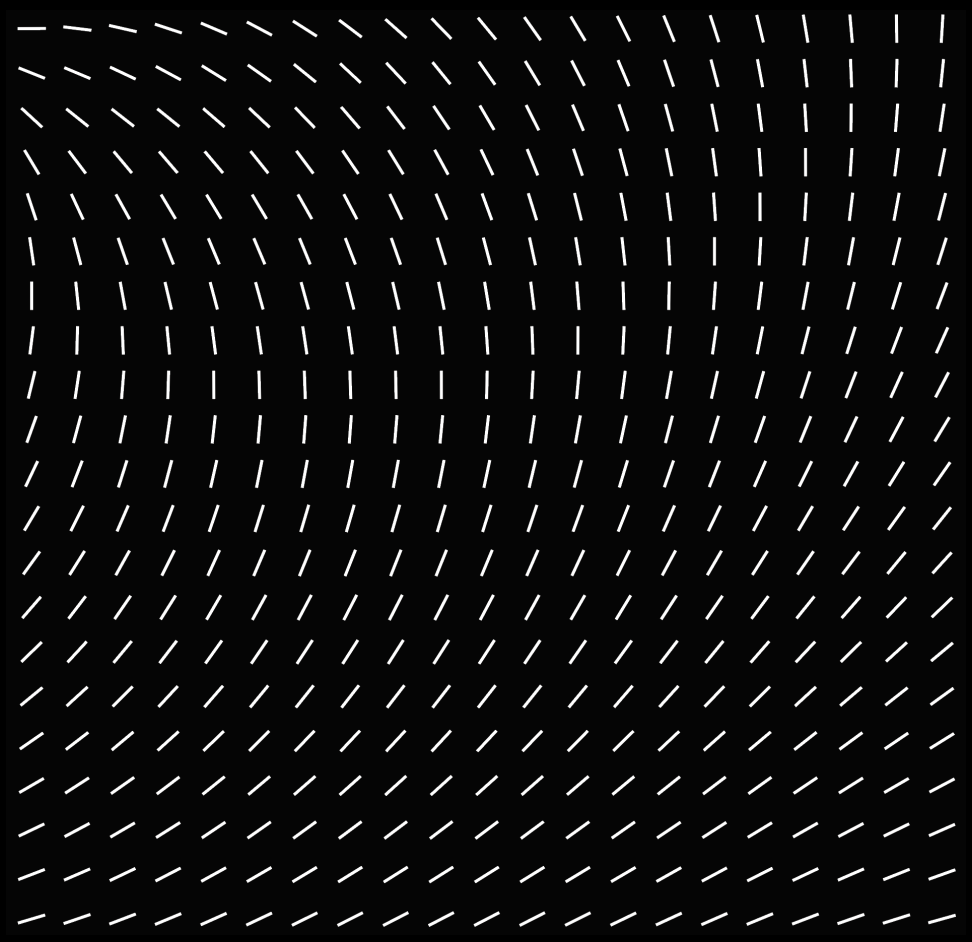

COMPASS

May 2023

Demarest
Market Insights

Demarest

MAY 2023

UNDER CONTRACT

5	$1.5M	$1.6M
Total Properties	Average Price	Median Price
25% Increase From May 2022	6% Increase From May 2022	26% Increase From May 2022

UNITS SOLD

2	$2.0M	$2.0M
Total Properties	Average Price	Median Price
-82% Decrease From May 2022	56% Increase From May 2022	94% Increase From May 2022

Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	8	86	-91%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	$2,075,000	$1,331,182	55.9%
	# OF CONTRACTS	5	4	25.0%
	NEW LISTINGS	10	9	11%
Houses	AVERAGE DOM	8	43	-81%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	$2,075,000	$1,239,300	67%
	# OF CONTRACTS	5	4	25%
	NEW LISTINGS	10	9	11%
Condo/Co-op/TH	AVERAGE DOM	-	519	-
	% OF ASKING PRICE	-	85%	
	AVERAGE SOLD PRICE	-	$2,250,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

Sources: Garden State MLS, Hudson MLS, NJ MLS

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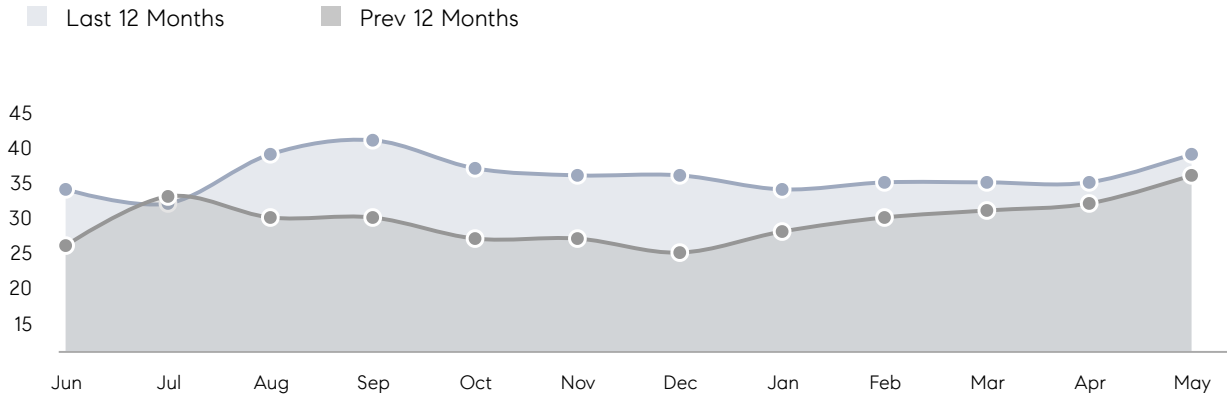
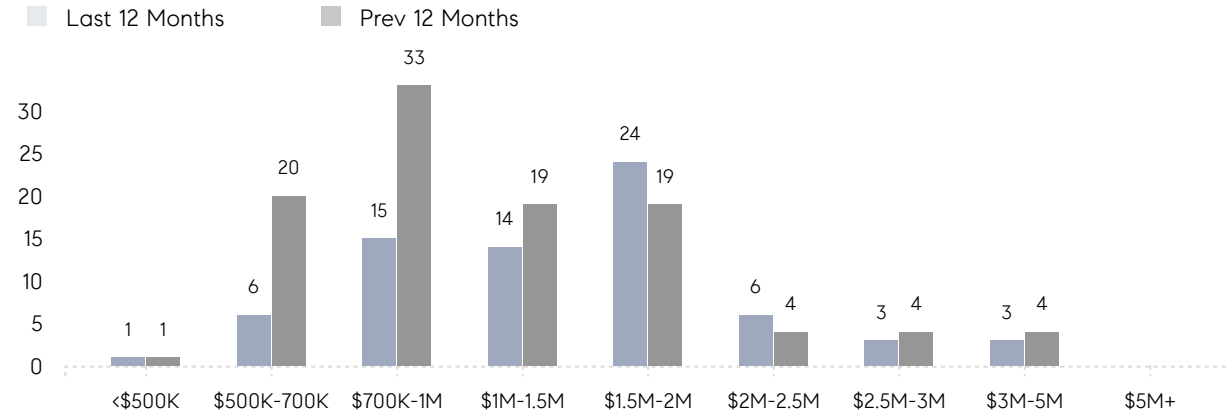
MAY 2023

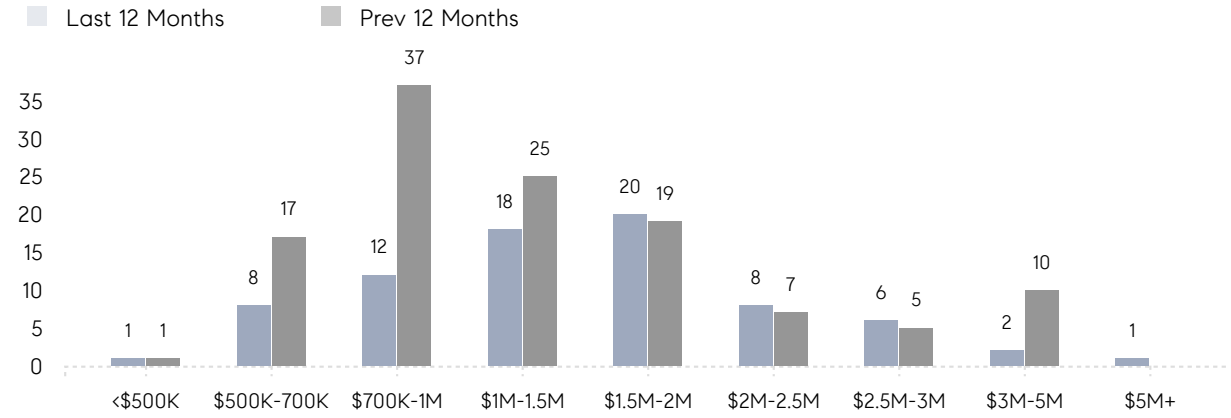
Monthly Inventory



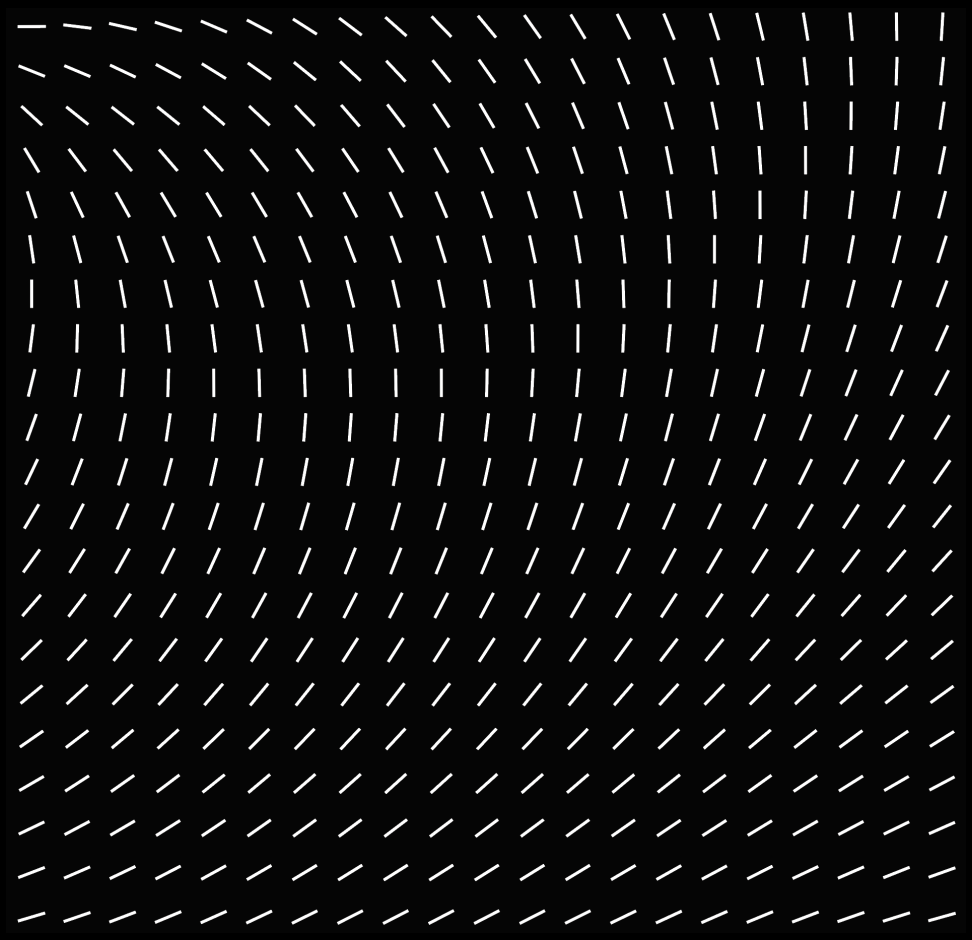
Contracts By Price Range



Listings By Price Range



Sources: Garden State MLS, Hudson MLS, NJ MLS



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