



COMPASS

July 2023

Green Brook Market Insights

Green Brook

JULY 2023

UNDER CONTRACT

7	\$514K	\$575K
Total Properties	Average Price	Median Price
-30%	-12%	-2%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

8	\$637K	\$585K
Total Properties	Average Price	Median Price
167%	-14%	-35%
Increase From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

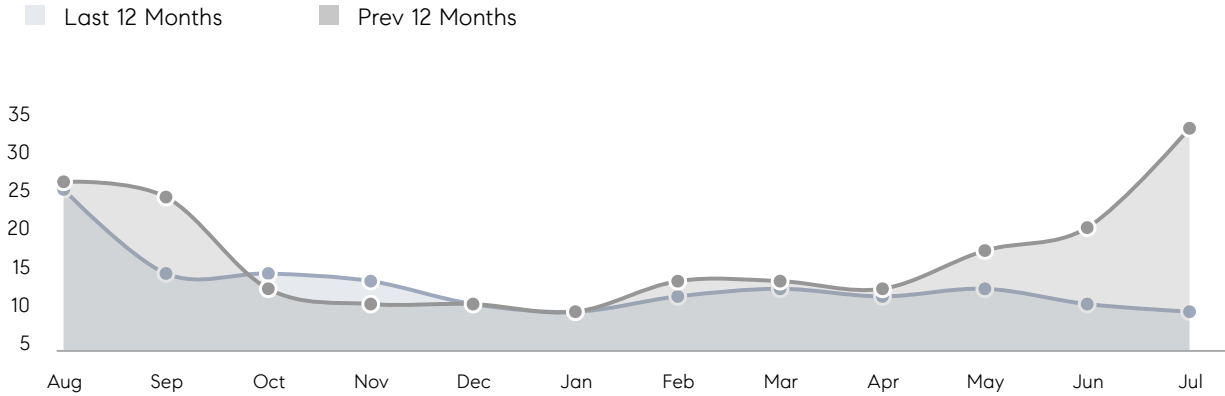
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	25	57	-56%
	% OF ASKING PRICE	105%	97%	
	AVERAGE SOLD PRICE	\$637,750	\$743,333	-14.2%
	# OF CONTRACTS	7	10	-30.0%
	NEW LISTINGS	6	24	-75%
Houses	AVERAGE DOM	30	57	-47%
	% OF ASKING PRICE	105%	97%	
	AVERAGE SOLD PRICE	\$725,333	\$743,333	-2%
	# OF CONTRACTS	6	6	0%
	NEW LISTINGS	3	21	-86%
Condo/Co-op/TH	AVERAGE DOM	10	-	-
	% OF ASKING PRICE	104%	-	
	AVERAGE SOLD PRICE	\$375,000	-	-
	# OF CONTRACTS	1	4	-75%
	NEW LISTINGS	3	3	0%

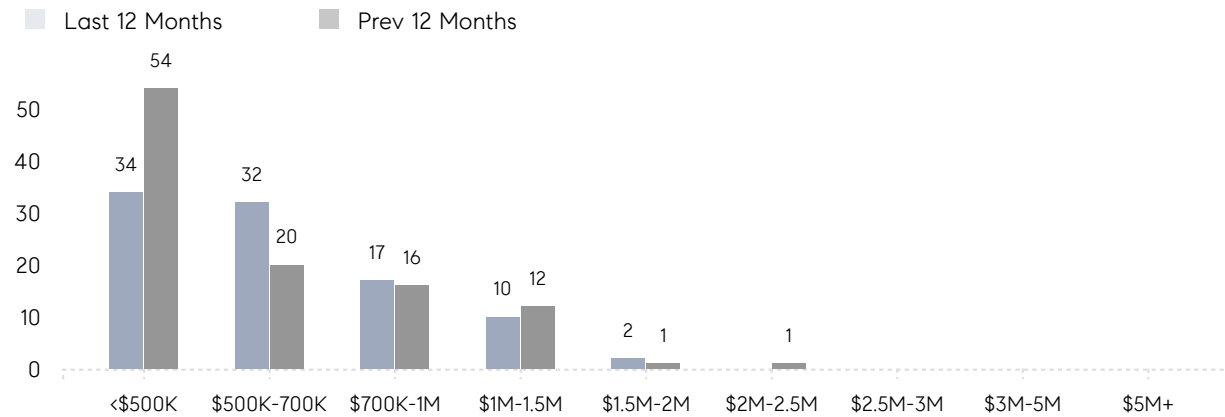
Green Brook

JULY 2023

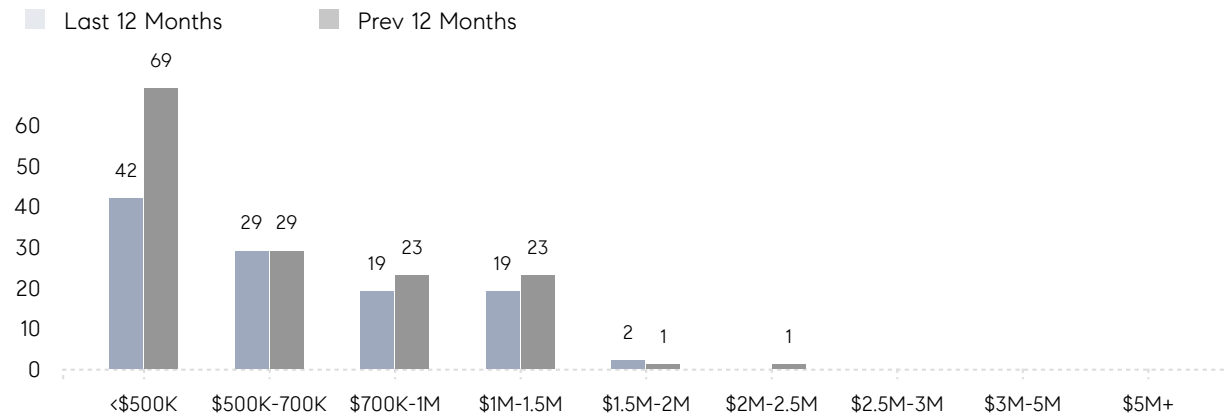
Monthly Inventory



Contracts By Price Range



Listings By Price Range





COMPASS

Compass makes no representations or warranties, express or implied, with respect to future market conditions or prices of residential product at the time the subject property or any competitive property is complete and ready for occupancy or with respect to any report, study, finding, recommendation or other information provided by Compass herein. Moreover, no warranty, express or implied, is made or should be assumed regarding the accuracy, adequacy, completeness, legality, reliability, merchantability or fitness for a particular purpose of any information, in part or whole, contained herein. All material is presented with the understanding that Compass shall not be deemed to provide legal, accounting or other professional services. This is not intended to solicit the purchase or sale of any property. Any and all such warranties are hereby expressly disclaimed. Equal Housing Opportunity.

© Compass. All Rights Reserved. This information may not be copied, used or distributed without Compass' consent.