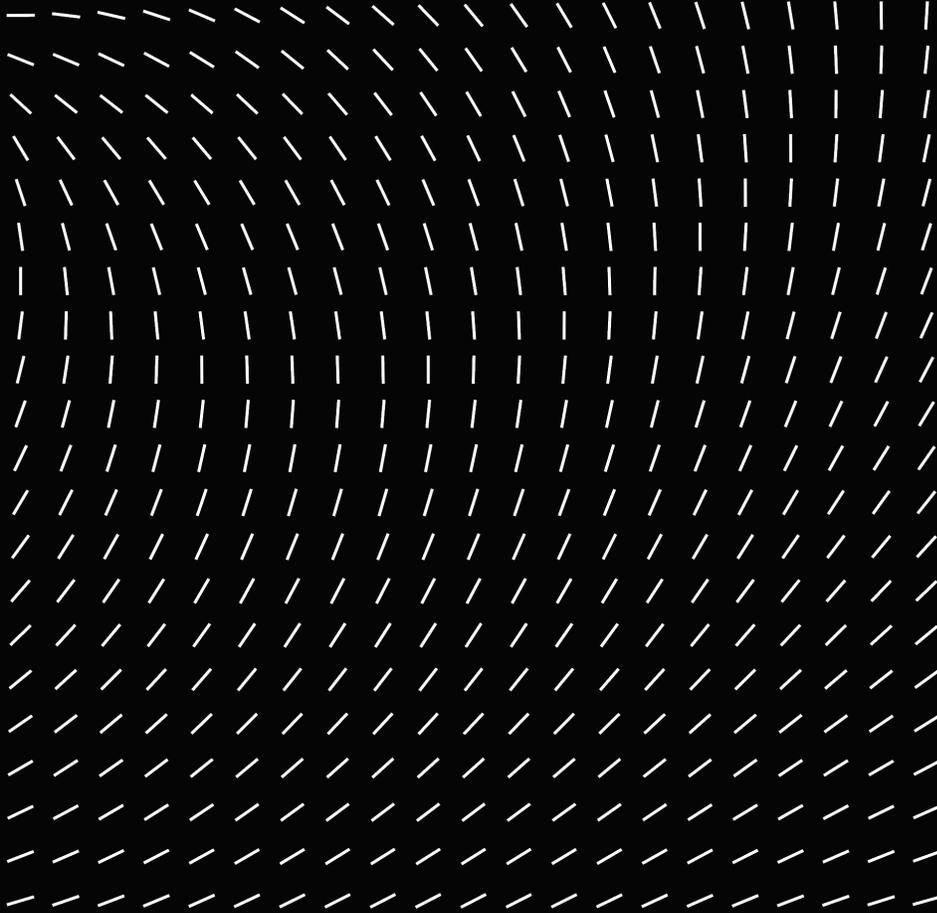


## Contracts By Price Range



## Listings By Price Range





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# Basking Ridge

JULY 2023



## \$1.1M

Average  
Sales Price

## -41%

Decrease In Sales  
From Jul 2022

## \$920K

Median  
Sales Price

## 9%

Increase In Contracts  
From Jul 2022

## 104%

Average %  
Of Asking Price

## 5%

Increase In  
Days On Market  
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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# Bedminster

JULY 2023



## \$520K

Average  
Sales Price

## -40%

Decrease In Sales  
From Jul 2022

## \$455K

Median  
Sales Price

## -52%

Decrease In Contracts  
From Jul 2022

## 107%

Average %  
Of Asking Price

## 9%

Increase In  
Days On Market  
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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# Bernardsville

JULY 2023



## \$1.9M

Average  
Sales Price

## -27%

Decrease In Sales  
From Jul 2022

## \$681K

Median  
Sales Price

## -36%

Decrease In Contracts  
From Jul 2022

## 105%

Average %  
Of Asking Price

## 91%

Increase In  
Days On Market  
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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# Branchburg

JULY 2023



## \$671K

Average  
Sales Price

## 10%

Increase In Sales  
From Jul 2022

## \$630K

Median  
Sales Price

## -18%

Decrease In Contracts  
From Jul 2022

## 109%

Average %  
Of Asking Price

## -32%

Decrease In  
Days On Market  
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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# Bridgewater

JULY 2023



## \$769K

Average  
Sales Price

## -40%

Decrease In Sales  
From Jul 2022

## \$682K

Median  
Sales Price

## -30%

Decrease In Contracts  
From Jul 2022

## 103%

Average %  
Of Asking Price

## 86%

Increase In  
Days On Market  
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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# Far Hills

JULY 2023



## \$1.5M

Average  
Sales Price

## 0%

Change In Sales  
From Jul 2022

## \$1.5M

Median  
Sales Price

## 0%

Change In Contracts  
From Jul 2022

## 79%

Average %  
Of Asking Price

## 705%

Increase In  
Days On Market  
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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# Green Brook

JULY 2023



## \$637K

Average  
Sales Price

## 167%

Increase In Sales  
From Jul 2022

## \$585K

Median  
Sales Price

## -30%

Decrease In Contracts  
From Jul 2022

## 105%

Average %  
Of Asking Price

## -56%

Decrease In  
Days On Market  
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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# Hillsborough

JULY 2023



**\$587K**

Average  
Sales Price

**-55%**

Decrease In Sales  
From Jul 2022

**\$535K**

Median  
Sales Price

**-45%**

Decrease In Contracts  
From Jul 2022

**107%**

Average %  
Of Asking Price

**-18%**

Decrease In  
Days On Market  
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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# North Plainfield

JULY 2023



## \$455K

Average  
Sales Price

## -61%

Decrease In Sales  
From Jul 2022

## \$480K

Median  
Sales Price

## -7%

Decrease In Contracts  
From Jul 2022

## 108%

Average %  
Of Asking Price

## -9%

Decrease In  
Days On Market  
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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# Peapack Gladstone

JULY 2023



**\$1.2M**

Average  
Sales Price

**0%**

Change In Sales  
From Jul 2022

**\$1.0M**

Median  
Sales Price

**0%**

Change In Contracts  
From Jul 2022

**100%**

Average %  
Of Asking Price

**67%**

Increase In  
Days On Market  
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

**COMPASS**

# Somerville

JULY 2023



## \$500K

Average  
Sales Price

## -74%

Decrease In Sales  
From Jul 2022

## \$530K

Median  
Sales Price

## 29%

Increase In Contracts  
From Jul 2022

## 113%

Average %  
Of Asking Price

## -78%

Decrease In  
Days On Market  
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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# Warren

JULY 2023



## \$1.1M

Average  
Sales Price

## 36%

Increase In Sales  
From Jul 2022

## \$999K

Median  
Sales Price

## -16%

Decrease In Contracts  
From Jul 2022

## 100%

Average %  
Of Asking Price

## -24%

Decrease In  
Days On Market  
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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# Watchung

JULY 2023



## \$1.3M

Average  
Sales Price

## -67%

Decrease In Sales  
From Jul 2022

## \$1.2M

Median  
Sales Price

## -50%

Decrease In Contracts  
From Jul 2022

## 98%

Average %  
Of Asking Price

## 232%

Increase In  
Days On Market  
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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