



COMPASS

## West Bergen Market Insights

JUNE 2023

**+120%**

INCREASE IN SALES  
COMPARED TO  
JUNE 2022

**+17.6%**

INCREASE IN  
AVERAGE DOM  
COMPARED TO  
JUNE 2022

**+9.4%**

INCREASE IN  
AVERAGE PRICE  
COMPARED TO  
JUNE 2022

**-6.9%**

DECREASE IN  
MEDIAN PRICE  
COMPARED TO  
JUNE 2022

|                |                    | JUN 2023  | JUN 2022  | %Δ     |
|----------------|--------------------|-----------|-----------|--------|
| Overall        | AVERAGE DOM        | 20        | 17        | 18%    |
|                | % OF ASKING PRICE  | 100%      | 96%       |        |
|                | AVERAGE SOLD PRICE | \$434,673 | \$397,400 | 9.4%   |
|                | # OF SALES         | 11        | 5         | 120.0% |
|                | # OF CONTRACTS     | 6         | 12        | -50.0% |
|                | NEW LISTINGS       | 17        | 20        | -15%   |
| Houses         | AVERAGE DOM        | 11        | -         | -      |
|                | % OF ASKING PRICE  | 101%      | -         |        |
|                | AVERAGE SOLD PRICE | \$482,500 | -         | -      |
|                | # OF SALES         | 4         | 0         | 0.0%   |
|                | # OF CONTRACTS     | 4         | 4         | 0%     |
|                | NEW LISTINGS       | 5         | 7         | -29%   |
| Condo/Co-op/TH | AVERAGE DOM        | 26        | 17        | 53%    |
|                | % OF ASKING PRICE  | 100%      | 96%       |        |
|                | AVERAGE SOLD PRICE | \$407,343 | \$397,400 | 3%     |
|                | # OF SALES         | 7         | 5         | 40.0%  |
|                | # OF CONTRACTS     | 2         | 8         | -75%   |
|                | NEW LISTINGS       | 12        | 13        | -8%    |

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

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