

Q2 2022

Middlesex County Market Report

COMPASS

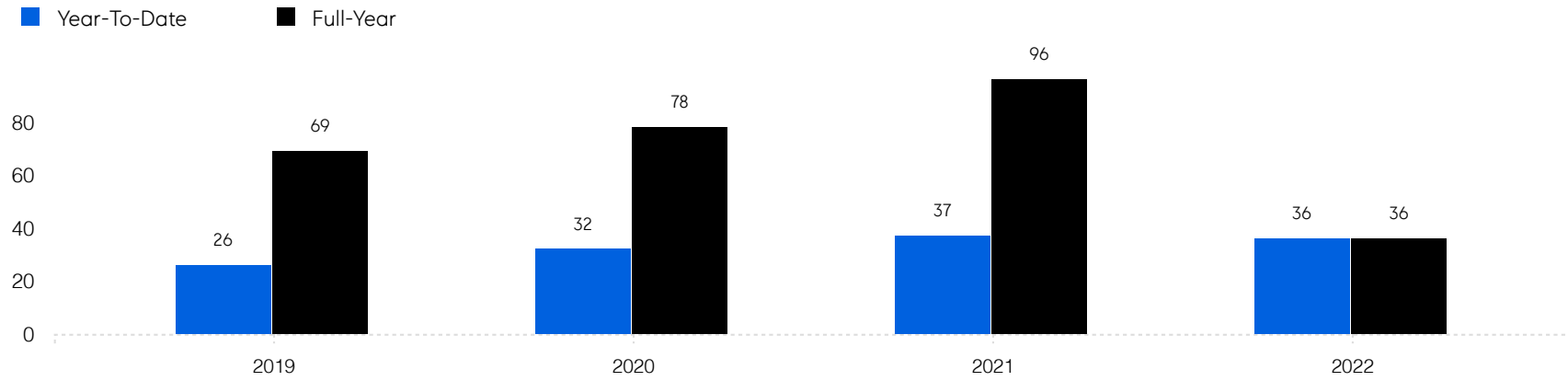


Colonia

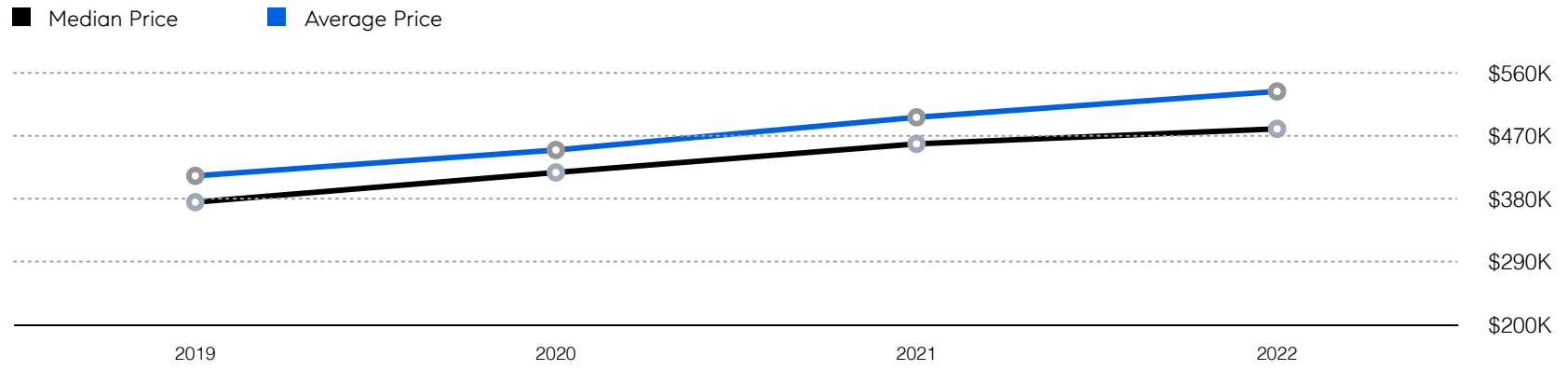
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	36	36	0.0%
	SALES VOLUME	\$17,277,648	\$19,210,116	11.2%
	MEDIAN PRICE	\$455,824	\$480,000	5.3%
	AVERAGE PRICE	\$479,935	\$533,614	11.2%
	AVERAGE DOM	34	40	17.6%
	# OF CONTRACTS	43	39	-9.3%
	# NEW LISTINGS	61	53	-13.1%
Condo/Co-op/Townhouse	# OF SALES	1	0	0.0%
	SALES VOLUME	\$547,000	-	-
	MEDIAN PRICE	\$547,000	-	-
	AVERAGE PRICE	\$547,000	-	-
	AVERAGE DOM	9	-	-
	# OF CONTRACTS	1	0	0.0%
	# NEW LISTINGS	1	0	0.0%

Colonia

Historic Sales



Historic Sales Prices

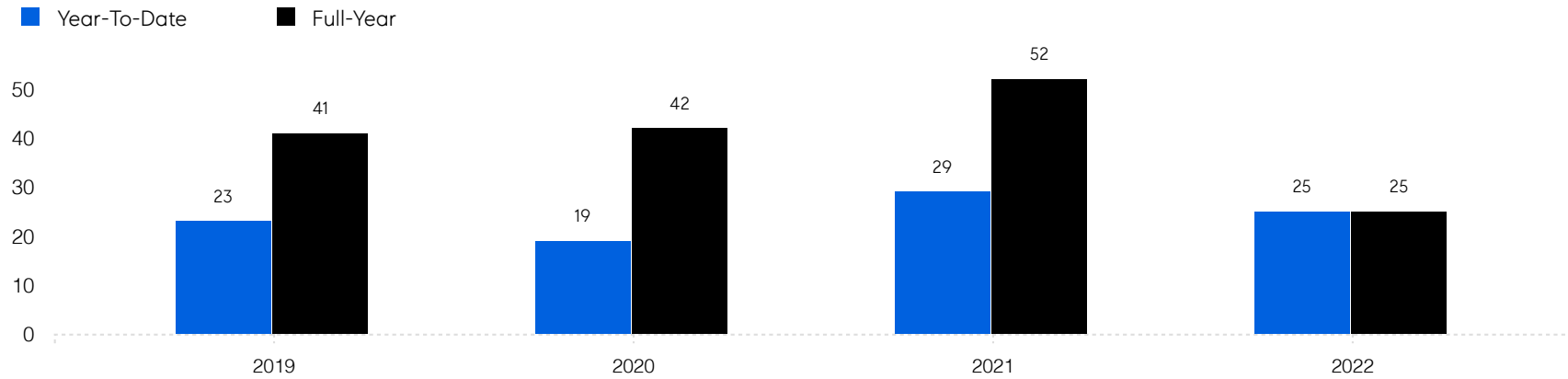


Metuchen Borough

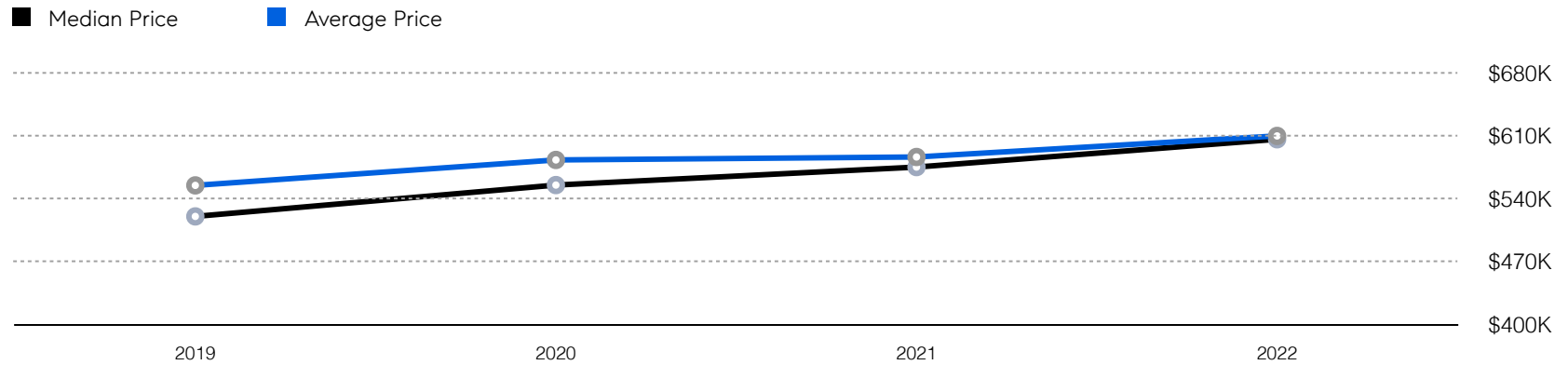
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	19	22	15.8%
	SALES VOLUME	\$11,742,000	\$13,609,400	15.9%
	MEDIAN PRICE	\$620,000	\$615,500	-0.7%
	AVERAGE PRICE	\$618,000	\$618,609	0.1%
	AVERAGE DOM	22	35	59.1%
	# OF CONTRACTS	25	20	-20.0%
	# NEW LISTINGS	29	22	-24.1%
Condo/Co-op/Townhouse	# OF SALES	10	3	-70.0%
	SALES VOLUME	\$4,330,900	\$1,634,000	-62.3%
	MEDIAN PRICE	\$448,950	\$585,000	30.3%
	AVERAGE PRICE	\$433,090	\$544,667	25.8%
	AVERAGE DOM	27	16	-40.7%
	# OF CONTRACTS	8	3	-62.5%
	# NEW LISTINGS	9	3	-66.7%

Metuchen Borough

Historic Sales



Historic Sales Prices

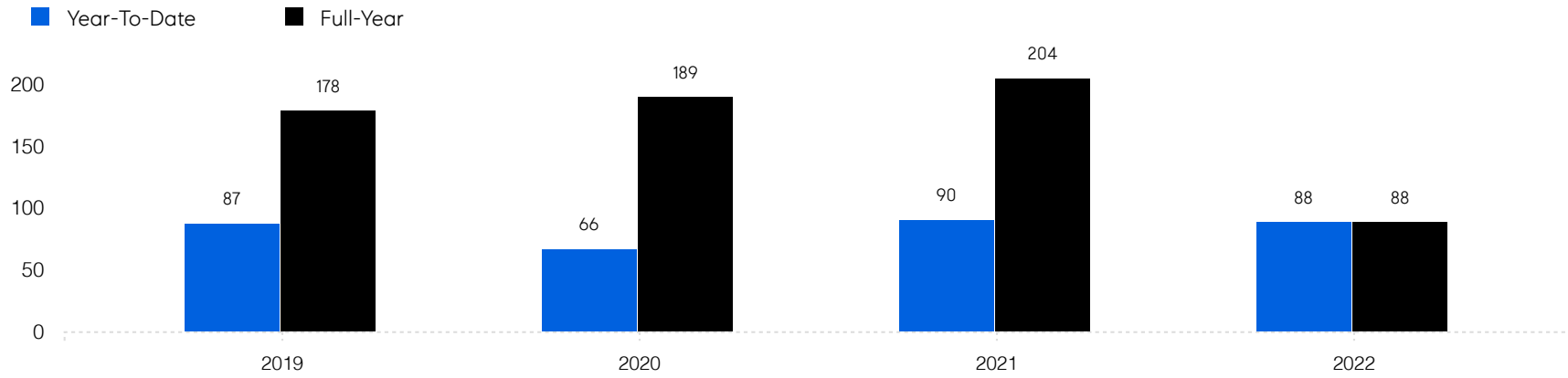


Woodbridge Township

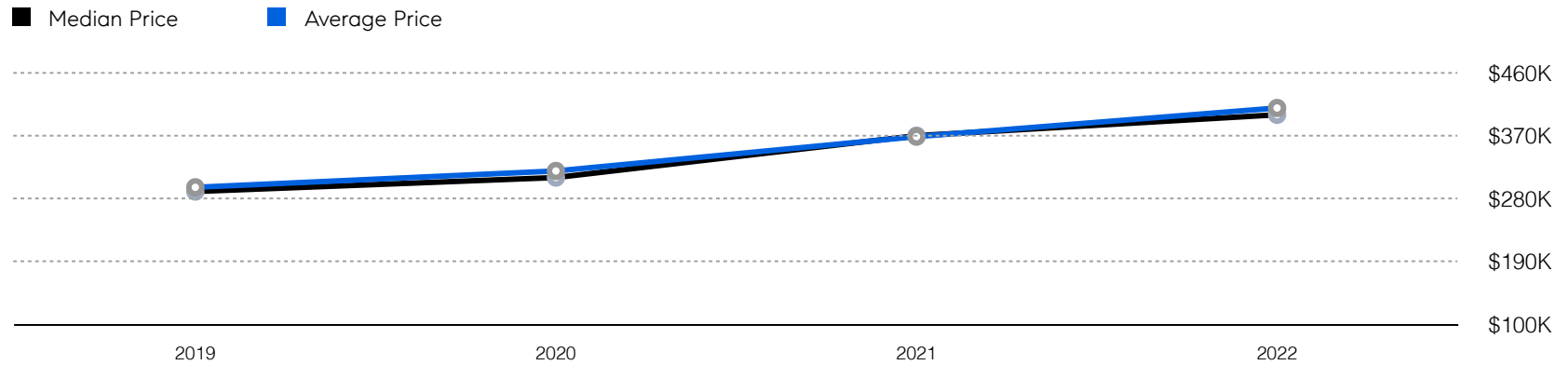
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	66	71	7.6%
	SALES VOLUME	\$26,078,500	\$30,941,500	18.6%
	MEDIAN PRICE	\$385,000	\$435,000	13.0%
	AVERAGE PRICE	\$395,129	\$435,796	10.3%
	AVERAGE DOM	42	35	-16.7%
	# OF CONTRACTS	66	81	22.7%
	# NEW LISTINGS	101	106	5.0%
Condo/Co-op/Townhouse	# OF SALES	24	17	-29.2%
	SALES VOLUME	\$6,085,908	\$5,109,900	-16.0%
	MEDIAN PRICE	\$252,500	\$315,000	24.8%
	AVERAGE PRICE	\$253,580	\$300,582	18.5%
	AVERAGE DOM	35	33	-5.7%
	# OF CONTRACTS	24	15	-37.5%
	# NEW LISTINGS	28	22	-21.4%

Woodbridge Township

Historic Sales



Historic Sales Prices



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Source: Garden State MLS, 01/01/2020 to 06/30/2022
Source: NJMLS, 01/01/2020 to 06/30/2022
Source: Hudson MLS, 01/01/2020 to 06/30/2022

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