

Q1 2023

# Oakland Market Report

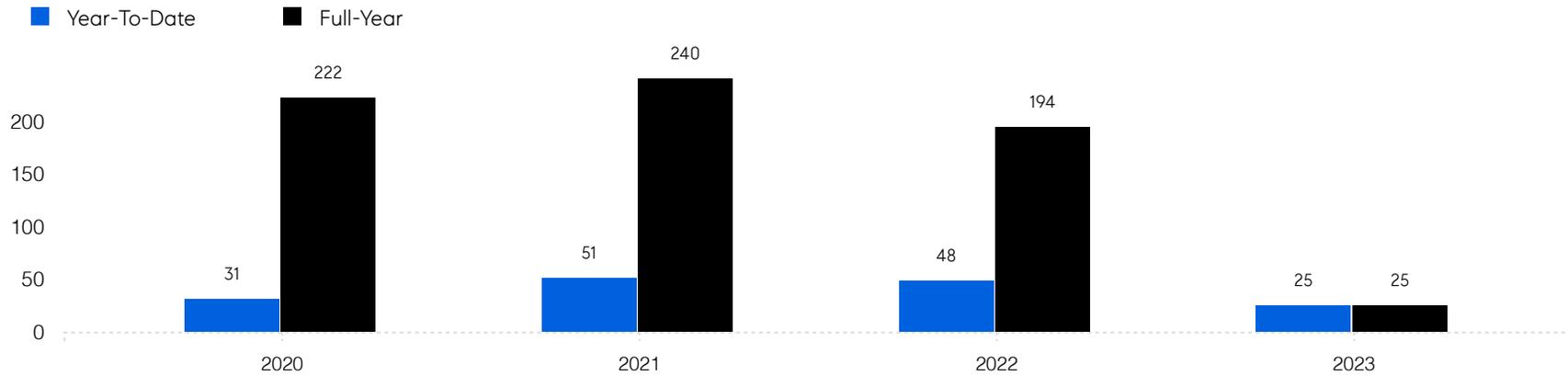
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# Oakland

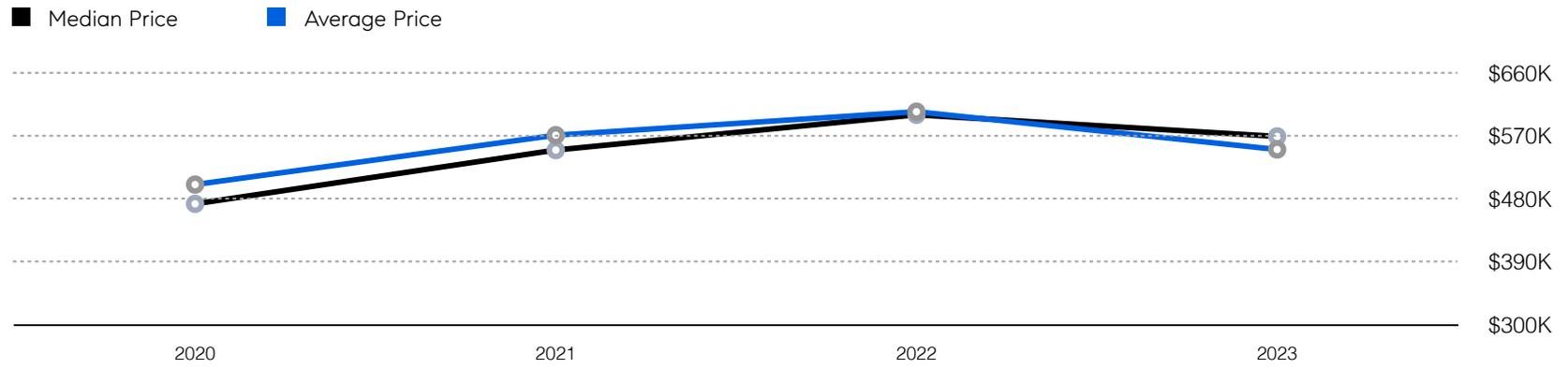
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	44	24	-45.5%
	SALES VOLUME	\$23,982,000	\$13,317,250	-44.5%
	MEDIAN PRICE	\$557,500	\$570,000	2.2%
	AVERAGE PRICE	\$545,045	\$554,885	1.8%
	AVERAGE DOM	30	49	63.3%
	# OF CONTRACTS	38	46	21.1%
	# NEW LISTINGS	46	58	26.1%
Condo/Co-op/Townhouse	# OF SALES	4	1	-75.0%
	SALES VOLUME	\$2,160,000	\$440,000	-79.6%
	MEDIAN PRICE	\$498,500	\$440,000	-11.7%
	AVERAGE PRICE	\$540,000	\$440,000	-18.5%
	AVERAGE DOM	24	50	108.3%
	# OF CONTRACTS	2	1	-50.0%
	# NEW LISTINGS	3	1	-66.7%

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## Historic Sales



## Historic Sales Prices



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Source: Garden State MLS, 01/01/2021 to 03/31/2023  
Source: NJMLS, 01/01/2021 to 03/31/2023  
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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