



COMPASS

February 2023

Somerset Market Insights

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FEBRUARY 2023

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Basking Ridge

FEBRUARY 2023

UNDER CONTRACT

20
Total
Properties

\$857K
Average
Price

\$719K
Median
Price

-23%
Decrease From
Feb 2022

30%
Increase From
Feb 2022

63%
Increase From
Feb 2022

UNITS SOLD

18
Total
Properties

\$712K
Average
Price

\$627K
Median
Price

-5%
Decrease From
Feb 2022

-11%
Decrease From
Feb 2022

-10%
Decrease From
Feb 2022

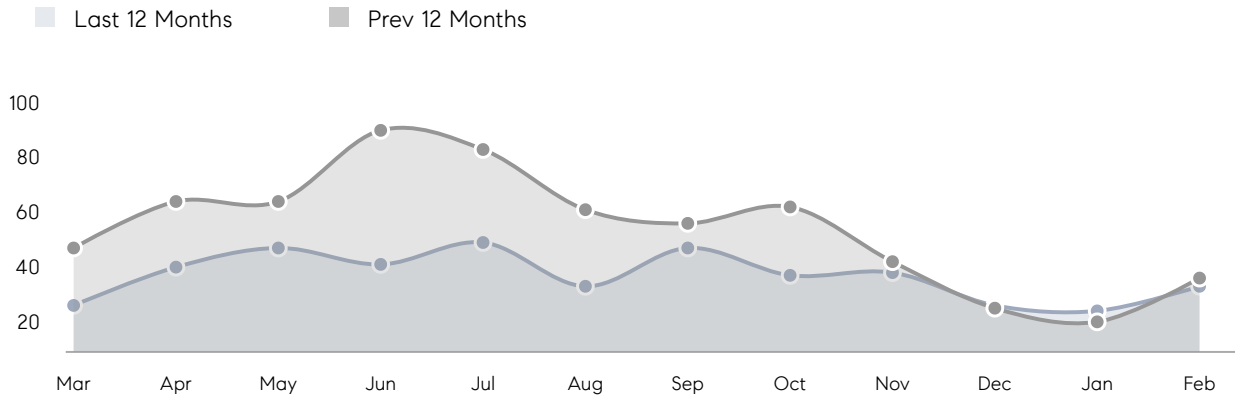
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	55	40	38%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$712,222	\$804,117	-11.4%
	# OF CONTRACTS	20	26	-23.1%
	NEW LISTINGS	32	44	-27%
Houses	AVERAGE DOM	59	37	59%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$943,300	\$1,131,569	-17%
	# OF CONTRACTS	15	11	36%
	NEW LISTINGS	16	23	-30%
Condo/Co-op/TH	AVERAGE DOM	51	43	19%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$423,375	\$509,410	-17%
	# OF CONTRACTS	5	15	-67%
	NEW LISTINGS	16	21	-24%

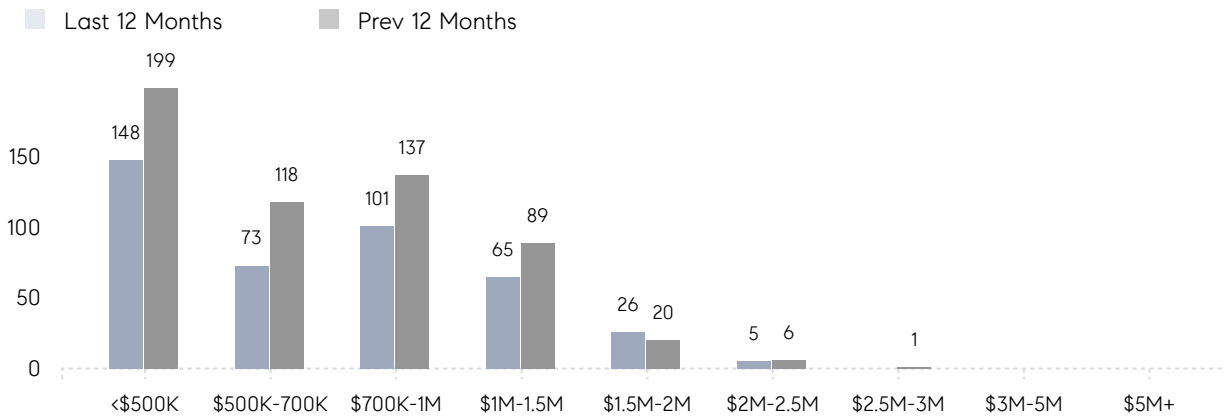
Basking Ridge

FEBRUARY 2023

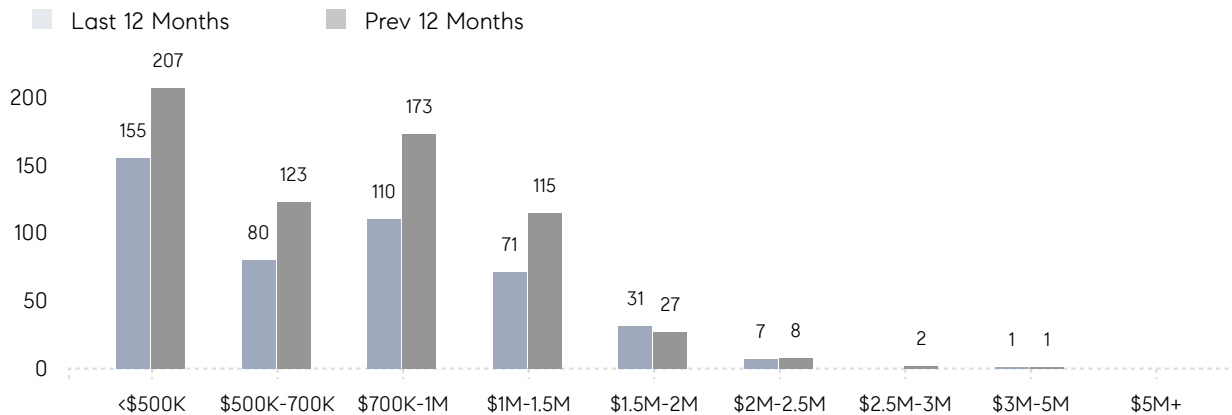
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Bedminster

FEBRUARY 2023

UNDER CONTRACT

5
Total
Properties

\$413K
Average
Price

\$425K
Median
Price

-17%
Decrease From
Feb 2022

-54%
Decrease From
Feb 2022

9%
Increase From
Feb 2022

UNITS SOLD

8
Total
Properties

\$591K
Average
Price

\$535K
Median
Price

-20%
Decrease From
Feb 2022

-33%
Decrease From
Feb 2022

8%
Increase From
Feb 2022

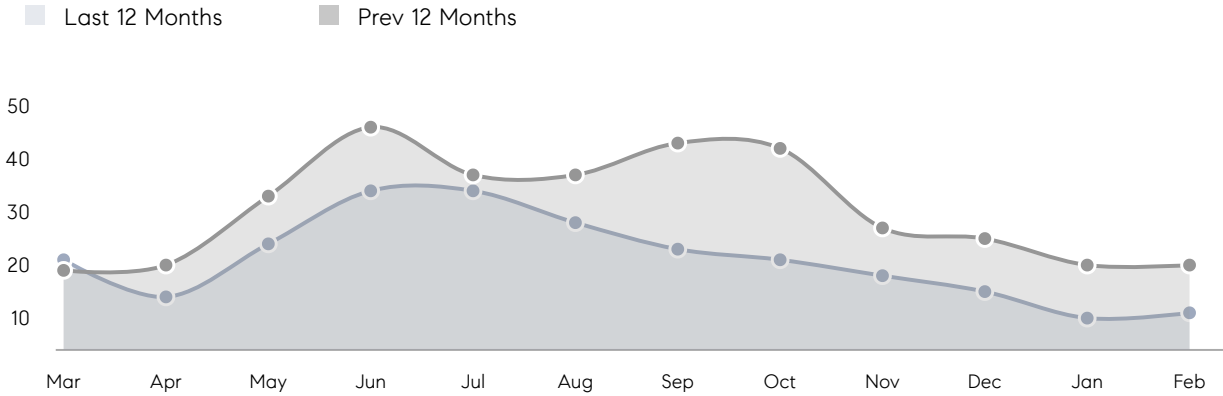
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	28	77	-64%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$591,238	\$882,650	-33.0%
	# OF CONTRACTS	5	6	-16.7%
	NEW LISTINGS	7	9	-22%
Houses	AVERAGE DOM	41	114	-64%
	% OF ASKING PRICE	97%	93%	
	AVERAGE SOLD PRICE	\$768,300	\$1,940,833	-60%
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	4	5	-20%
Condo/Co-op/TH	AVERAGE DOM	21	61	-66%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$485,000	\$429,143	13%
	# OF CONTRACTS	5	4	25%
	NEW LISTINGS	3	4	-25%

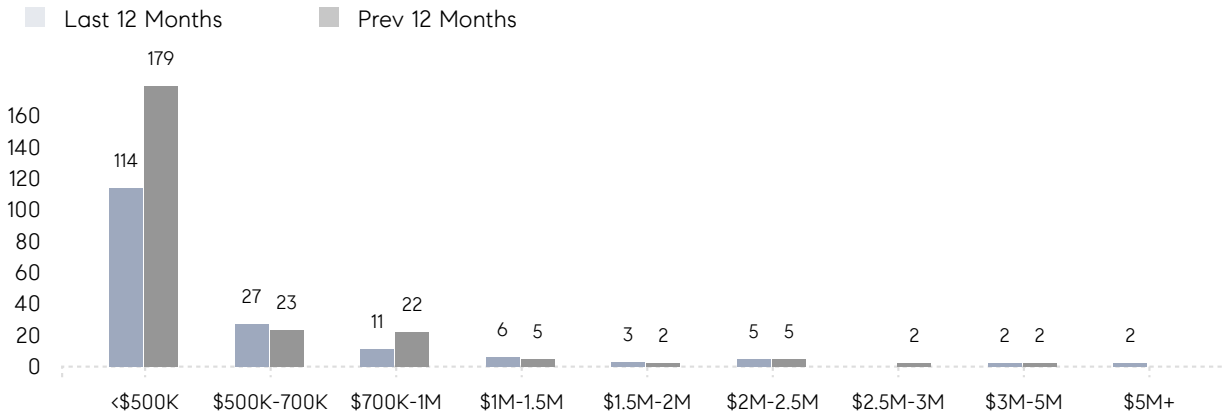
Bedminster

FEBRUARY 2023

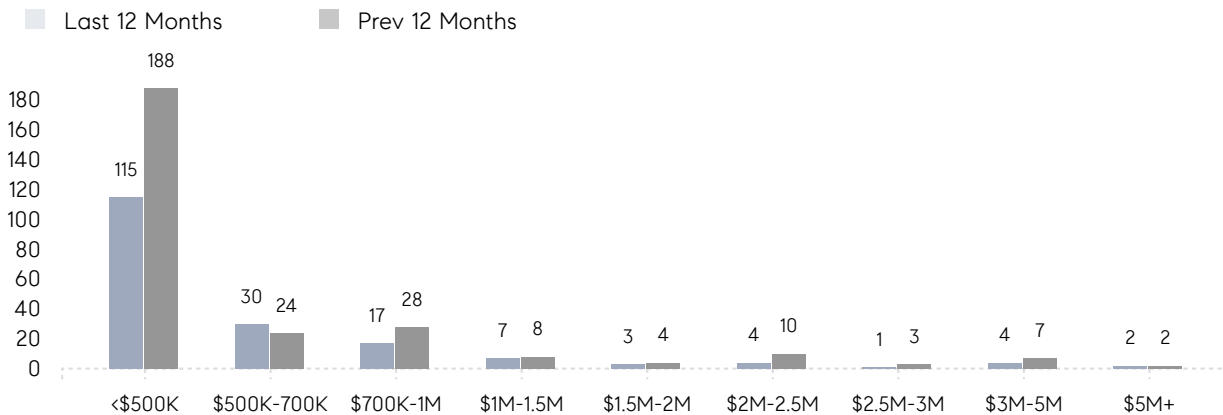
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Bernardsville

FEBRUARY 2023

UNDER CONTRACT

11
Total
Properties

\$784K
Average
Price

\$749K
Median
Price

22%
Increase From
Feb 2022

-9%
Decrease From
Feb 2022

3%
Increase From
Feb 2022

UNITS SOLD

6
Total
Properties

\$884K
Average
Price

\$599K
Median
Price

0%
Change From
Feb 2022

-43%
Decrease From
Feb 2022

-40%
Decrease From
Feb 2022

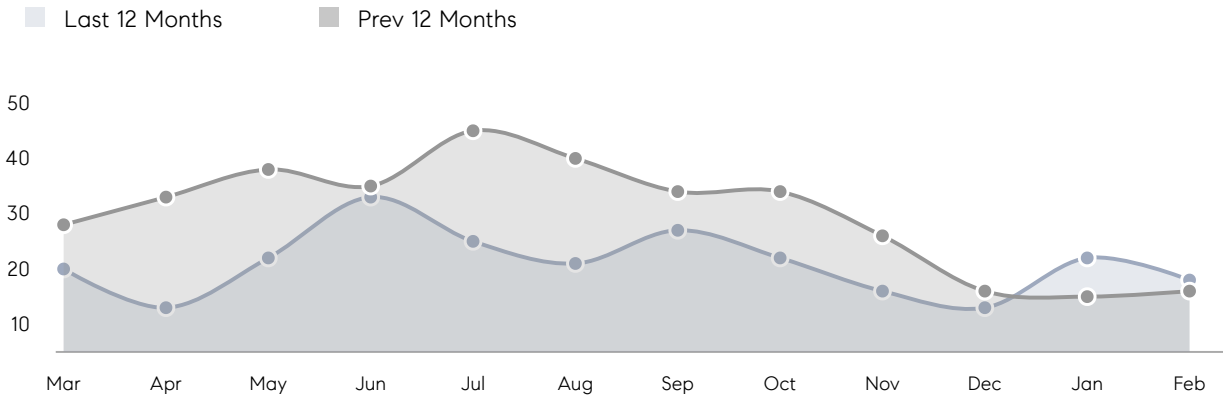
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	48	95	-49%
	% OF ASKING PRICE	98%	99%	
	AVERAGE SOLD PRICE	\$884,892	\$1,563,917	-43.4%
	# OF CONTRACTS	11	9	22.2%
	NEW LISTINGS	9	11	-18%
Houses	AVERAGE DOM	48	95	-49%
	% OF ASKING PRICE	98%	99%	
	AVERAGE SOLD PRICE	\$884,892	\$1,563,917	-43%
	# OF CONTRACTS	8	8	0%
	NEW LISTINGS	9	11	-18%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	3	1	200%
	NEW LISTINGS	0	0	0%

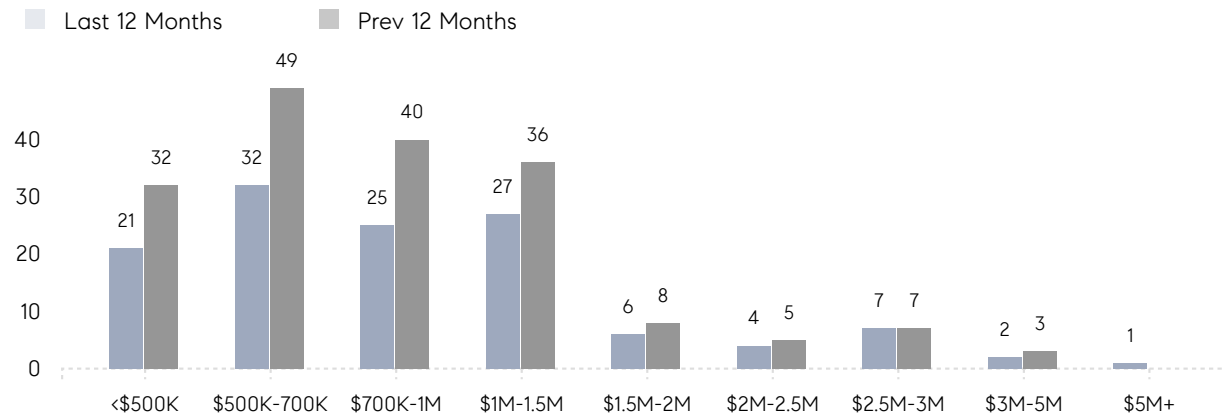
Bernardsville

FEBRUARY 2023

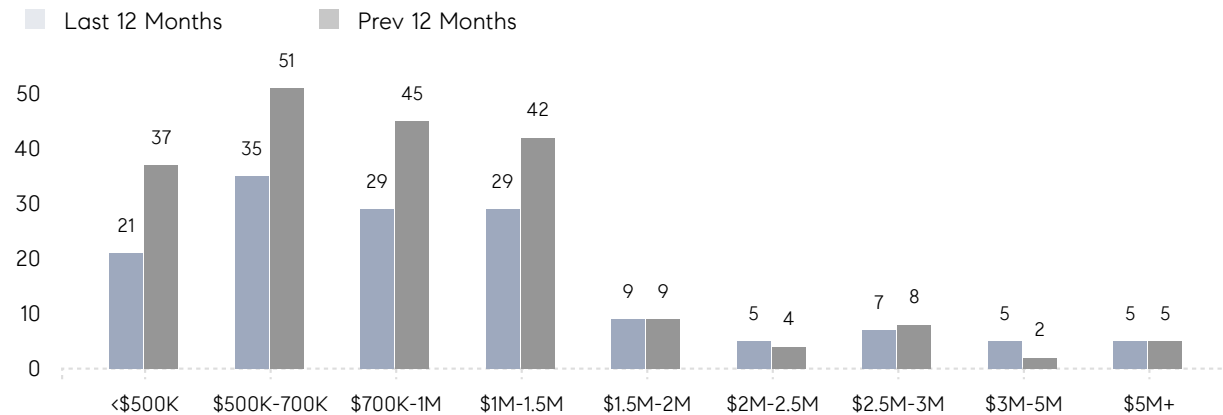
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Branchburg

FEBRUARY 2023

UNDER CONTRACT

11
Total
Properties

\$491K
Average
Price

\$495K
Median
Price

-27%
Decrease From
Feb 2022

-22%
Decrease From
Feb 2022

-1%
Change From
Feb 2022

UNITS SOLD

8
Total
Properties

\$374K
Average
Price

\$408K
Median
Price

-27%
Decrease From
Feb 2022

-30%
Decrease From
Feb 2022

-22%
Decrease From
Feb 2022

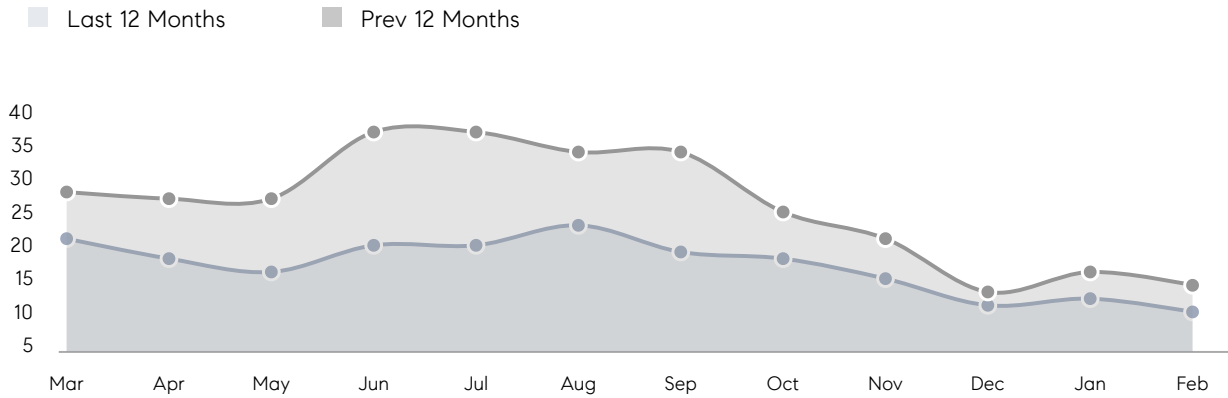
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	46	106	-57%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$374,044	\$534,045	-30.0%
	# OF CONTRACTS	11	15	-26.7%
	NEW LISTINGS	12	13	-8%
Houses	AVERAGE DOM	50	26	92%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$383,336	\$594,063	-35%
	# OF CONTRACTS	7	9	-22%
	NEW LISTINGS	10	8	25%
Condo/Co-op/TH	AVERAGE DOM	18	318	-94%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$309,000	\$374,000	-17%
	# OF CONTRACTS	4	6	-33%
	NEW LISTINGS	2	5	-60%

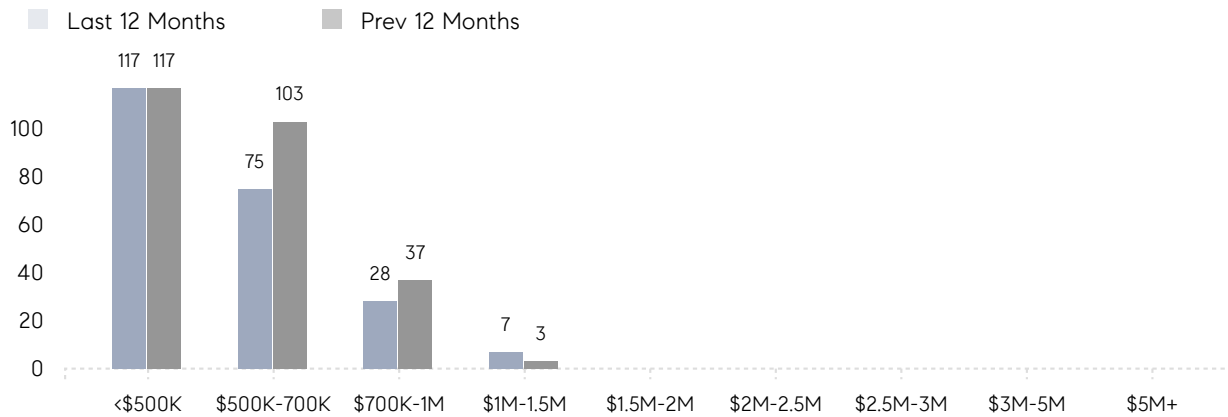
Branchburg

FEBRUARY 2023

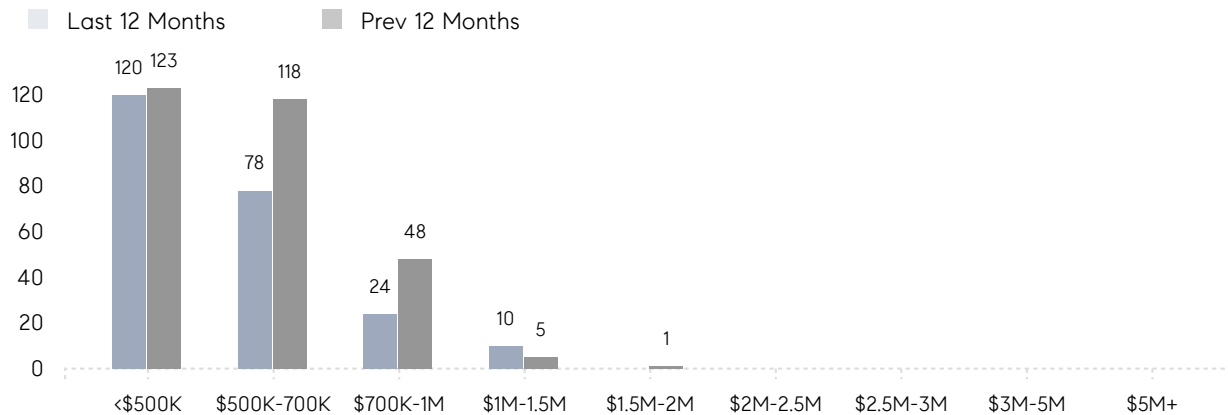
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Bridgewater

FEBRUARY 2023

UNDER CONTRACT

45
Total
Properties

\$636K
Average
Price

\$525K
Median
Price

15%
Increase From
Feb 2022

21%
Increase From
Feb 2022

-1%
Change From
Feb 2022

UNITS SOLD

15
Total
Properties

\$471K
Average
Price

\$455K
Median
Price

-50%
Decrease From
Feb 2022

-13%
Decrease From
Feb 2022

-12%
Decrease From
Feb 2022

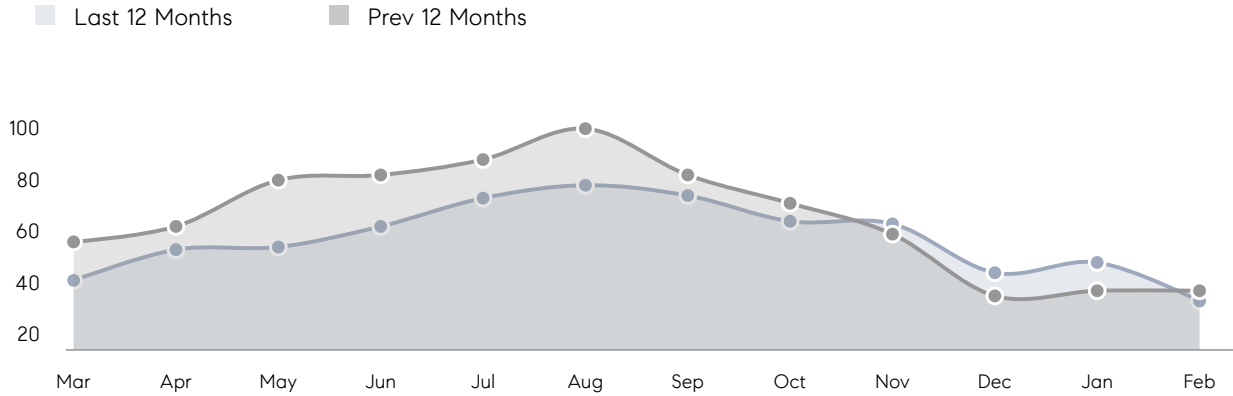
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	18	35	-49%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$471,600	\$540,866	-12.8%
	# OF CONTRACTS	45	39	15.4%
	NEW LISTINGS	34	42	-19%
Houses	AVERAGE DOM	19	39	-51%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$641,143	\$568,687	13%
	# OF CONTRACTS	32	28	14%
	NEW LISTINGS	24	30	-20%
Condo/Co-op/TH	AVERAGE DOM	17	18	-6%
	% OF ASKING PRICE	105%	101%	
	AVERAGE SOLD PRICE	\$323,250	\$429,583	-25%
	# OF CONTRACTS	13	11	18%
	NEW LISTINGS	10	12	-17%

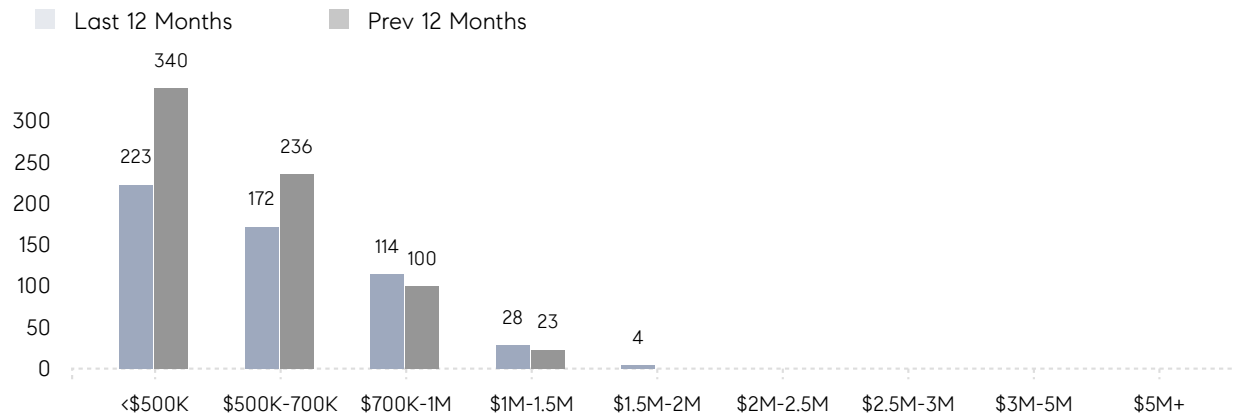
Bridgewater

FEBRUARY 2023

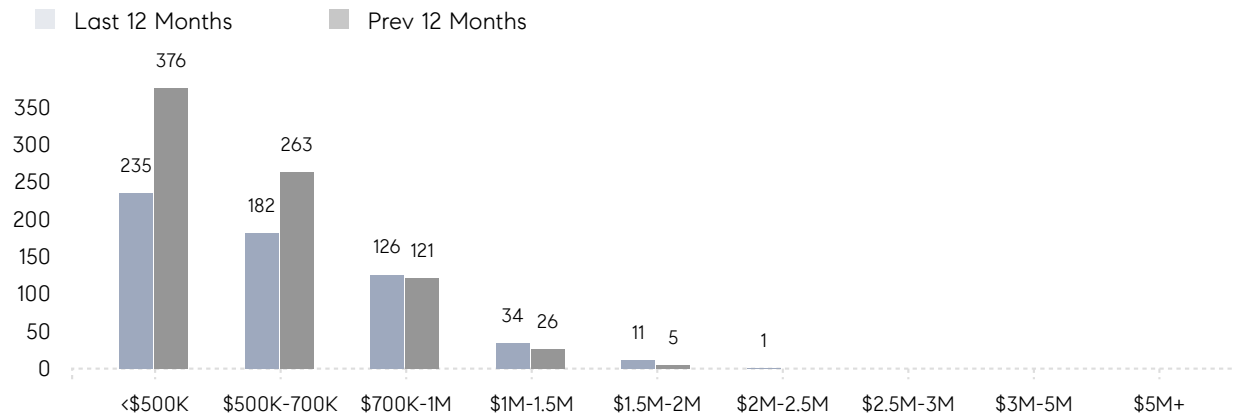
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Far Hills

FEBRUARY 2023

UNDER CONTRACT

2	\$1.0M	\$1.0M
Total Properties	Average Price	Median Price
-33%	-39%	31%
Decrease From Feb 2022	Decrease From Feb 2022	Increase From Feb 2022

UNITS SOLD

1	\$1.1M	\$1.1M
Total Properties	Average Price	Median Price
-50%	-	-
Decrease From Feb 2022	Change From Feb 2022	Change From Feb 2022

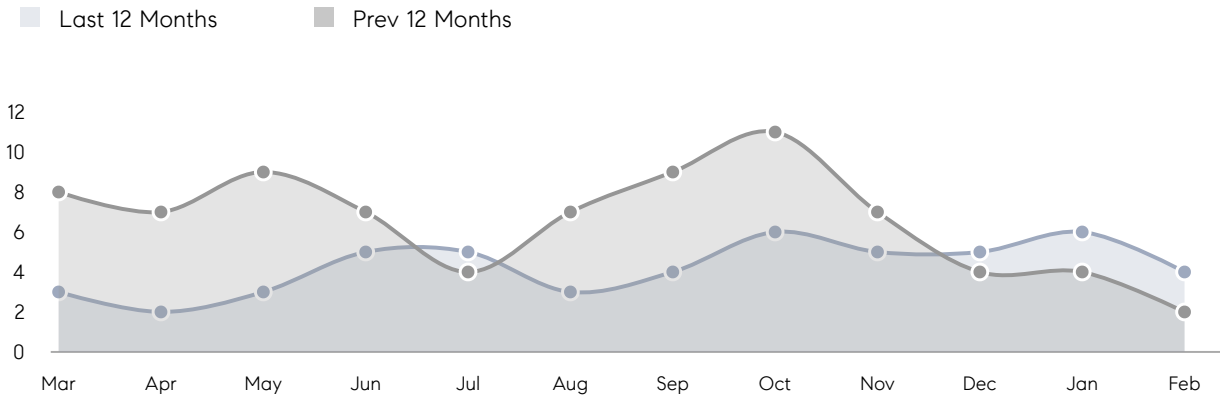
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	21	74	-72%
	% OF ASKING PRICE	98%	93%	
	AVERAGE SOLD PRICE	\$1,125,000	\$1,125,000	-
	# OF CONTRACTS	2	3	-33.3%
	NEW LISTINGS	0	1	0%
Houses	AVERAGE DOM	21	99	-79%
	% OF ASKING PRICE	98%	92%	
	AVERAGE SOLD PRICE	\$1,125,000	\$1,500,000	-25%
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	0	0	0%
Condo/Co-op/TH	AVERAGE DOM	-	48	-
	% OF ASKING PRICE	-	94%	
	AVERAGE SOLD PRICE	-	\$750,000	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	0	1	0%

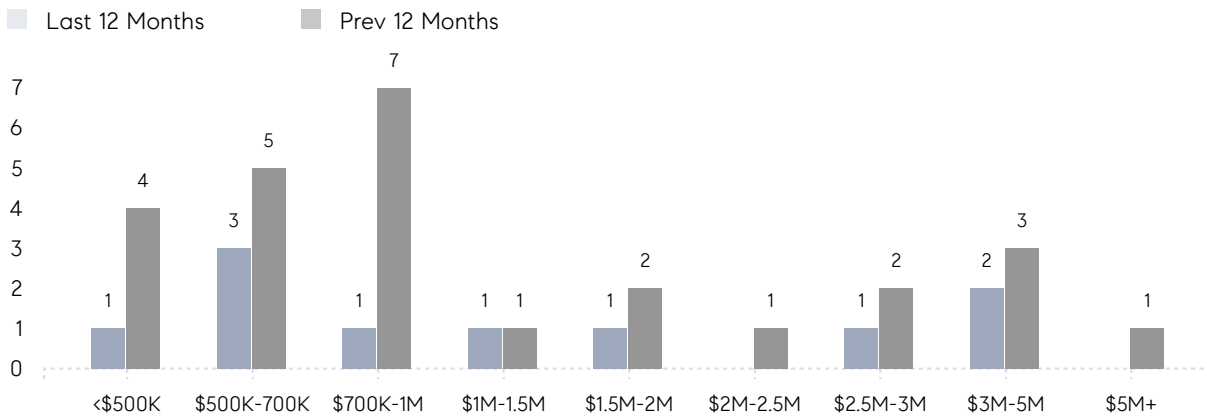
Far Hills

FEBRUARY 2023

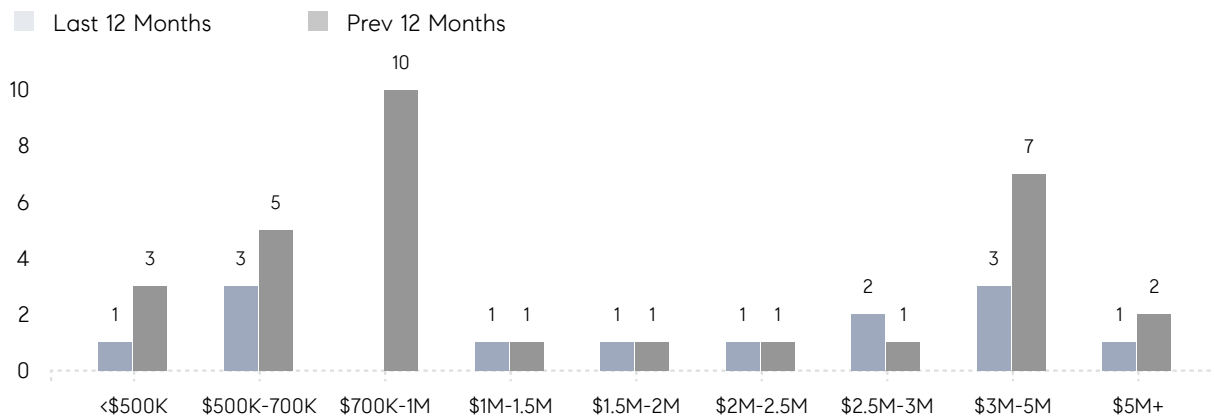
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Green Brook

FEBRUARY 2023

UNDER CONTRACT

3
Total
Properties

\$579K
Average
Price

\$599K
Median
Price

-40%
Decrease From
Feb 2022

-11%
Decrease From
Feb 2022

34%
Increase From
Feb 2022

UNITS SOLD

6
Total
Properties

\$741K
Average
Price

\$778K
Median
Price

50%
Increase From
Feb 2022

20%
Increase From
Feb 2022

76%
Increase From
Feb 2022

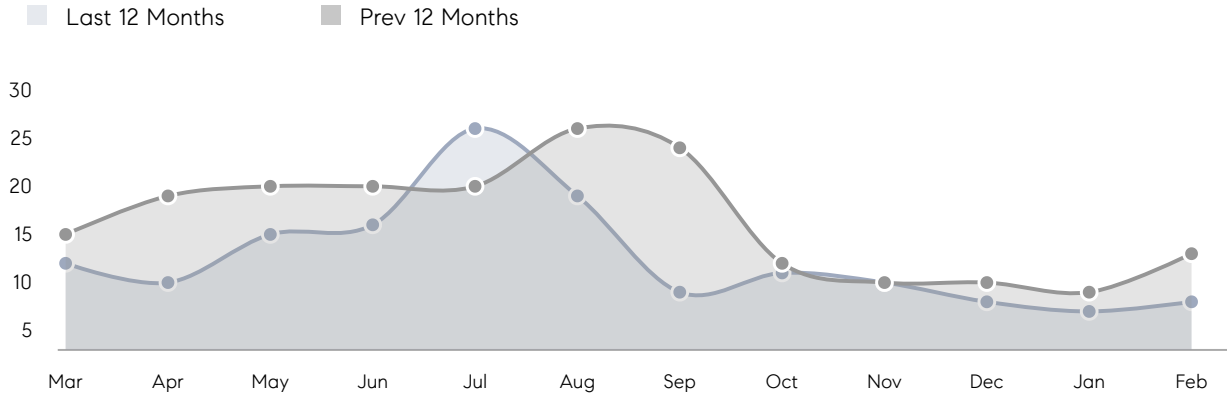
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	64	95	-33%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$741,167	\$615,225	20.5%
	# OF CONTRACTS	3	5	-40.0%
	NEW LISTINGS	4	12	-67%
Houses	AVERAGE DOM	66	119	-45%
	% OF ASKING PRICE	99%	98%	
	AVERAGE SOLD PRICE	\$887,500	\$676,967	31%
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	3	10	-70%
Condo/Co-op/TH	AVERAGE DOM	59	24	146%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$448,500	\$430,000	4%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	1	2	-50%

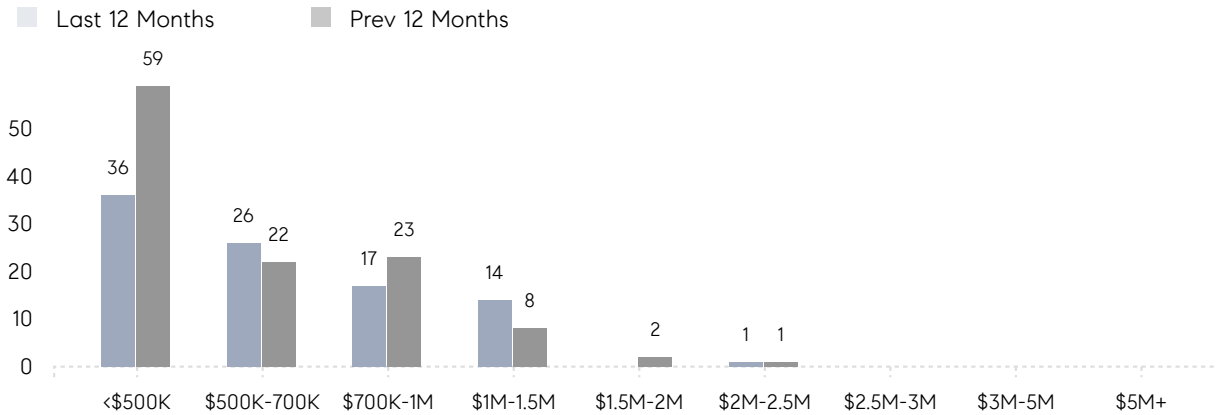
Green Brook

FEBRUARY 2023

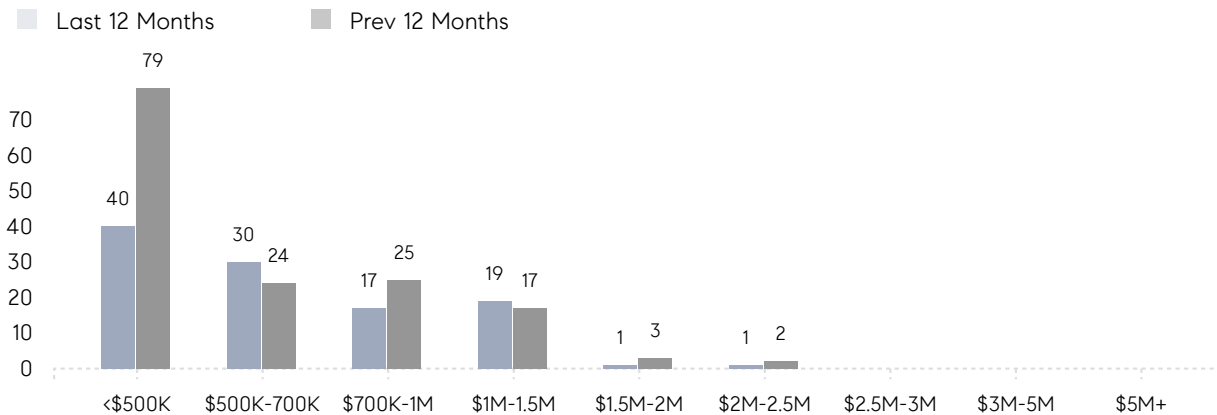
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Hillsborough

FEBRUARY 2023

UNDER CONTRACT

28
Total
Properties

\$477K
Average
Price

\$437K
Median
Price

-22%
Decrease From
Feb 2022

6%
Increase From
Feb 2022

6%
Increase From
Feb 2022

UNITS SOLD

12
Total
Properties

\$578K
Average
Price

\$585K
Median
Price

-50%
Decrease From
Feb 2022

38%
Increase From
Feb 2022

57%
Increase From
Feb 2022

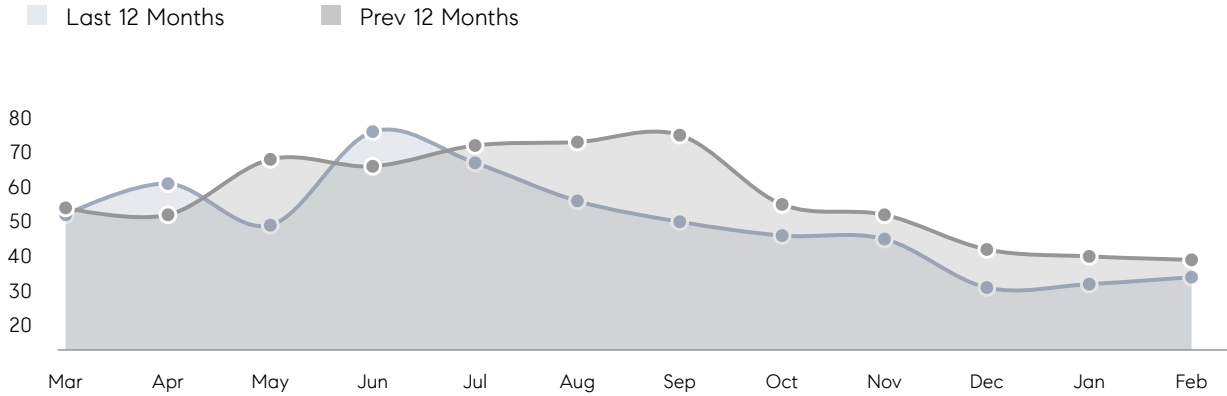
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	36	34	6%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$578,417	\$418,436	38.2%
	# OF CONTRACTS	28	36	-22.2%
	NEW LISTINGS	31	38	-18%
Houses	AVERAGE DOM	40	38	5%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$693,125	\$565,409	23%
	# OF CONTRACTS	10	20	-50%
	NEW LISTINGS	16	16	0%
Condo/Co-op/TH	AVERAGE DOM	27	31	-13%
	% OF ASKING PRICE	107%	102%	
	AVERAGE SOLD PRICE	\$349,000	\$294,073	19%
	# OF CONTRACTS	18	16	13%
	NEW LISTINGS	15	22	-32%

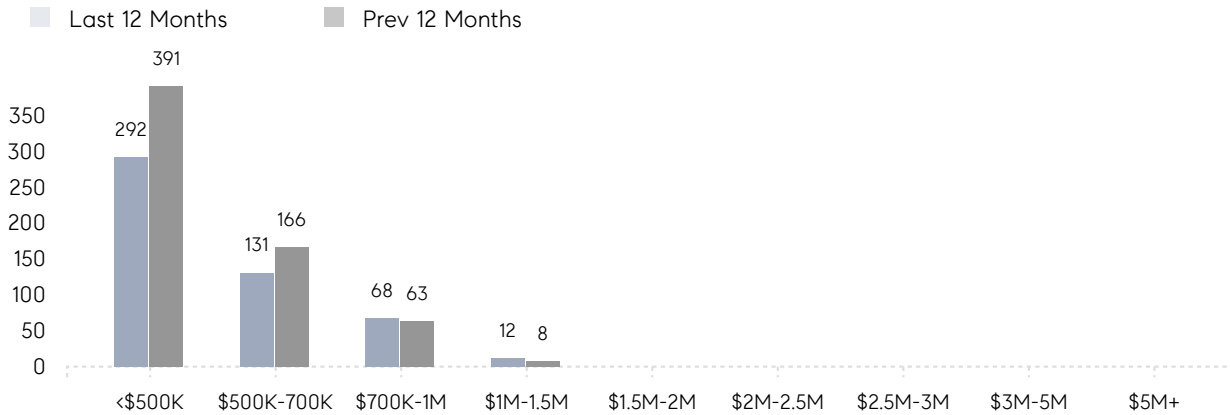
Hillsborough

FEBRUARY 2023

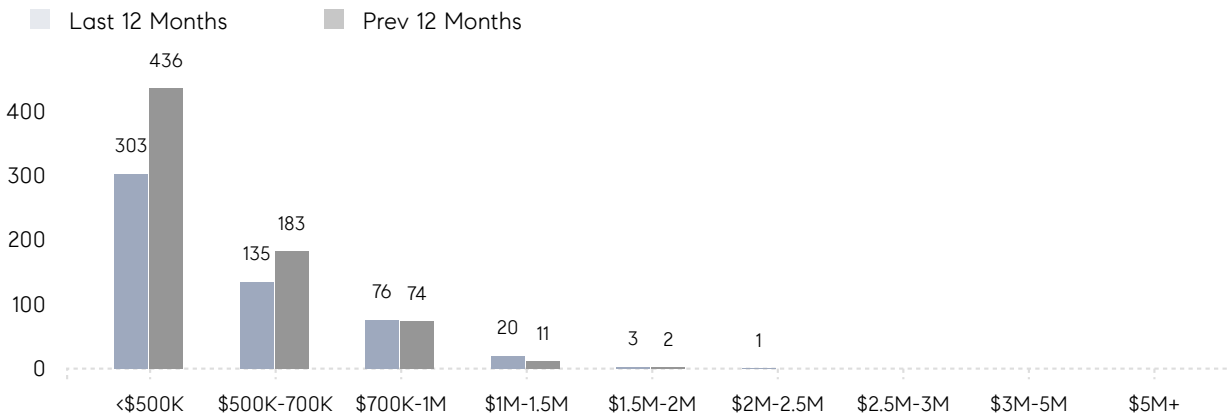
Monthly Inventory



Contracts By Price Range



Listings By Price Range



North Plainfield

FEBRUARY 2023

UNDER CONTRACT

7
Total
Properties

\$363K
Average
Price

\$399K
Median
Price

-59%
Decrease From
Feb 2022

-2%
Decrease From
Feb 2022

5%
Increase From
Feb 2022

UNITS SOLD

7
Total
Properties

\$415K
Average
Price

\$380K
Median
Price

-36%
Decrease From
Feb 2022

29%
Increase From
Feb 2022

7%
Increase From
Feb 2022

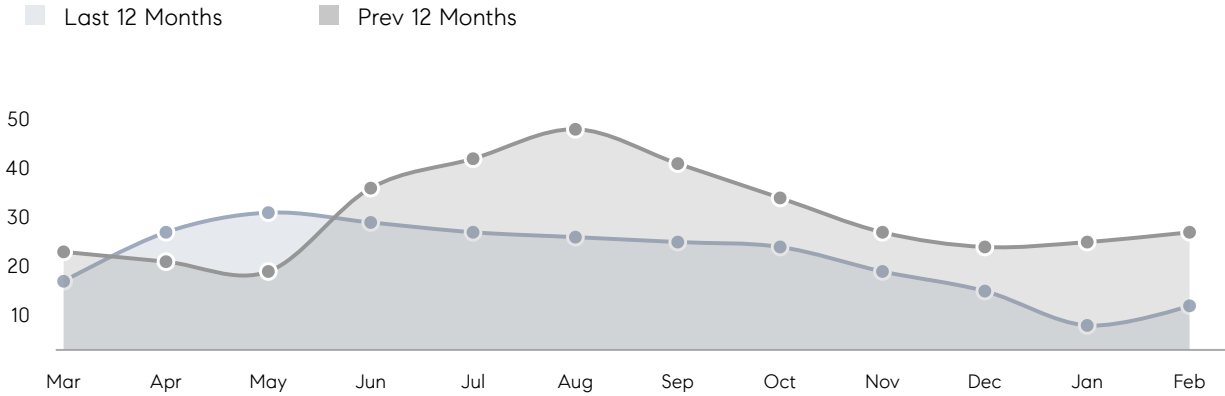
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	61	36	69%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$415,571	\$321,364	29.3%
	# OF CONTRACTS	7	17	-58.8%
	NEW LISTINGS	10	20	-50%
Houses	AVERAGE DOM	61	36	69%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$415,571	\$357,778	16%
	# OF CONTRACTS	5	14	-64%
	NEW LISTINGS	7	18	-61%
Condo/Co-op/TH	AVERAGE DOM	-	34	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$157,500	-
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	3	2	50%

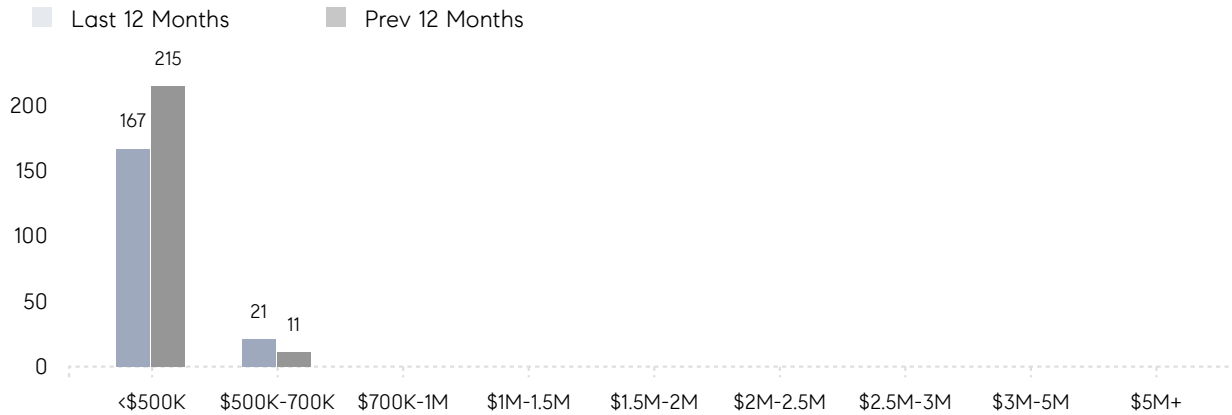
North Plainfield

FEBRUARY 2023

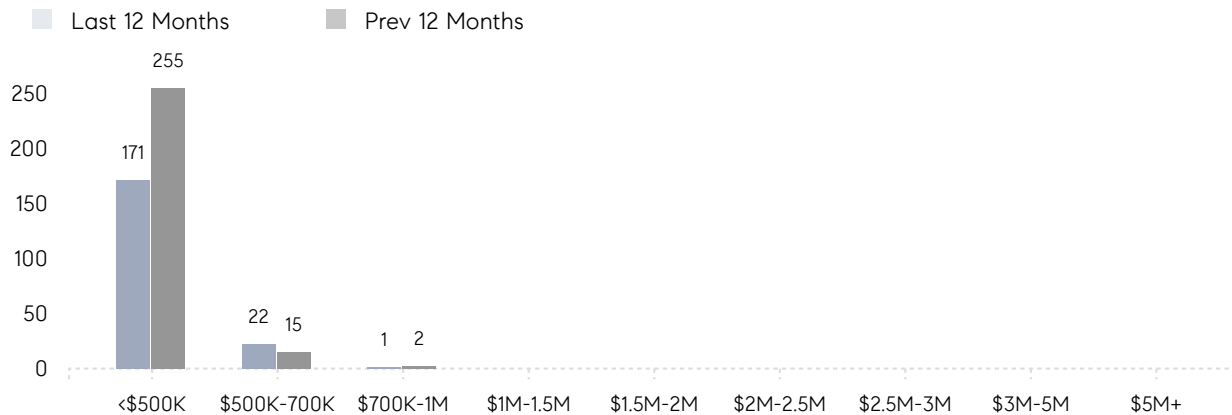
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Peapack Gladstone

FEBRUARY 2023

UNDER CONTRACT

1	\$204K	\$204K
Total Properties	Average Price	Median Price
-67%	-89%	-90%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

1	\$600K	\$600K
Total Properties	Average Price	Median Price
0%	-16%	-16%
Change From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

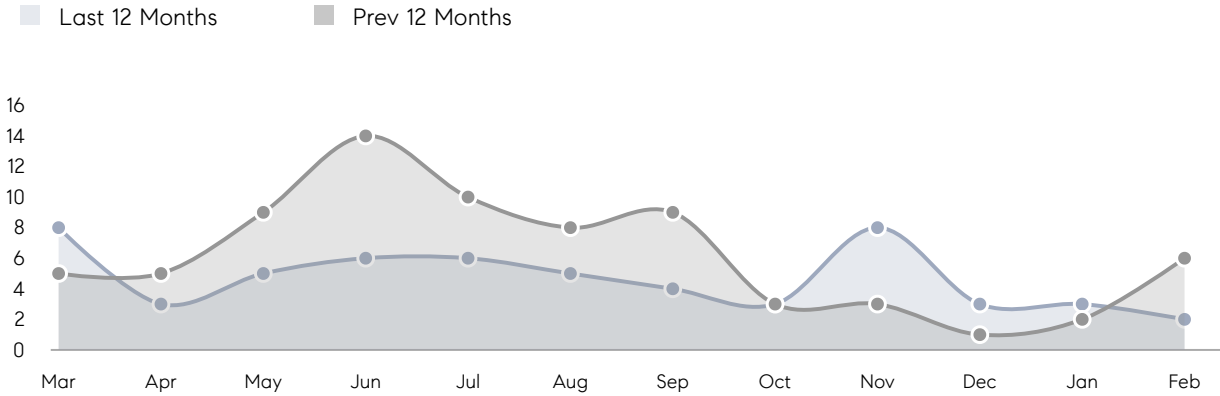
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	108	11	882%
	% OF ASKING PRICE	100%	108%	
	AVERAGE SOLD PRICE	\$600,000	\$711,850	-15.7%
	# OF CONTRACTS	1	3	-66.7%
	NEW LISTINGS	0	7	0%
Houses	AVERAGE DOM	108	11	882%
	% OF ASKING PRICE	100%	108%	
	AVERAGE SOLD PRICE	\$600,000	\$711,850	-16%
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	0	7	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

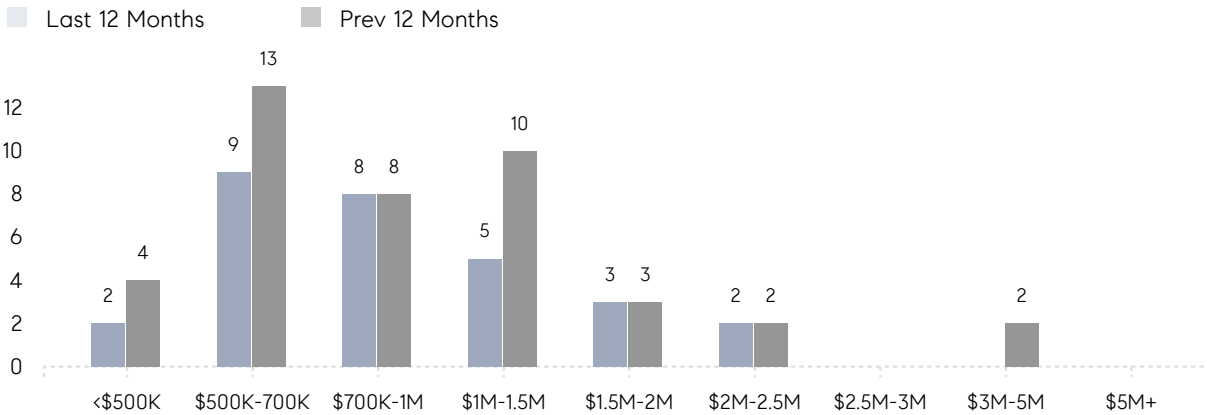
Peapack Gladstone

FEBRUARY 2023

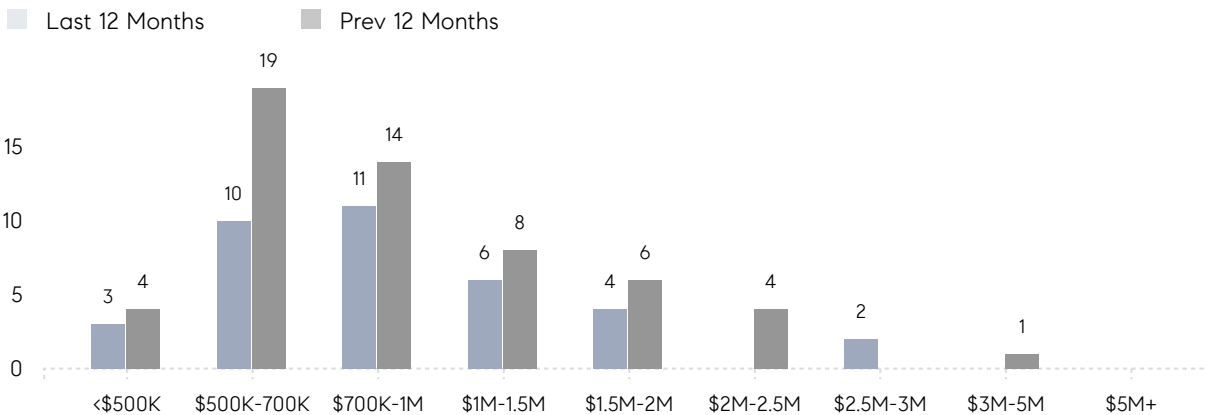
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Somerville

FEBRUARY 2023

UNDER CONTRACT

9
Total
Properties

\$567K
Average
Price

\$585K
Median
Price

0%
Change From
Feb 2022

29%
Increase From
Feb 2022

50%
Increase From
Feb 2022

UNITS SOLD

3
Total
Properties

\$509K
Average
Price

\$515K
Median
Price

0%
Change From
Feb 2022

10%
Increase From
Feb 2022

3%
Increase From
Feb 2022

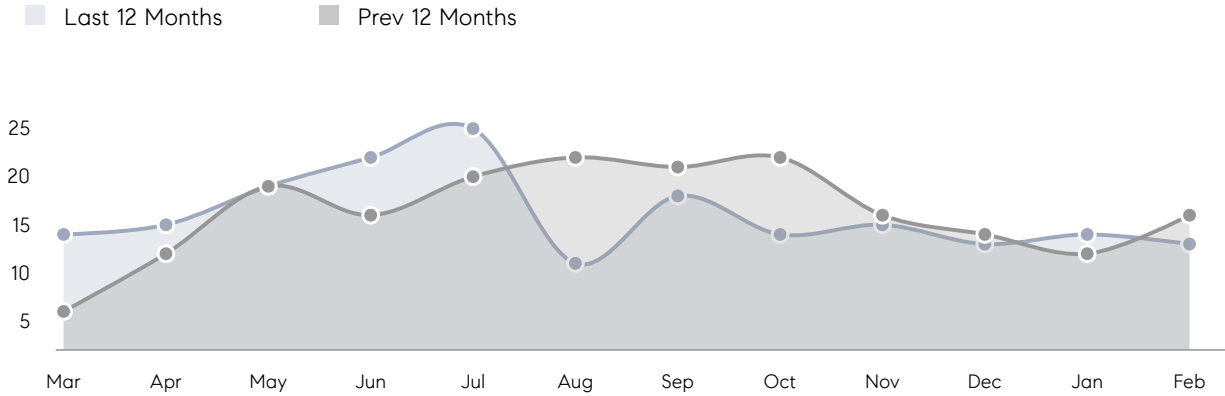
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	58	56	4%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$509,167	\$464,000	9.7%
	# OF CONTRACTS	9	9	0.0%
	NEW LISTINGS	11	14	-21%
Houses	AVERAGE DOM	58	56	4%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$509,167	\$464,000	10%
	# OF CONTRACTS	5	8	-37%
	NEW LISTINGS	9	13	-31%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	4	1	300%
	NEW LISTINGS	2	1	100%

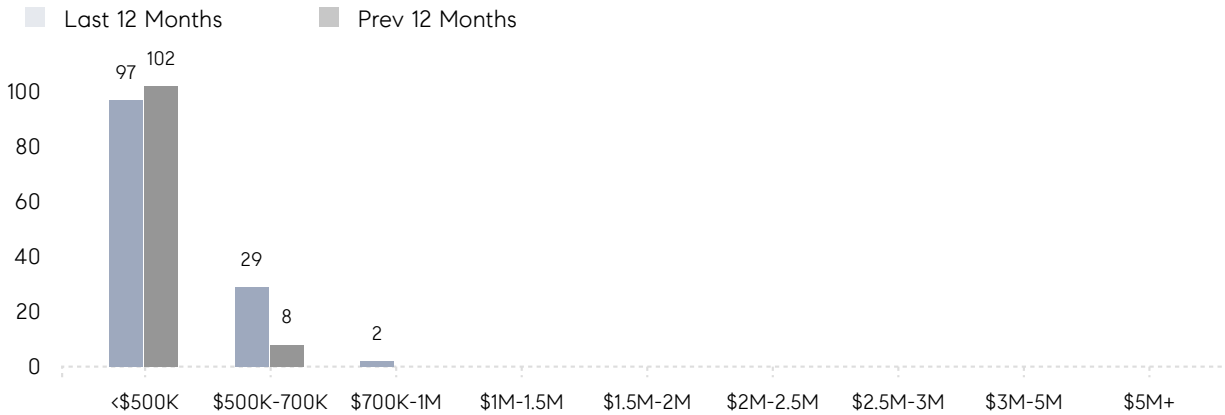
Somerville

FEBRUARY 2023

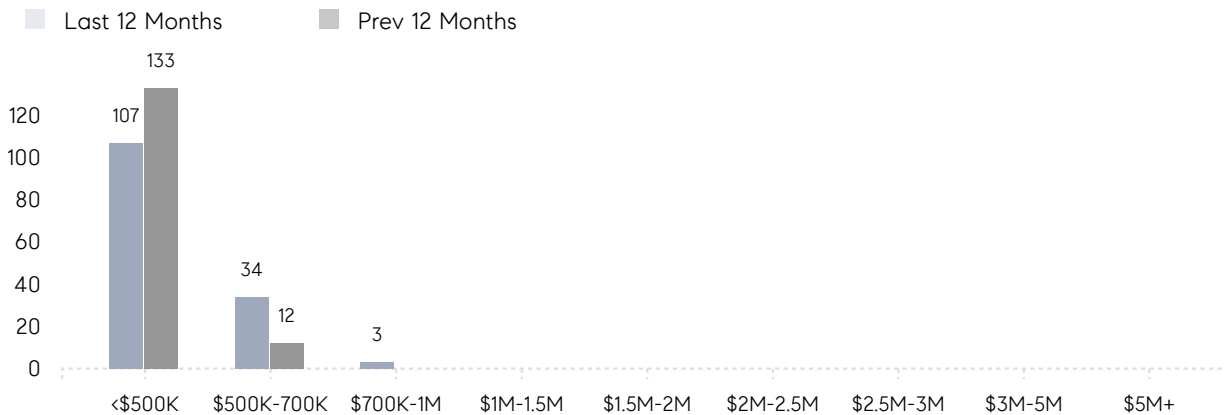
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Warren

FEBRUARY 2023

UNDER CONTRACT

10	\$1.3M	\$1.1M
Total Properties	Average Price	Median Price
-29%	47%	31%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

UNITS SOLD

8	\$874K	\$835K
Total Properties	Average Price	Median Price
-47%	-9%	3%
Decrease From Feb 2022	Decrease From Feb 2022	Increase From Feb 2022

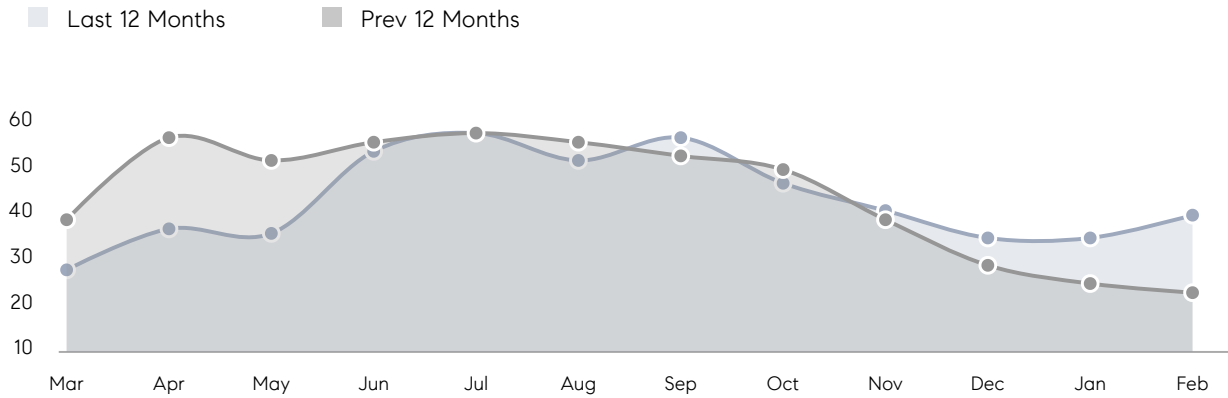
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	34	73	-53%
	% OF ASKING PRICE	97%	99%	
	AVERAGE SOLD PRICE	\$874,625	\$965,900	-9.4%
	# OF CONTRACTS	10	14	-28.6%
	NEW LISTINGS	18	18	0%
Houses	AVERAGE DOM	29	73	-60%
	% OF ASKING PRICE	95%	99%	
	AVERAGE SOLD PRICE	\$990,000	\$965,900	2%
	# OF CONTRACTS	8	9	-11%
	NEW LISTINGS	14	15	-7%
Condo/Co-op/TH	AVERAGE DOM	50	-	-
	% OF ASKING PRICE	101%	-	
	AVERAGE SOLD PRICE	\$528,500	-	-
	# OF CONTRACTS	2	5	-60%
	NEW LISTINGS	4	3	33%

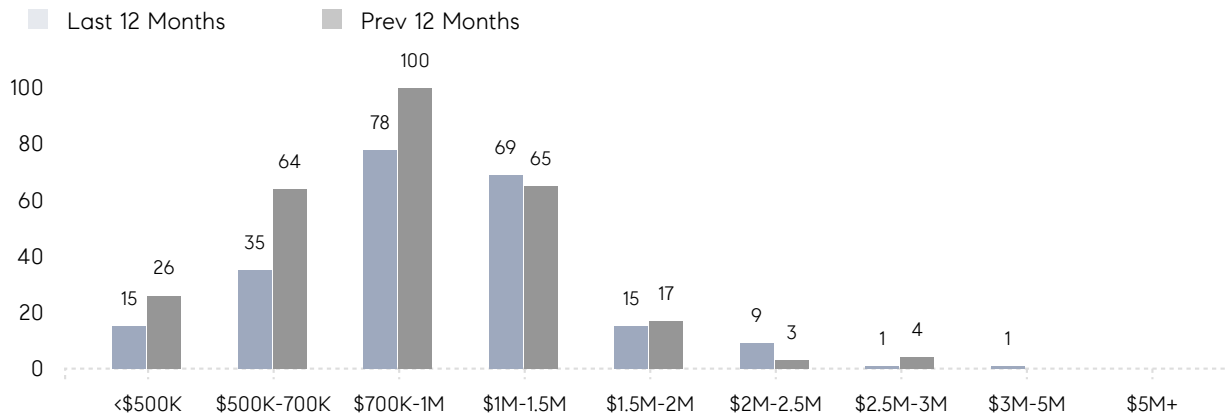
Warren

FEBRUARY 2023

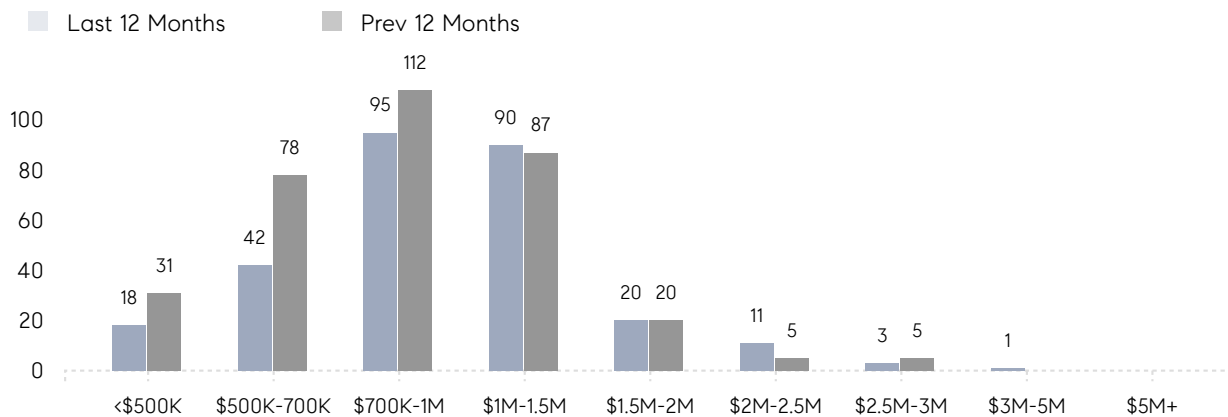
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Watchung

FEBRUARY 2023

UNDER CONTRACT

4	\$717K	\$605K
Total Properties	Average Price	Median Price
-64%	-30%	-33%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

1	\$420K	\$420K
Total Properties	Average Price	Median Price
-83%	-55%	-34%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

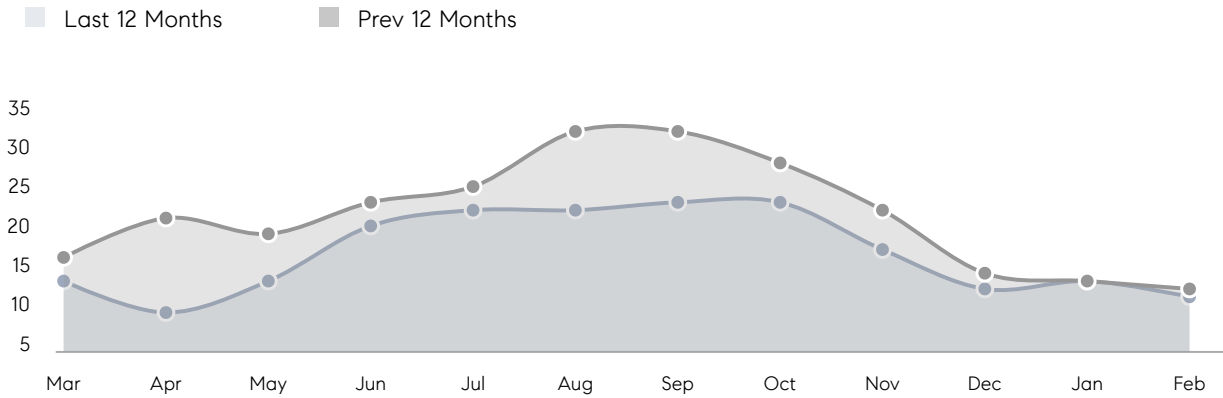
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	17	78	-78%
	% OF ASKING PRICE	105%	99%	
	AVERAGE SOLD PRICE	\$420,000	\$940,833	-55.4%
	# OF CONTRACTS	4	11	-63.6%
	NEW LISTINGS	4	11	-64%
Houses	AVERAGE DOM	17	89	-81%
	% OF ASKING PRICE	105%	99%	
	AVERAGE SOLD PRICE	\$420,000	\$1,007,000	-58%
	# OF CONTRACTS	4	11	-64%
	NEW LISTINGS	3	9	-67%
Condo/Co-op/TH	AVERAGE DOM	-	21	-
	% OF ASKING PRICE	-	98%	
	AVERAGE SOLD PRICE	-	\$610,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	2	-50%

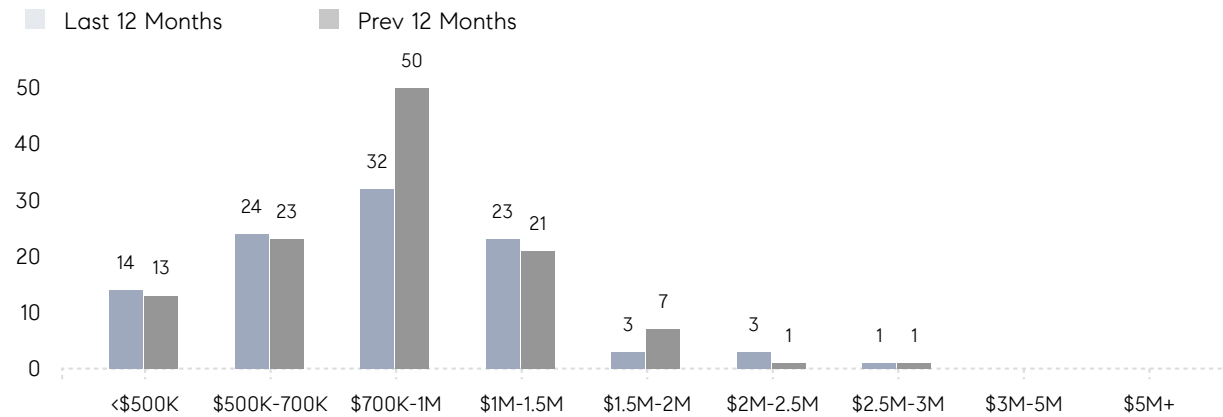
Watchung

FEBRUARY 2023

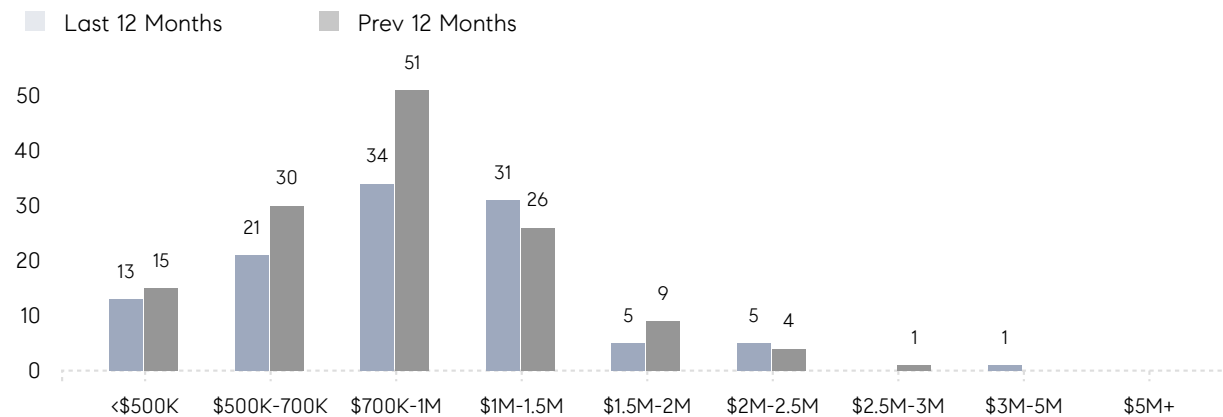
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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Basking Ridge

FEBRUARY 2023



\$712K

Average
Sales Price

-5%

Decrease In Sales
From Feb 2022

\$627K

Median
Sales Price

-23%

Decrease In Contracts
From Feb 2022

100%

Average %
Of Asking Price

38%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Bedminster

FEBRUARY 2023



\$591K

Average
Sales Price

-20%

Decrease In Sales
From Feb 2022

\$535K

Median
Sales Price

-17%

Decrease In Contracts
From Feb 2022

101%

Average %
Of Asking Price

-64%

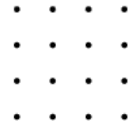
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Bernardsville

FEBRUARY 2023



\$884K

Average
Sales Price

0%

Change In Sales
From Feb 2022

\$599K

Median
Sales Price

22%

Increase In Contracts
From Feb 2022

98%

Average %
Of Asking Price

-49%

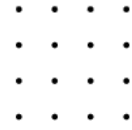
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Branchburg

FEBRUARY 2023



\$374K

Average
Sales Price

-27%

Decrease In Sales
From Feb 2022

\$408K

Median
Sales Price

-27%

Decrease In Contracts
From Feb 2022

100%

Average %
Of Asking Price

-57%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Bridgewater

FEBRUARY 2023



\$471K

Average
Sales Price

-50%

Decrease In Sales
From Feb 2022

\$455K

Median
Sales Price

15%

Increase In Contracts
From Feb 2022

103%

Average %
Of Asking Price

-49%

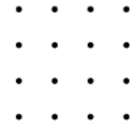
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Far Hills

FEBRUARY 2023



\$1.1M

Average
Sales Price

-50%

Decrease In Sales
From Feb 2022

\$1.1M

Median
Sales Price

-33%

Decrease In Contracts
From Feb 2022

98%

Average %
Of Asking Price

-72%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Green Brook

FEBRUARY 2023



\$741K

Average
Sales Price

50%

Increase In Sales
From Feb 2022

\$778K

Median
Sales Price

-40%

Decrease In Contracts
From Feb 2022

100%

Average %
Of Asking Price

-33%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hillsborough

FEBRUARY 2023



\$578K

Average
Sales Price

-50%

Decrease In Sales
From Feb 2022

\$585K

Median
Sales Price

-22%

Decrease In Contracts
From Feb 2022

102%

Average %
Of Asking Price

6%

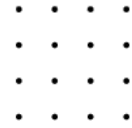
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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North Plainfield

FEBRUARY 2023



\$415K

Average
Sales Price

-36%

Decrease In Sales
From Feb 2022

\$380K

Median
Sales Price

-59%

Decrease In Contracts
From Feb 2022

100%

Average %
Of Asking Price

69%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Peapack Gladstone

FEBRUARY 2023



\$600K

Average
Sales Price

0%

Change In Sales
From Feb 2022

\$600K

Median
Sales Price

-67%

Decrease In Contracts
From Feb 2022

100%

Average %
Of Asking Price

882%

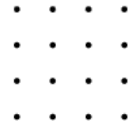
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Somerville

FEBRUARY 2023



\$509K

Average
Sales Price

0%

Change In Sales
From Feb 2022

\$515K

Median
Sales Price

0%

Change In Contracts
From Feb 2022

102%

Average %
Of Asking Price

4%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Warren

FEBRUARY 2023



\$874K

Average
Sales Price

-47%

Decrease In Sales
From Feb 2022

\$835K

Median
Sales Price

-29%

Decrease In Contracts
From Feb 2022

97%

Average %
Of Asking Price

-53%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Watchung

FEBRUARY 2023



\$420K

Average
Sales Price

-83%

Decrease In Sales
From Feb 2022

\$420K

Median
Sales Price

-64%

Decrease In Contracts
From Feb 2022

105%

Average %
Of Asking Price

-78%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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