



COMPASS

February 2023

Sussex Market Insights

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Andover Township

FEBRUARY 2023

UNDER CONTRACT

8	\$433K	\$427K
Total Properties	Average Price	Median Price
-11%	-20%	-22%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

6	\$239K	\$211K
Total Properties	Average Price	Median Price
100%	-37%	-46%
Increase From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

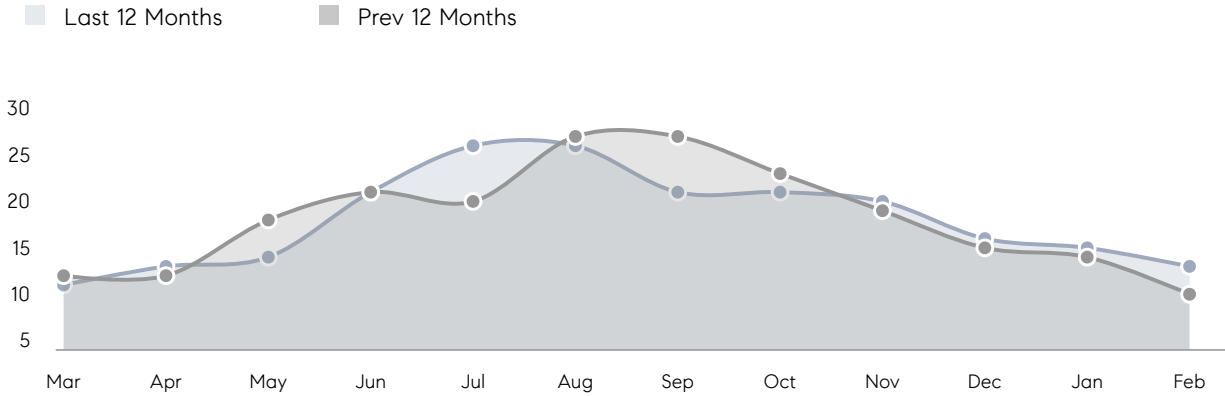
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	54	15	260%
	% OF ASKING PRICE	98%	107%	
	AVERAGE SOLD PRICE	\$239,167	\$381,667	-37.3%
	# OF CONTRACTS	8	9	-11.1%
	NEW LISTINGS	6	5	20%
Houses	AVERAGE DOM	74	18	311%
	% OF ASKING PRICE	95%	106%	
	AVERAGE SOLD PRICE	\$272,500	\$462,500	-41%
	# OF CONTRACTS	8	8	0%
	NEW LISTINGS	6	4	50%
Condo/Co-op/TH	AVERAGE DOM	14	10	40%
	% OF ASKING PRICE	105%	110%	
	AVERAGE SOLD PRICE	\$172,500	\$220,000	-22%
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%

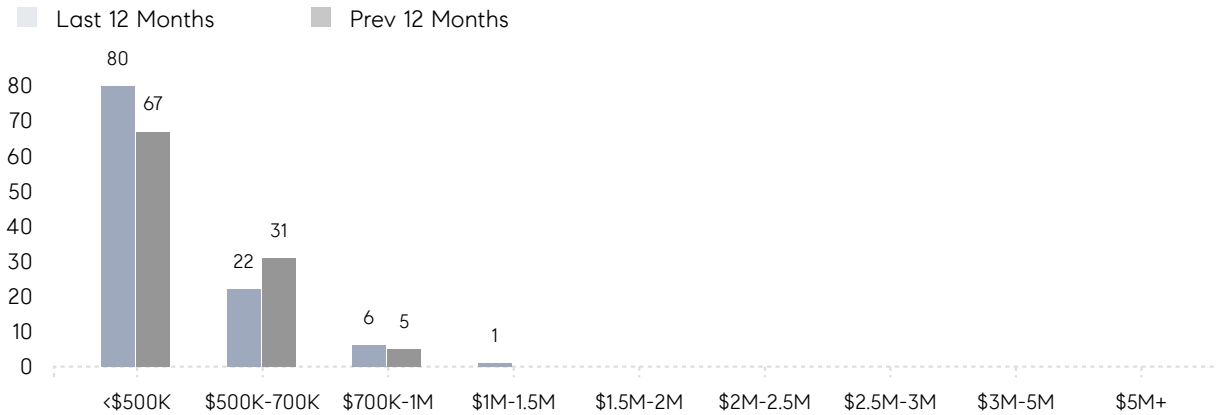
Andover Township

FEBRUARY 2023

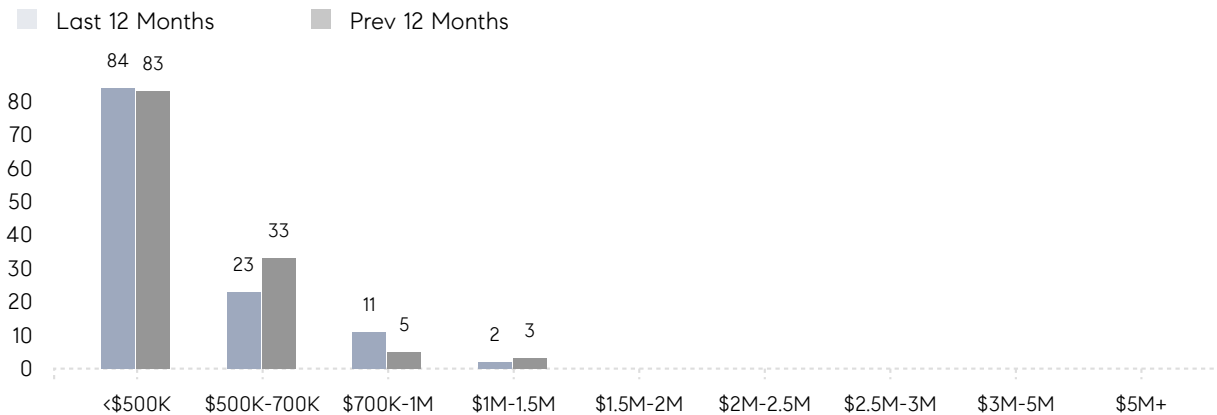
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Andover Borough

FEBRUARY 2023

UNDER CONTRACT

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From Feb 2022	Change From Feb 2022	Change From Feb 2022

UNITS SOLD

1	\$374K	\$374K
Total Properties	Average Price	Median Price
0%	–	–
Change From Feb 2022	Change From Feb 2022	Change From Feb 2022

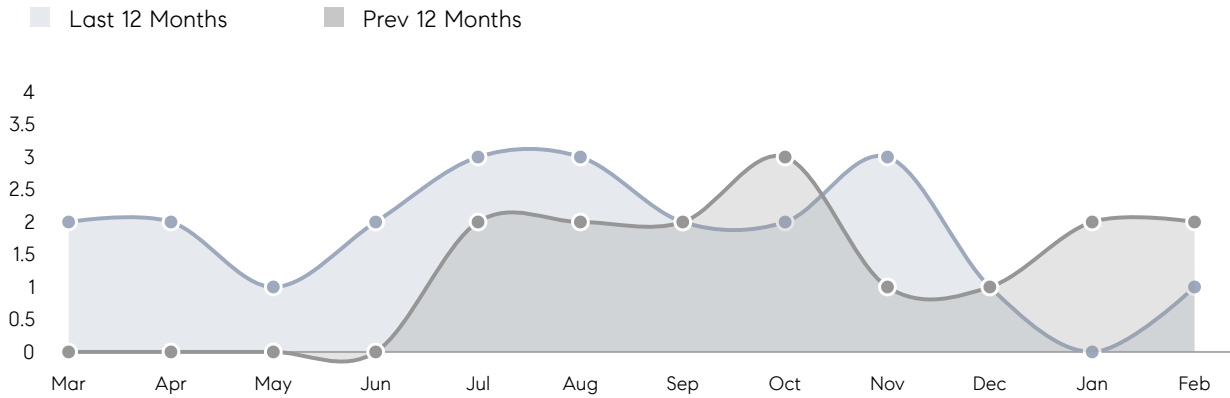
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	66	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$374,900	-	-
	# OF CONTRACTS	0	0	0.0%
	NEW LISTINGS	1	0	0%
Houses	AVERAGE DOM	66	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$374,900	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	0	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

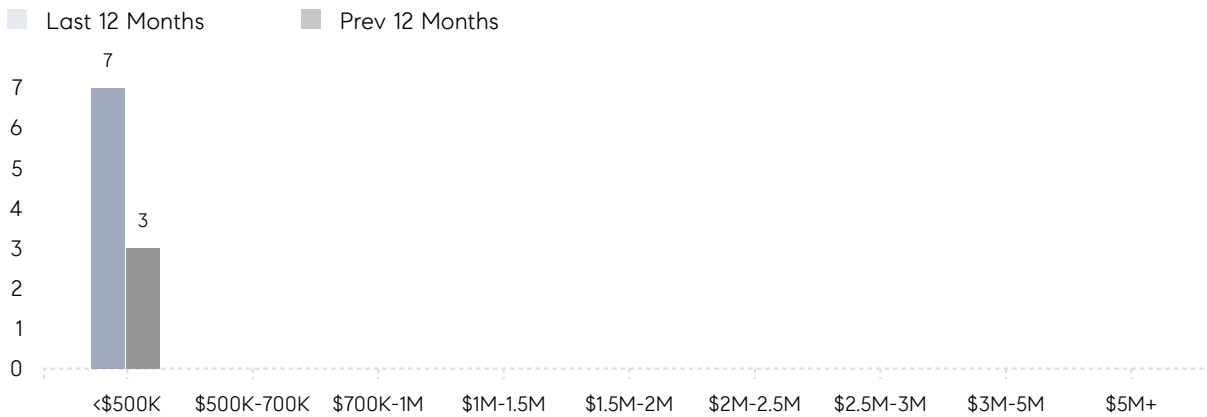
Andover Borough

FEBRUARY 2023

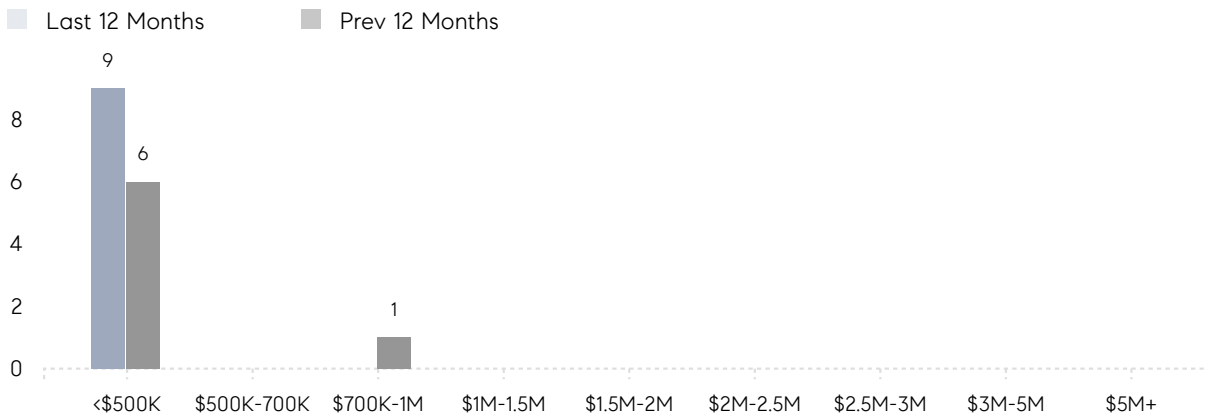
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Byram

FEBRUARY 2023

UNDER CONTRACT

9
Total
Properties

\$595K
Average
Price

\$439K
Median
Price

0%
Change From
Feb 2022

70%
Increase From
Feb 2022

20%
Increase From
Feb 2022

UNITS SOLD

3
Total
Properties

\$455K
Average
Price

\$405K
Median
Price

-62%
Decrease From
Feb 2022

19%
Increase From
Feb 2022

12%
Increase From
Feb 2022

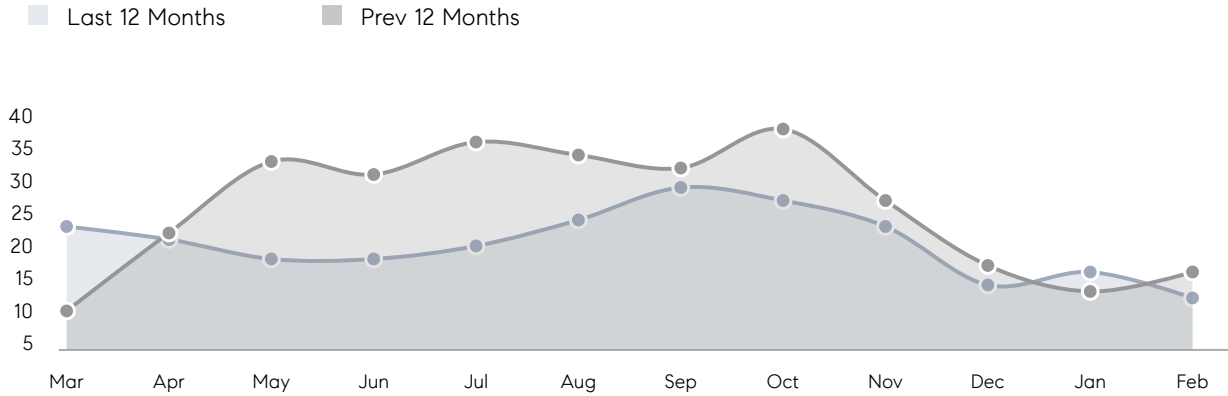
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	117	49	139%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$455,000	\$382,875	18.8%
	# OF CONTRACTS	9	9	0.0%
	NEW LISTINGS	6	14	-57%
Houses	AVERAGE DOM	117	49	139%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$455,000	\$382,875	19%
	# OF CONTRACTS	9	9	0%
	NEW LISTINGS	6	14	-57%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

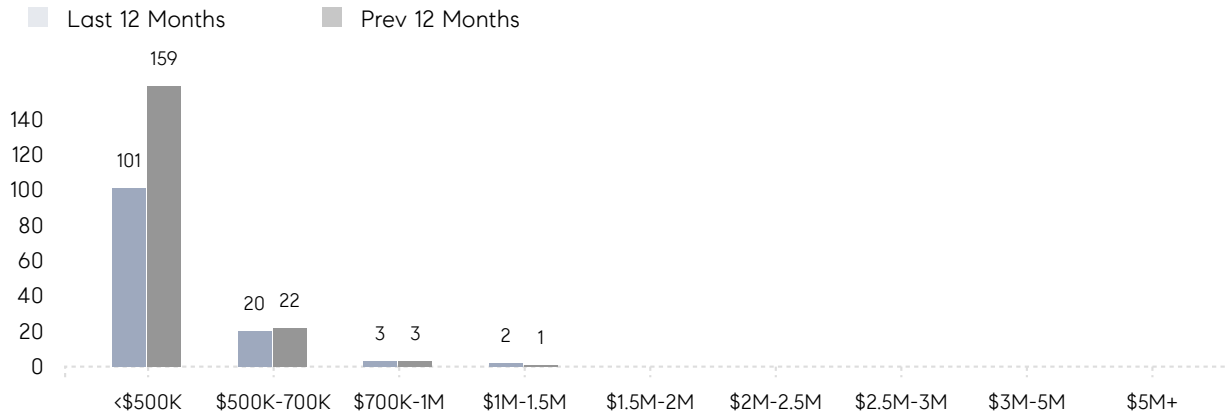
Byram

FEBRUARY 2023

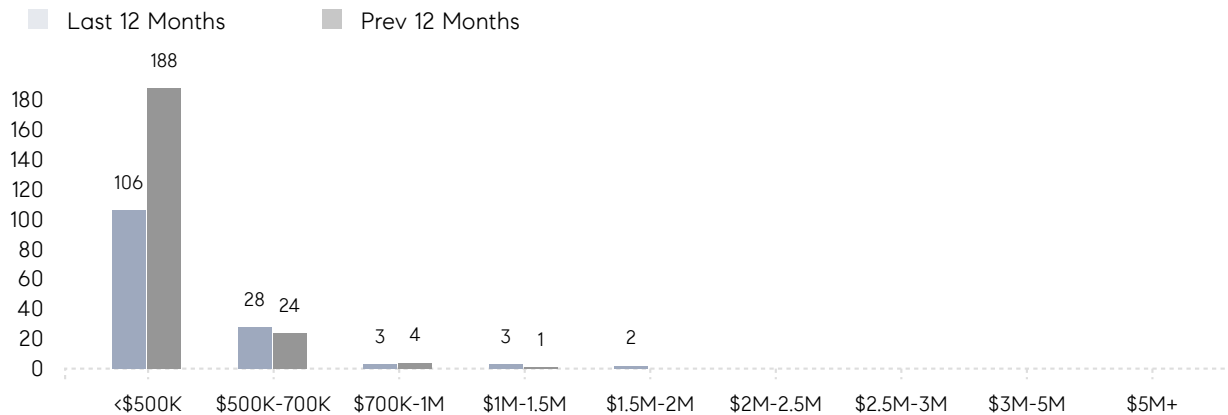
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Hopatcong

FEBRUARY 2023

UNDER CONTRACT

19
Total
Properties

\$397K
Average
Price

\$399K
Median
Price

-24%
Decrease From
Feb 2022

28%
Increase From
Feb 2022

33%
Increase From
Feb 2022

UNITS SOLD

12
Total
Properties

\$350K
Average
Price

\$351K
Median
Price

-56%
Decrease From
Feb 2022

3%
Increase From
Feb 2022

2%
Increase From
Feb 2022

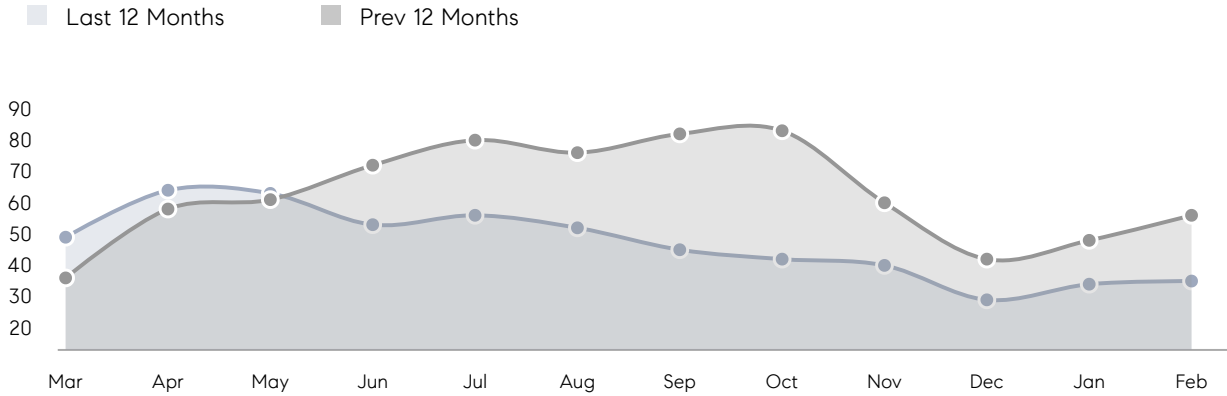
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	49	41	20%
	% OF ASKING PRICE	101%	106%	
	AVERAGE SOLD PRICE	\$350,292	\$340,537	2.9%
	# OF CONTRACTS	19	25	-24.0%
	NEW LISTINGS	24	34	-29%
Houses	AVERAGE DOM	49	39	26%
	% OF ASKING PRICE	101%	106%	
	AVERAGE SOLD PRICE	\$350,292	\$330,558	6%
	# OF CONTRACTS	19	25	-24%
	NEW LISTINGS	22	34	-35%
Condo/Co-op/TH	AVERAGE DOM	-	106	-
	% OF ASKING PRICE	-	92%	
	AVERAGE SOLD PRICE	-	\$600,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	2	0	0%

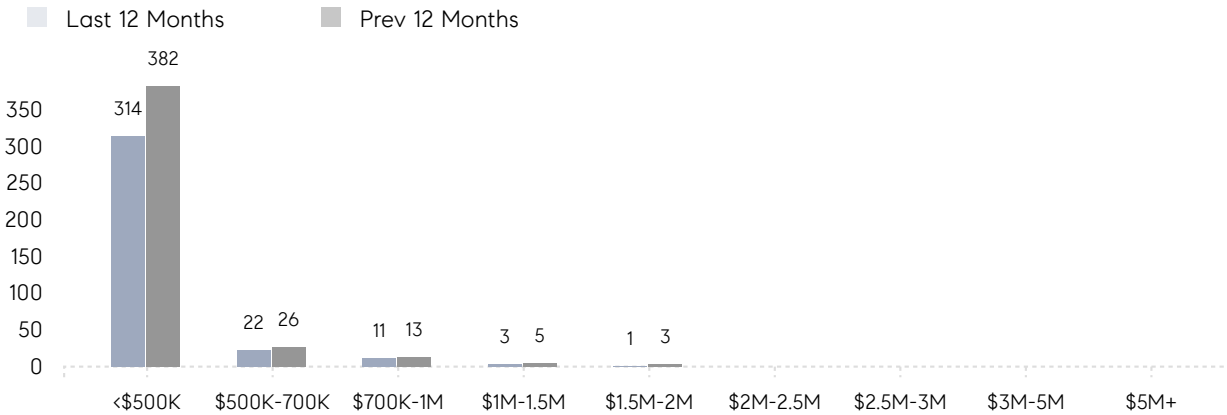
Hopatcong

FEBRUARY 2023

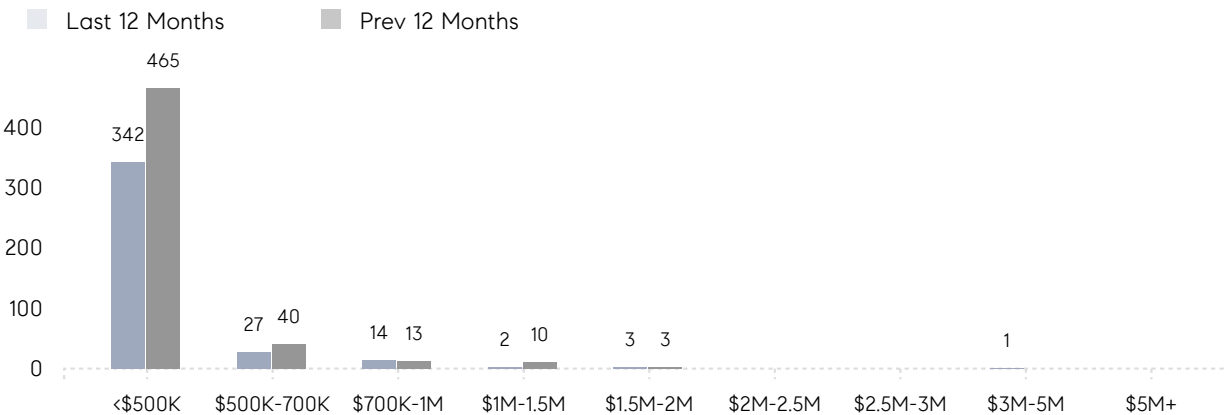
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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Andover Township

FEBRUARY 2023



\$239K

Average
Sales Price

100%

Increase In Sales
From Feb 2022

\$211K

Median
Sales Price

-11%

Decrease In Contracts
From Feb 2022

98%

Average %
Of Asking Price

260%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Andover Borough

FEBRUARY 2023



\$374K

Average
Sales Price

0%

Change In Sales
From Feb 2022

\$374K

Median
Sales Price

0%

Change In Contracts
From Feb 2022

100%

Average %
Of Asking Price

—

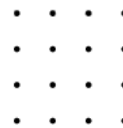
Change In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Byram

FEBRUARY 2023



\$455K

Average
Sales Price

-62%

Decrease In Sales
From Feb 2022

\$405K

Median
Sales Price

0%

Change In Contracts
From Feb 2022

100%

Average %
Of Asking Price

139%

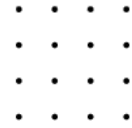
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hopatcong

FEBRUARY 2023



\$350K

Average
Sales Price

-56%

Decrease In Sales
From Feb 2022

\$351K

Median
Sales Price

-24%

Decrease In Contracts
From Feb 2022

101%

Average %
Of Asking Price

20%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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