



COMPASS

West Bergen
Market Insights
FEBRUARY 2023

-50%

DECREASE IN SALES
COMPARED TO
FEBRUARY 2022

-12.1%

DECREASE IN
AVERAGE DOM
COMPARED TO
FEBRUARY 2022

+47.5%

INCREASE IN
AVERAGE PRICE
COMPARED TO
FEBRUARY 2022

+31.7%

INCREASE IN
MEDIAN PRICE
COMPARED TO
FEBRUARY 2022

		FEB 2023	FEB 2022	%Δ
Overall	AVERAGE DOM	29	33	-12%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$496,667	\$336,809	47.5%
	# OF SALES	6	12	-50.0%
	# OF CONTRACTS	7	7	0.0%
	NEW LISTINGS	11	13	-15%
Houses	AVERAGE DOM	30	22	36%
	% OF ASKING PRICE	100%	98%	
	AVERAGE SOLD PRICE	\$555,000	\$408,785	36%
	# OF SALES	3	6	-50.0%
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	3	6	-50%
Condo/Co-op/TH	AVERAGE DOM	28	43	-35%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$438,333	\$264,833	66%
	# OF SALES	3	6	-50.0%
	# OF CONTRACTS	5	4	25%
	NEW LISTINGS	8	7	14%

* DOM, PPSF, and Δ are abbreviations for Days On Market, Price Per Square Foot, and Percentage Change, respectively.

Source(s): HudsonMLS, Feb. 2022 - Feb. 2023