



COMPASS

# West Bergen Market Insights

APRIL 2023

**-77%**

DECREASE IN SALES  
COMPARED TO  
APRIL 2022

**+76.2%**

INCREASE IN  
AVERAGE DOM  
COMPARED TO  
APRIL 2022

**-2.1%**

DECREASE IN  
AVERAGE PRICE  
COMPARED TO  
APRIL 2022

**+2.3%**

INCREASE IN  
MEDIAN PRICE  
COMPARED TO  
APRIL 2022

		APR 2023	APR 2022	%Δ
Overall	AVERAGE DOM	74	42	76%
	% OF ASKING PRICE	96%	100%	
	AVERAGE SOLD PRICE	\$434,333	\$443,564	-2.1%
	# OF SALES	3	13	-76.9%
	# OF CONTRACTS	11	4	175.0%
	NEW LISTINGS	7	5	40%
Houses	AVERAGE DOM	58	55	5%
	% OF ASKING PRICE	94%	100%	
	AVERAGE SOLD PRICE	\$462,500	\$461,905	0%
	# OF SALES	2	7	-71.4%
	# OF CONTRACTS	4	2	100%
	NEW LISTINGS	4	2	100%
Condo/Co-op/TH	AVERAGE DOM	106	27	293%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$378,000	\$422,167	-10%
	# OF SALES	1	6	-83.3%
	# OF CONTRACTS	7	2	250%
	NEW LISTINGS	3	3	0%

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

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