



COMPASS

February 2023

Green Brook Market Insights

Green Brook

FEBRUARY 2023

UNDER CONTRACT

3
Total
Properties

\$579K
Average
Price

\$599K
Median
Price

-40%
Decrease From
Feb 2022

-11%
Decrease From
Feb 2022

34%
Increase From
Feb 2022

UNITS SOLD

6
Total
Properties

\$741K
Average
Price

\$778K
Median
Price

50%
Increase From
Feb 2022

20%
Increase From
Feb 2022

76%
Increase From
Feb 2022

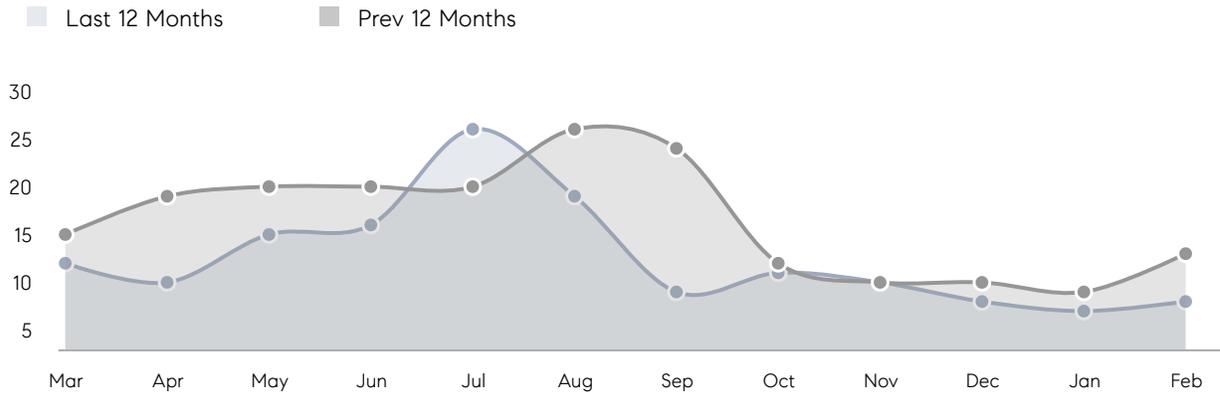
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	64	95	-33%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$741,167	\$615,225	20.5%
	# OF CONTRACTS	3	5	-40.0%
	NEW LISTINGS	4	12	-67%
Houses	AVERAGE DOM	66	119	-45%
	% OF ASKING PRICE	99%	98%	
	AVERAGE SOLD PRICE	\$887,500	\$676,967	31%
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	3	10	-70%
Condo/Co-op/TH	AVERAGE DOM	59	24	146%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$448,500	\$430,000	4%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	1	2	-50%

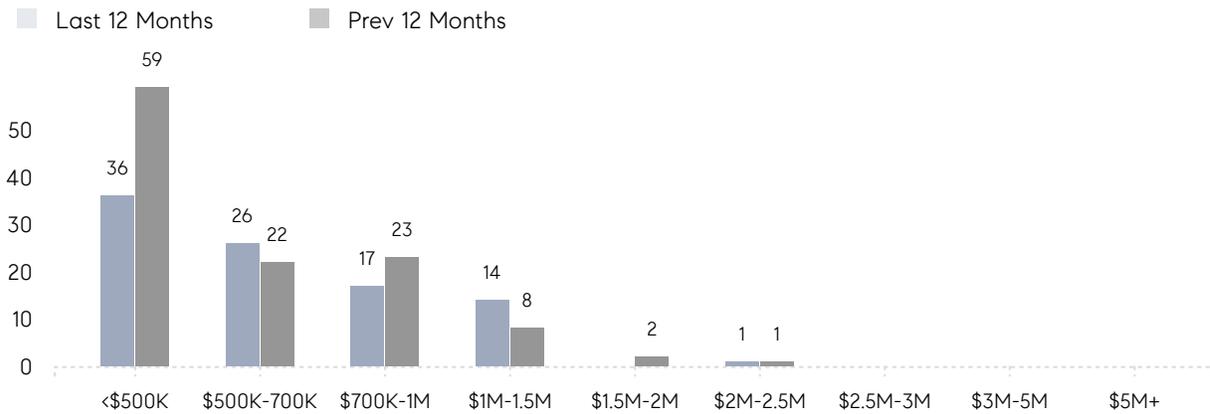
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FEBRUARY 2023

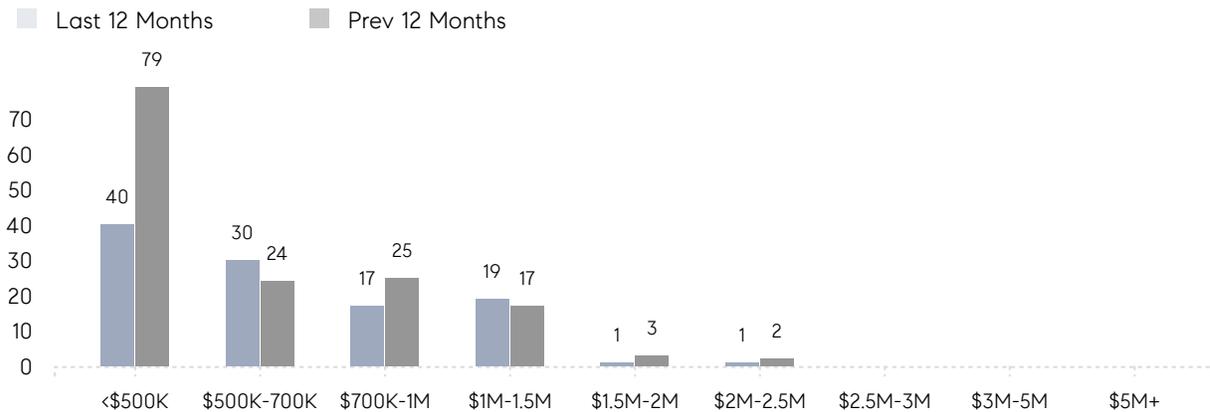
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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