

COMPASS

July 2023

# Sussex Market Insights

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JULY 2023

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# Andover Township

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>2</b>	<b>\$602K</b>	<b>\$602K</b>
Total Properties	Average Price	Median Price
<b>-67%</b>	<b>65%</b>	<b>78%</b>
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

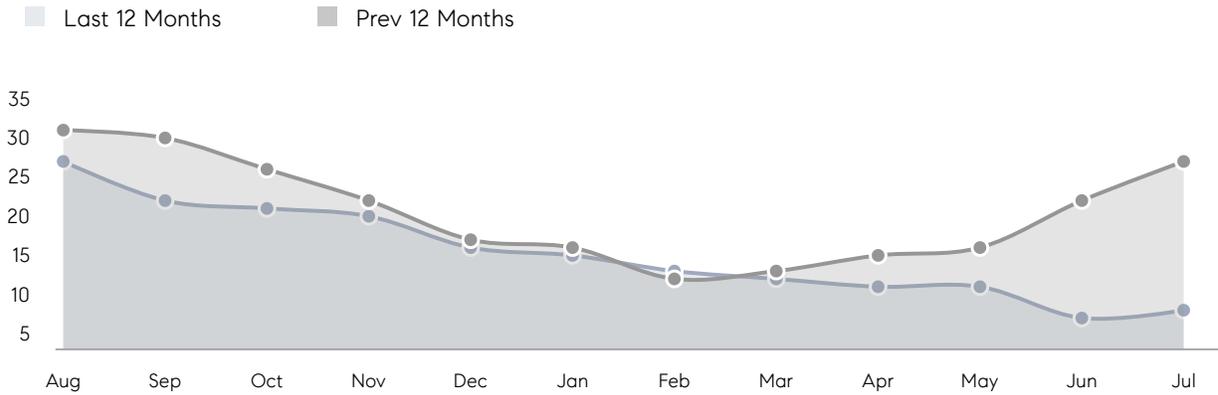
## Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	21	22	-5%
	% OF ASKING PRICE	101%	105%	
	AVERAGE SOLD PRICE	\$602,500	\$365,333	64.9%
	# OF CONTRACTS	0	10	0.0%
	NEW LISTINGS	1	15	-93%
Houses	AVERAGE DOM	21	26	-19%
	% OF ASKING PRICE	101%	106%	
	AVERAGE SOLD PRICE	\$602,500	\$406,400	48%
	# OF CONTRACTS	0	9	0%
	NEW LISTINGS	1	13	-92%
Condo/Co-op/TH	AVERAGE DOM	-	2	-
	% OF ASKING PRICE	-	97%	
	AVERAGE SOLD PRICE	-	\$160,000	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	2	0%

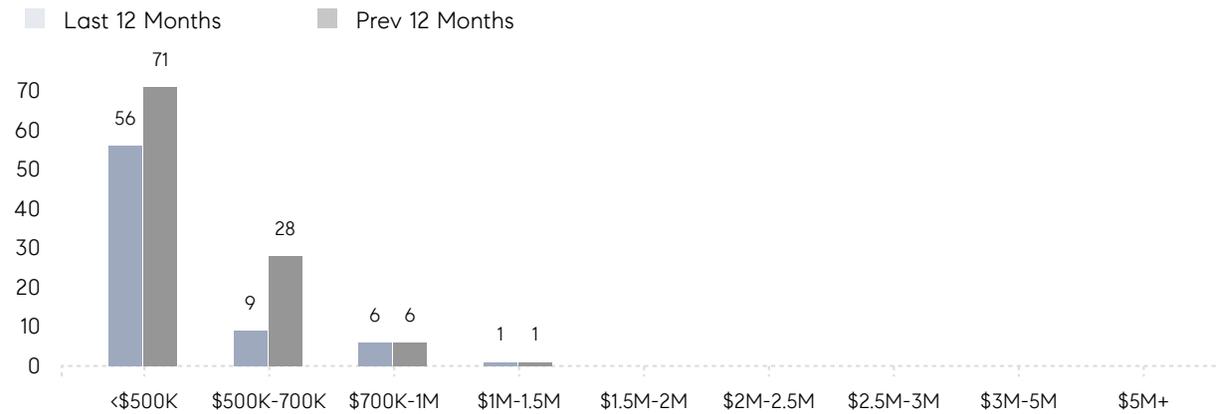
# Andover Township

JULY 2023

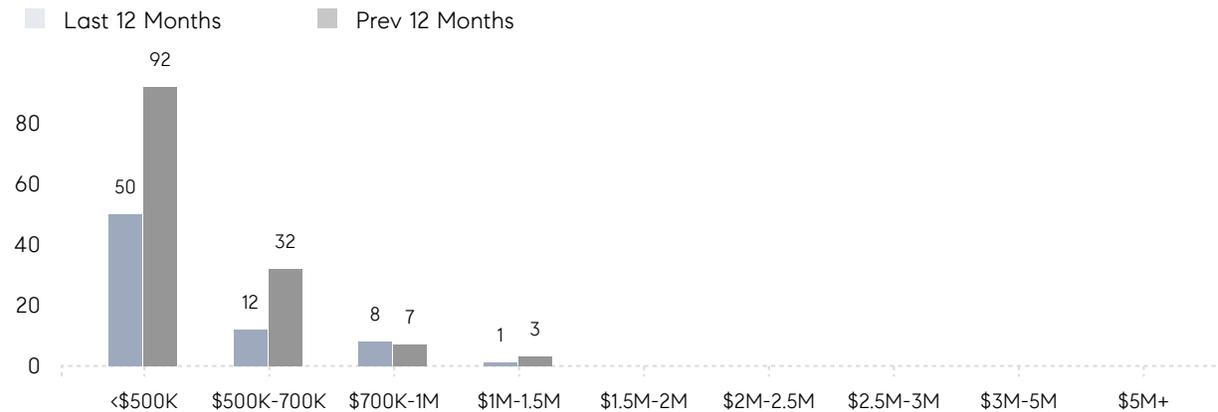
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Andover Borough

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

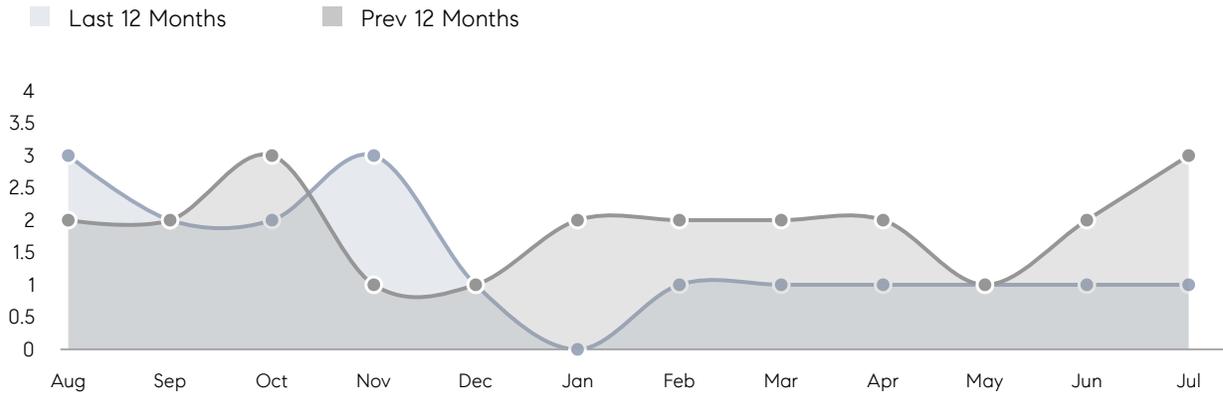
## Property Statistics

		Jul 2023	Jul 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

JULY 2023

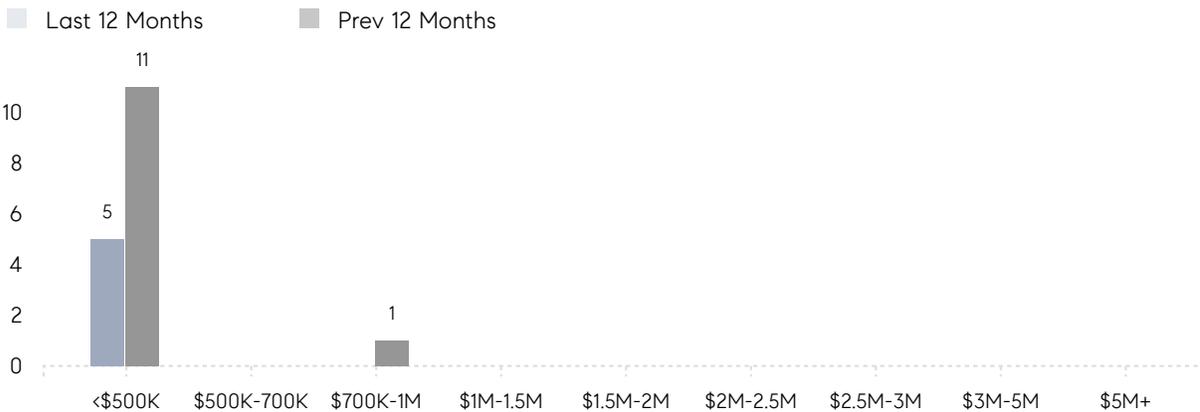
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Byram

JULY 2023

## UNDER CONTRACT

**1**  
Total  
Properties

**\$525K**  
Average  
Price

**\$525K**  
Median  
Price

**-92%**  
Decrease From  
Jul 2022

**18%**  
Increase From  
Jul 2022

**21%**  
Increase From  
Jul 2022

## UNITS SOLD

**0**  
Total  
Properties

–  
Average  
Price

–  
Median  
Price

**0%**  
Change From  
Jul 2022

–  
Change From  
Jul 2022

–  
Change From  
Jul 2022

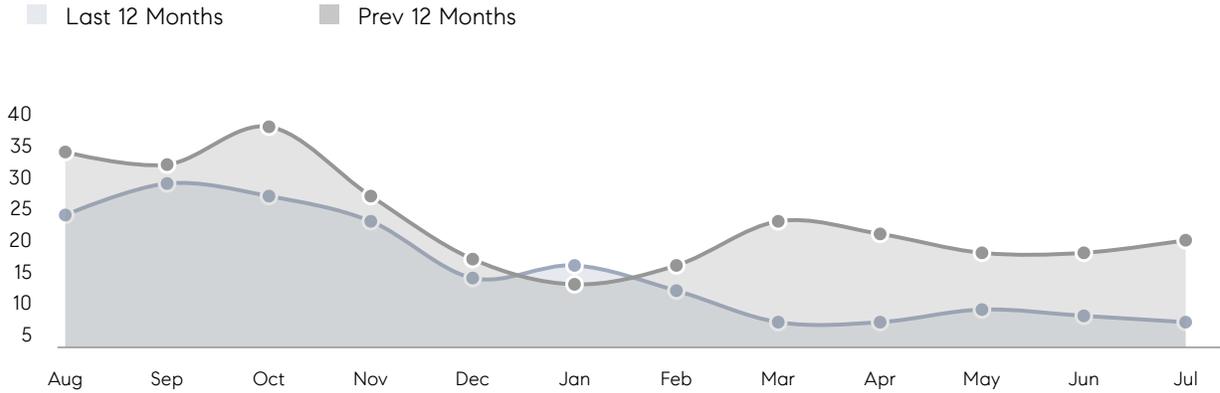
## Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	-	40	-
	% OF ASKING PRICE	-	104%	
	AVERAGE SOLD PRICE	-	\$391,100	-
	# OF CONTRACTS	1	12	-91.7%
	NEW LISTINGS	0	14	0%
Houses	AVERAGE DOM	-	40	-
	% OF ASKING PRICE	-	104%	
	AVERAGE SOLD PRICE	-	\$391,100	-
	# OF CONTRACTS	1	12	-92%
	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%

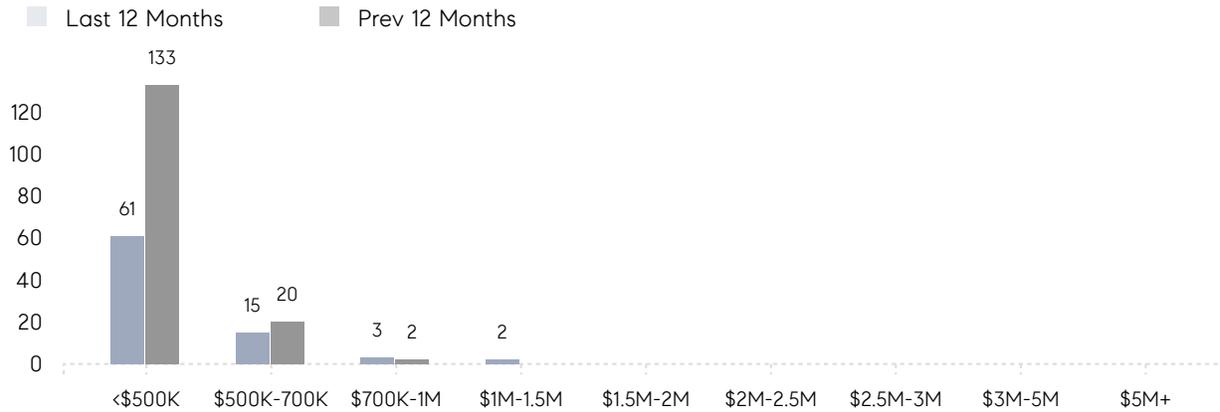
# Byram

JULY 2023

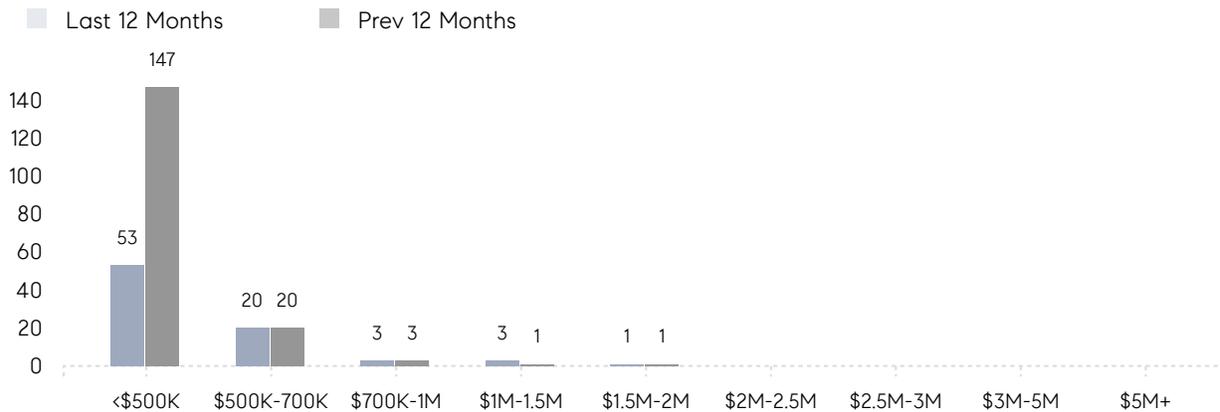
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Hopatcong

JULY 2023

## UNDER CONTRACT

<b>1</b>	<b>\$434K</b>	<b>\$434K</b>
Total Properties	Average Price	Median Price
<b>-97%</b>	<b>-3%</b>	<b>34%</b>
Decrease From Jul 2022	Decrease From Jul 2022	Increase From Jul 2022

## UNITS SOLD

<b>2</b>	<b>\$477K</b>	<b>\$477K</b>
Total Properties	Average Price	Median Price
<b>-96%</b>	<b>28%</b>	<b>48%</b>
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

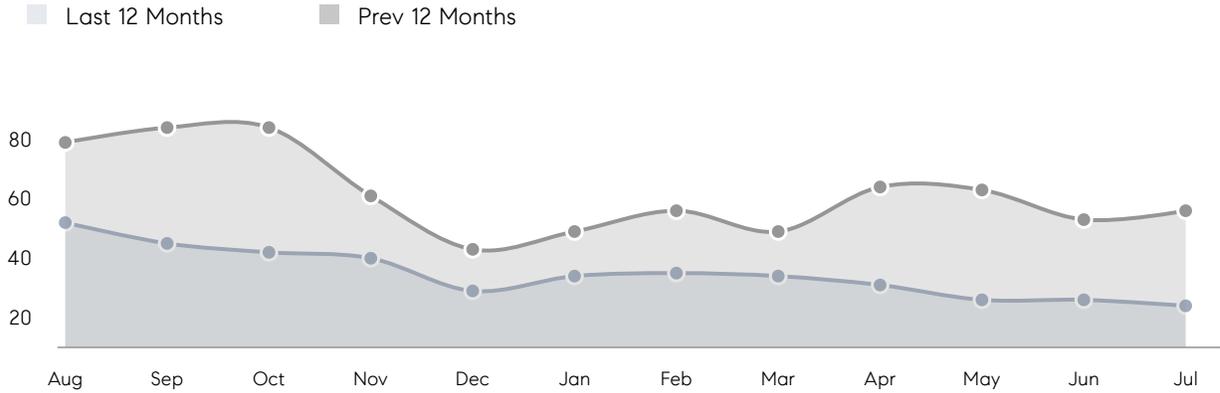
## Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	39	31	26%
	% OF ASKING PRICE	101%	107%	
	AVERAGE SOLD PRICE	\$477,500	\$374,042	27.7%
	# OF CONTRACTS	1	33	-97.0%
	NEW LISTINGS	2	35	-94%
Houses	AVERAGE DOM	72	31	132%
	% OF ASKING PRICE	102%	107%	
	AVERAGE SOLD PRICE	\$305,000	\$376,520	-19%
	# OF CONTRACTS	1	33	-97%
	NEW LISTINGS	2	35	-94%
Condo/Co-op/TH	AVERAGE DOM	5	14	-64%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$650,000	\$265,000	145%
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

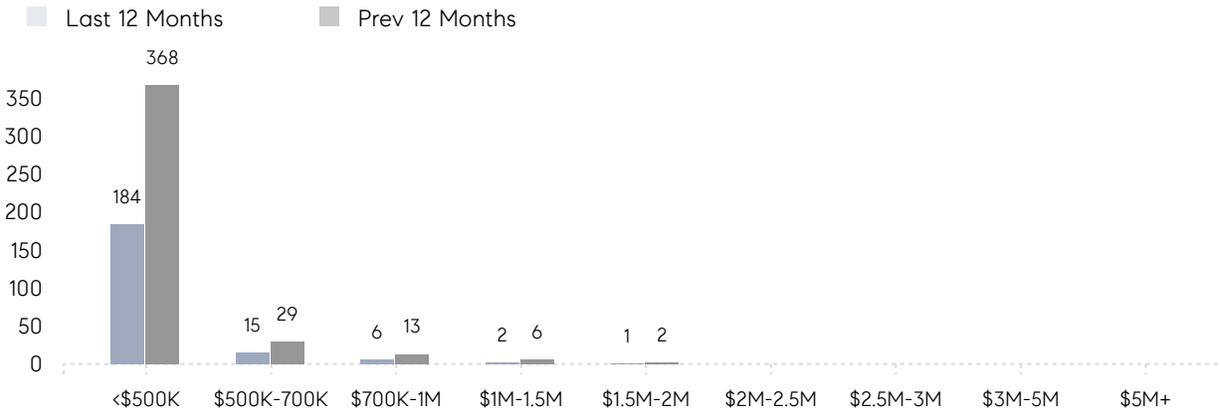
# Hopatcong

JULY 2023

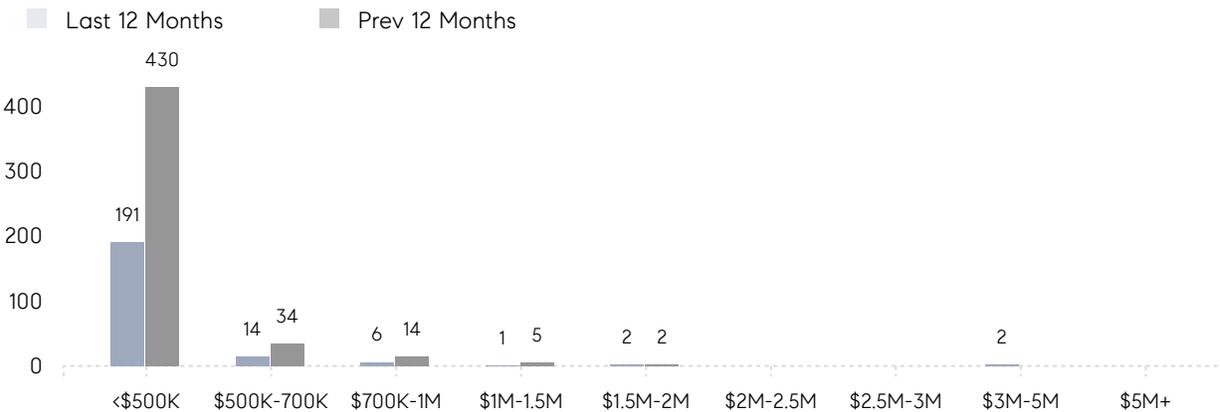
## Monthly Inventory

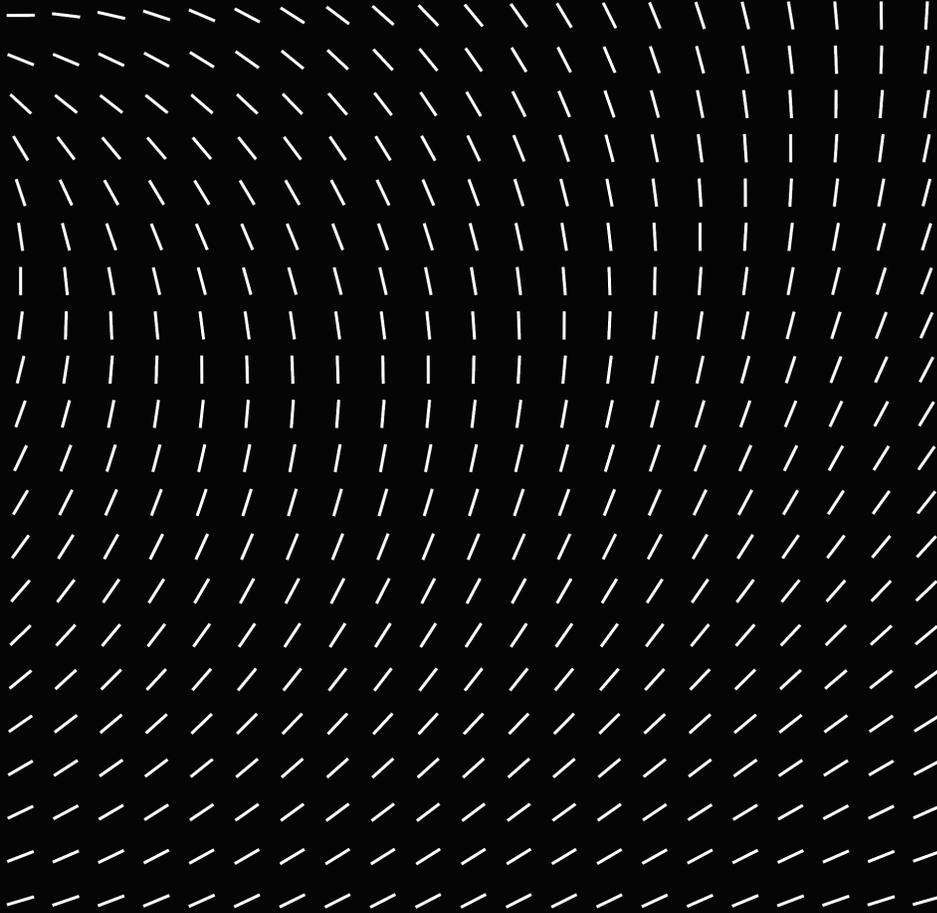


## Contracts By Price Range



## Listings By Price Range





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# Andover Township

JULY 2023



**\$602K**

Average  
Sales Price

**-67%**

Decrease In Sales  
From Jul 2022

**\$602K**

Median  
Sales Price

**0%**

Change In Contracts  
From Jul 2022

**101%**

Average %  
Of Asking Price

**-5%**

Decrease In  
Days On Market  
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

**COMPASS**

# Andover Borough

JULY 2023



—

Average  
Sales Price

0%

Change In Sales  
From Jul 2022

—

Median  
Sales Price

0%

Change In Contracts  
From Jul 2022

—

Average %  
Of Asking Price

—

Change In  
Days On Market  
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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# Byram

JULY 2023



—

Average  
Sales Price

0%

Change In Sales  
From Jul 2022

—

Median  
Sales Price

-92%

Decrease In Contracts  
From Jul 2022

—

Average %  
Of Asking Price

—

Change In  
Days On Market  
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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# Hopatcong

JULY 2023



## \$477K

Average  
Sales Price

## -96%

Decrease In Sales  
From Jul 2022

## \$477K

Median  
Sales Price

## -97%

Decrease In Contracts  
From Jul 2022

## 101%

Average %  
Of Asking Price

## 26%

Increase In  
Days On Market  
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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