

Q4 2022

# Oakland Market Report

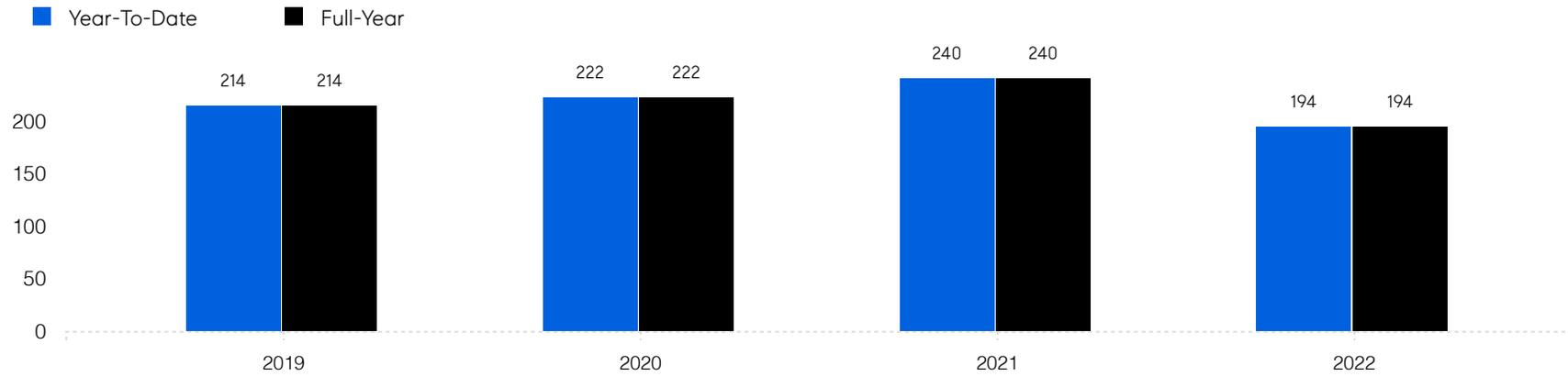
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# Oakland

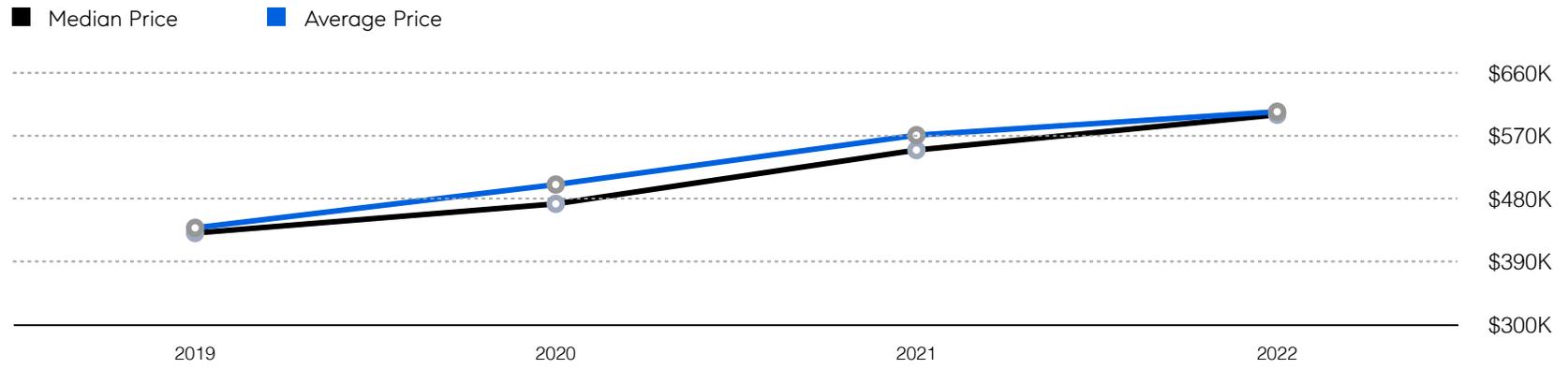
|                       |                | YTD 2021      | YTD 2022      | % Change |
|-----------------------|----------------|---------------|---------------|----------|
| Single-Family         | # OF SALES     | 227           | 179           | -21.1%   |
|                       | SALES VOLUME   | \$129,868,888 | \$108,969,168 | -16.1%   |
|                       | MEDIAN PRICE   | \$539,900     | \$600,000     | 11.1%    |
|                       | AVERAGE PRICE  | \$572,110     | \$608,766     | 6.4%     |
|                       | AVERAGE DOM    | 36            | 30            | -16.7%   |
|                       | # OF CONTRACTS | 257           | 188           | -26.8%   |
|                       | # NEW LISTINGS | 281           | 208           | -26.0%   |
| Condo/Co-op/Townhouse | # OF SALES     | 13            | 15            | 15.4%    |
|                       | SALES VOLUME   | \$7,118,000   | \$8,286,668   | 16.4%    |
|                       | MEDIAN PRICE   | \$625,000     | \$460,000     | -26.4%   |
|                       | AVERAGE PRICE  | \$547,538     | \$552,445     | 0.9%     |
|                       | AVERAGE DOM    | 46            | 21            | -54.3%   |
|                       | # OF CONTRACTS | 17            | 12            | -29.4%   |
|                       | # NEW LISTINGS | 16            | 13            | -18.7%   |

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## Historic Sales



## Historic Sales Prices



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Source: Garden State MLS, 01/01/2020 to 12/31/2022  
Source: NJMLS, 01/01/2020 to 12/31/2022  
Source: Hudson MLS, 01/01/2020 to 12/31/2022

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