

Q3 2022

Middlesex County Market Report

COMPASS

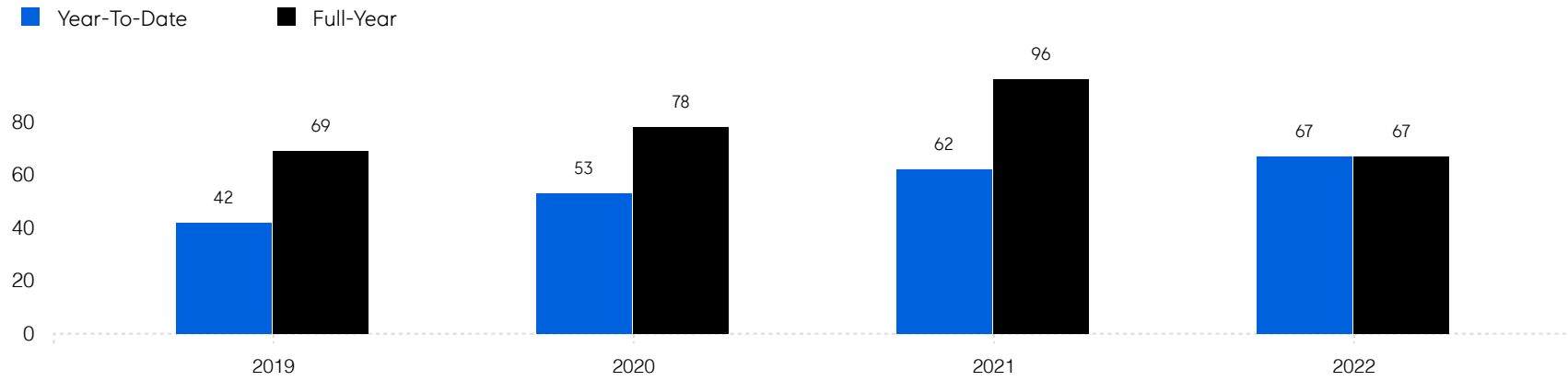


Colonia

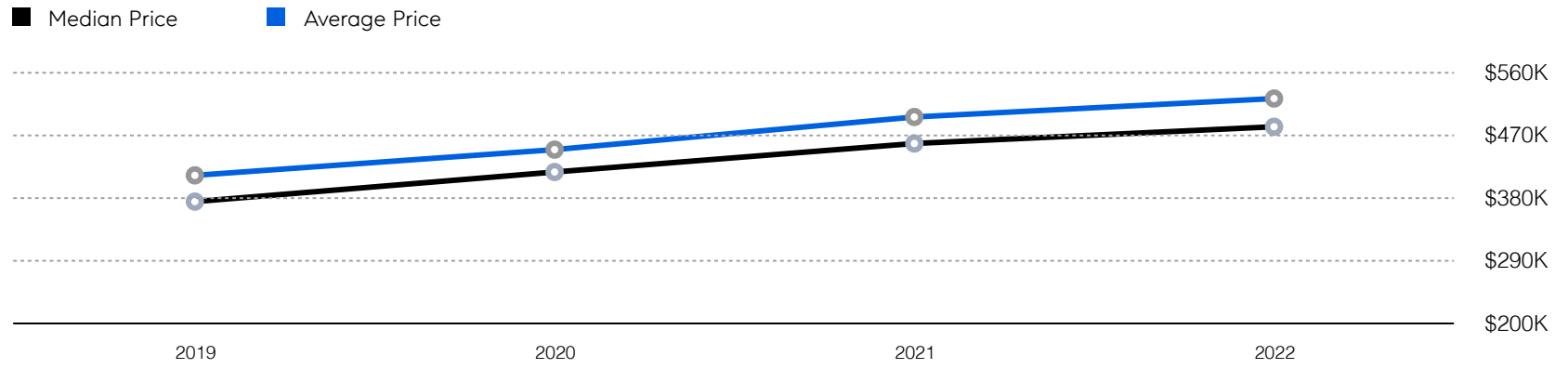
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	61	67	9.8%
	SALES VOLUME	\$29,990,548	\$35,041,216	16.8%
	MEDIAN PRICE	\$450,000	\$482,500	7.2%
	AVERAGE PRICE	\$491,648	\$523,003	6.4%
	AVERAGE DOM	32	38	18.8%
	# OF CONTRACTS	74	60	-18.9%
	# NEW LISTINGS	101	72	-28.7%
Condo/Co-op/Townhouse	# OF SALES	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

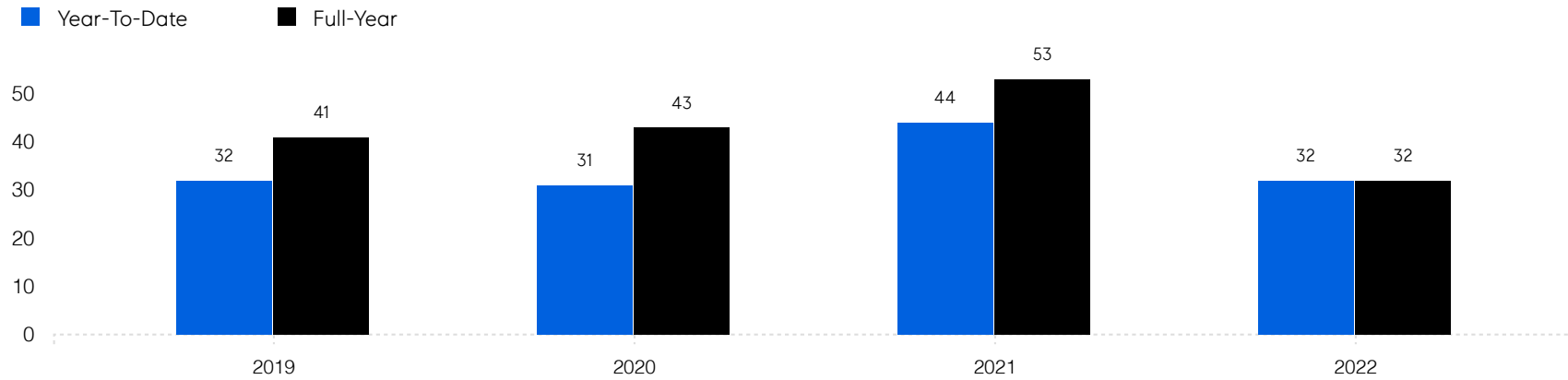


Metuchen Borough

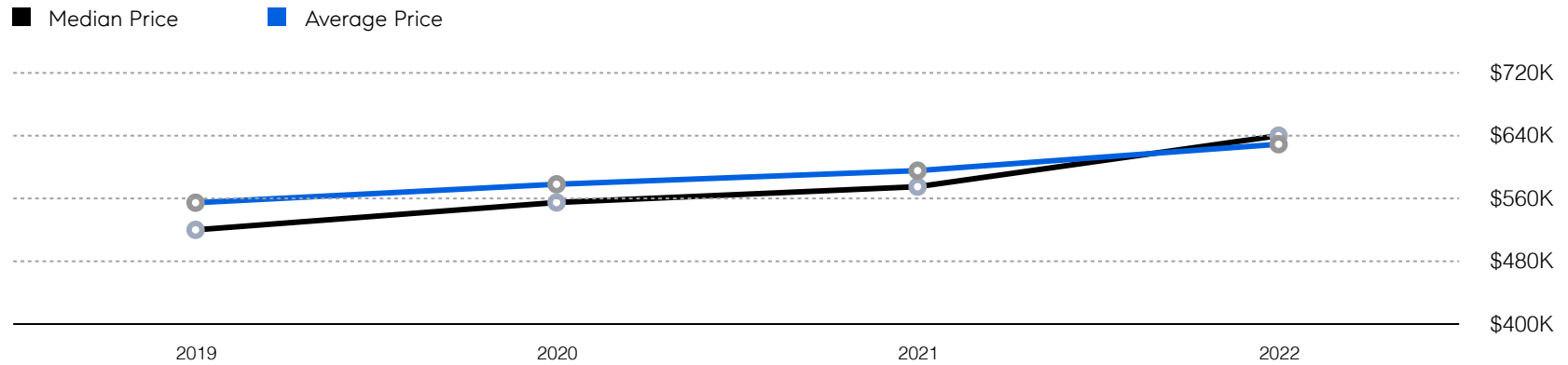
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	32	29	-9.4%
	SALES VOLUME	\$20,695,975	\$18,497,200	-10.6%
	MEDIAN PRICE	\$615,000	\$645,000	4.9%
	AVERAGE PRICE	\$646,749	\$637,834	-1.4%
	AVERAGE DOM	27	30	11.1%
	# OF CONTRACTS	34	30	-11.8%
	# NEW LISTINGS	47	33	-29.8%
Condo/Co-op/Townhouse	# OF SALES	12	3	-75.0%
	SALES VOLUME	\$5,102,900	\$1,634,000	-68.0%
	MEDIAN PRICE	\$448,950	\$585,000	30.3%
	AVERAGE PRICE	\$425,242	\$544,667	28.1%
	AVERAGE DOM	25	16	-36.0%
	# OF CONTRACTS	11	5	-54.5%
	# NEW LISTINGS	13	5	-61.5%

Metuchen Borough

Historic Sales



Historic Sales Prices

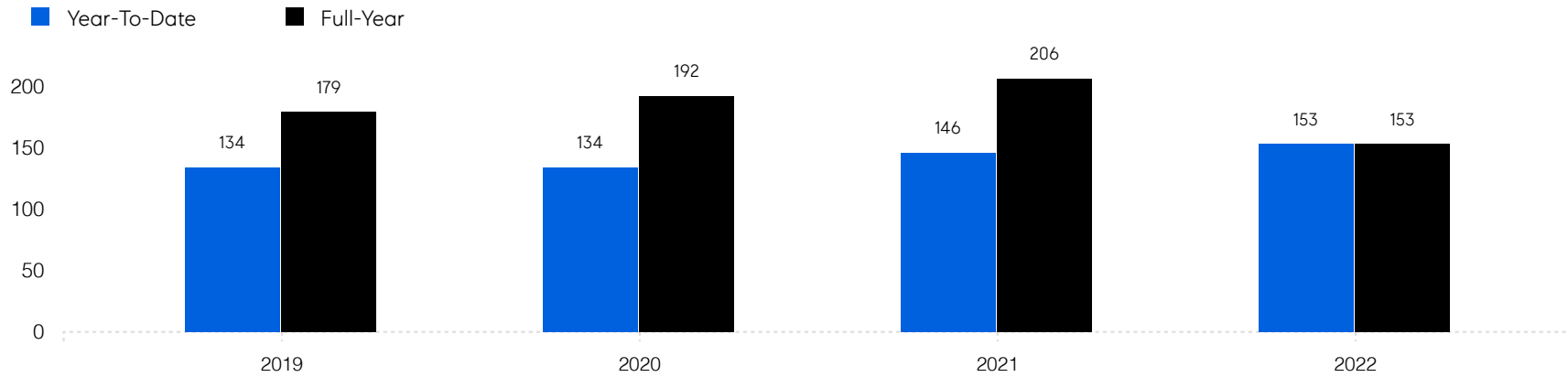


Woodbridge Township

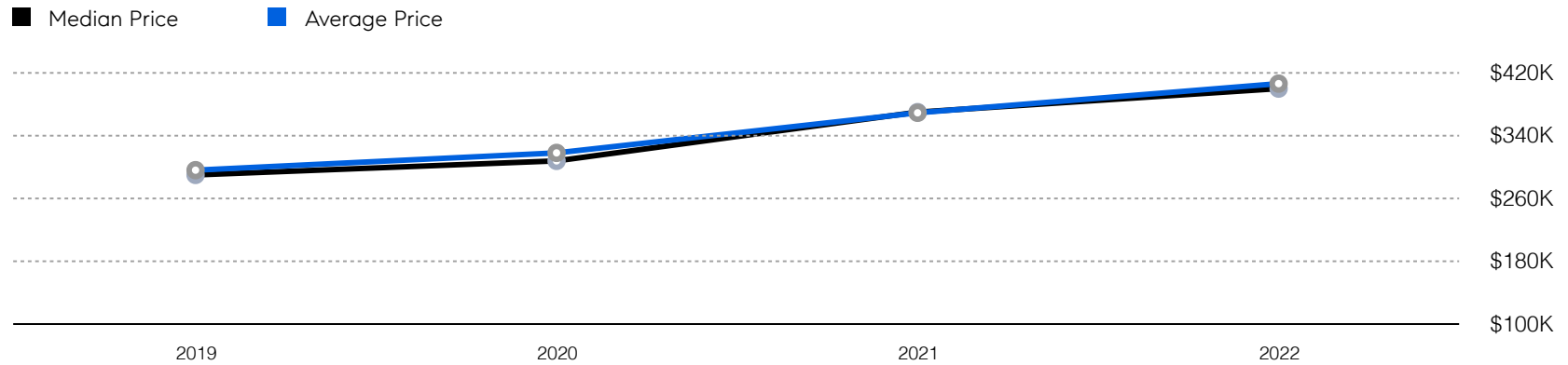
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	111	125	12.6%
	SALES VOLUME	\$43,847,465	\$54,051,200	23.3%
	MEDIAN PRICE	\$400,000	\$425,000	6.3%
	AVERAGE PRICE	\$395,022	\$432,410	9.5%
	AVERAGE DOM	37	35	-5.4%
	# OF CONTRACTS	110	145	31.8%
	# NEW LISTINGS	156	167	7.1%
Condo/Co-op/Townhouse	# OF SALES	35	28	-20.0%
	SALES VOLUME	\$9,402,808	\$8,116,400	-13.7%
	MEDIAN PRICE	\$255,000	\$309,750	21.5%
	AVERAGE PRICE	\$268,652	\$289,871	7.9%
	AVERAGE DOM	31	36	16.1%
	# OF CONTRACTS	37	28	-24.3%
	# NEW LISTINGS	45	29	-35.6%

Woodbridge Township

Historic Sales



Historic Sales Prices



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Source: Garden State MLS, 01/01/2020 to 09/30/2022
Source: NJMLS, 01/01/2020 to 09/30/2022
Source: Hudson MLS, 01/01/2020 to 09/30/2022

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