

Q4 2022

Middlesex County Market Report

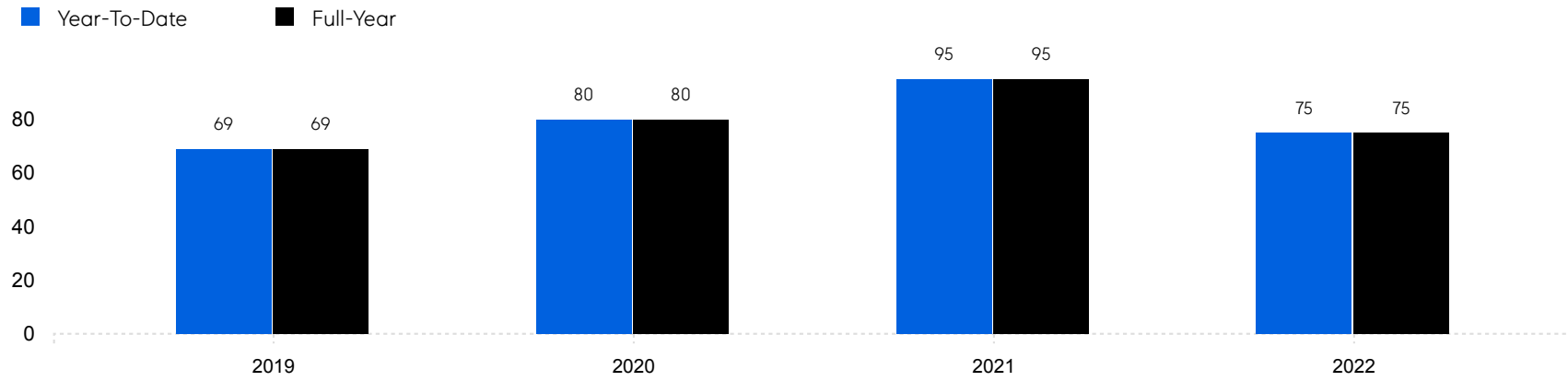
COMPASS

Colonia

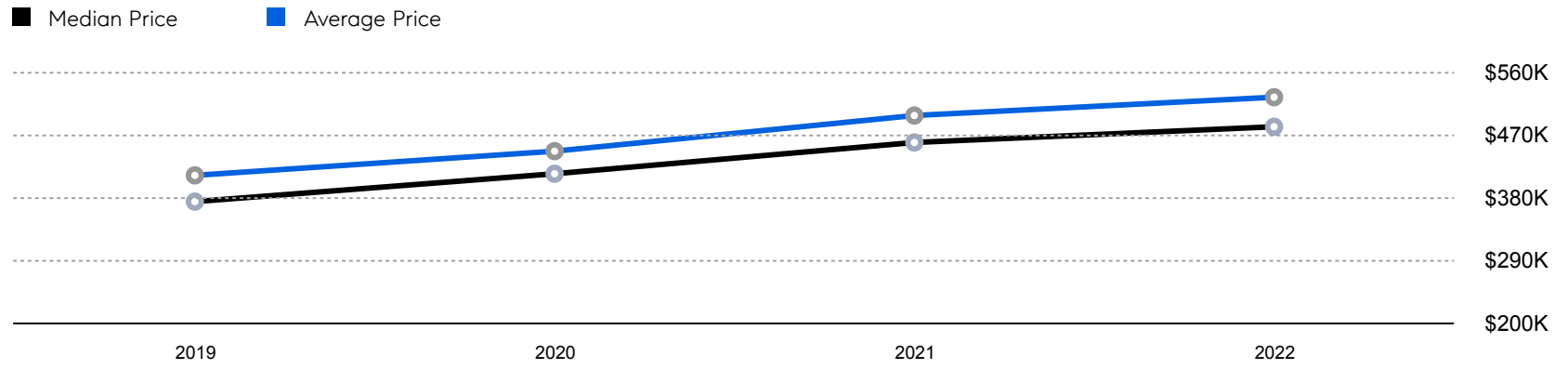
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	94	75	-20.2%
	SALES VOLUME	\$46,822,548	\$39,369,216	-15.9%
	MEDIAN PRICE	\$458,450	\$482,500	5.2%
	AVERAGE PRICE	\$498,112	\$524,923	5.4%
	AVERAGE DOM	36	39	8.3%
	# OF CONTRACTS	100	68	-32.0%
	# NEW LISTINGS	124	79	-36.3%
Condo/Co-op/Townhouse	# OF 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

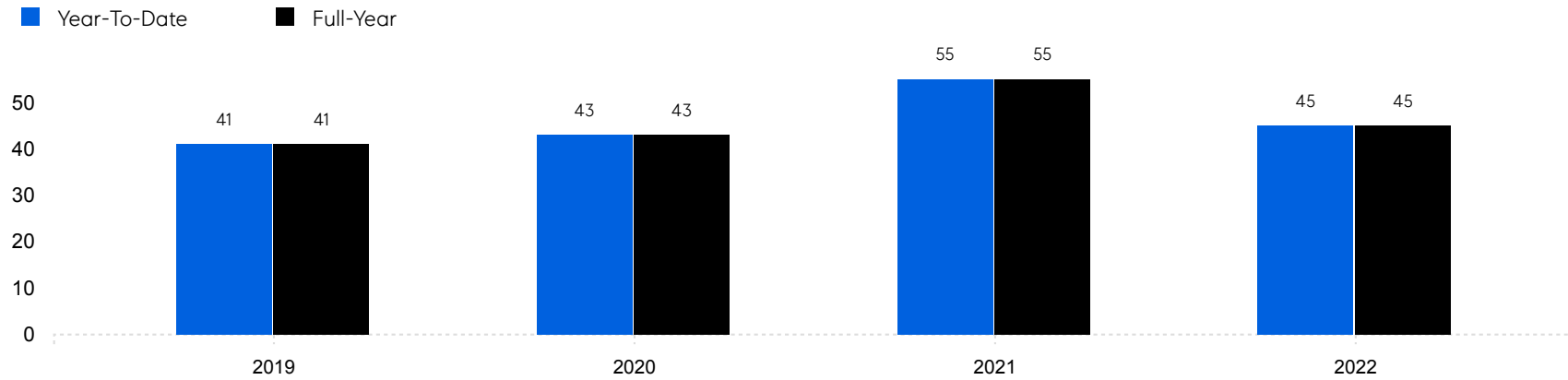


Metuchen Borough

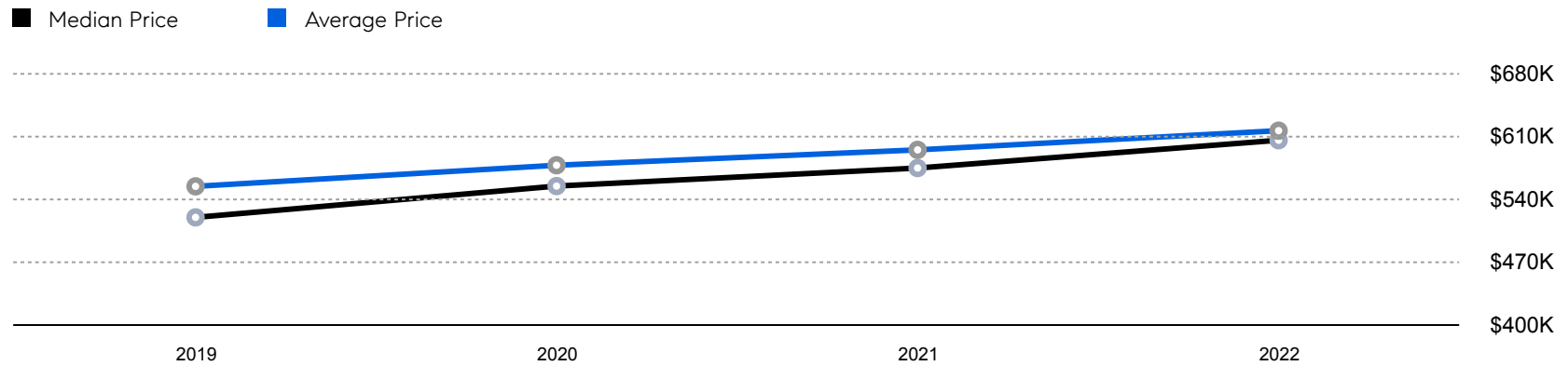
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	41	39	-4.9%
	SALES VOLUME	\$26,869,855	\$25,016,200	-6.9%
	MEDIAN PRICE	\$620,000	\$630,000	1.6%
	AVERAGE PRICE	\$655,362	\$641,441	-2.1%
	AVERAGE DOM	33	31	-6.1%
	# OF CONTRACTS	44	34	-22.7%
	# NEW LISTINGS	61	34	-44.3%
Condo/Co-op/Townhouse	# OF SALES	14	6	-57.1%
	SALES VOLUME	\$5,868,900	\$2,733,000	-53.4%
	MEDIAN PRICE	\$448,950	\$433,500	-3.4%
	AVERAGE PRICE	\$419,207	\$455,500	8.7%
	AVERAGE DOM	28	13	-53.6%
	# OF CONTRACTS	12	6	-50.0%
	# NEW LISTINGS	15	6	-60.0%

Metuchen Borough

Historic Sales



Historic Sales Prices

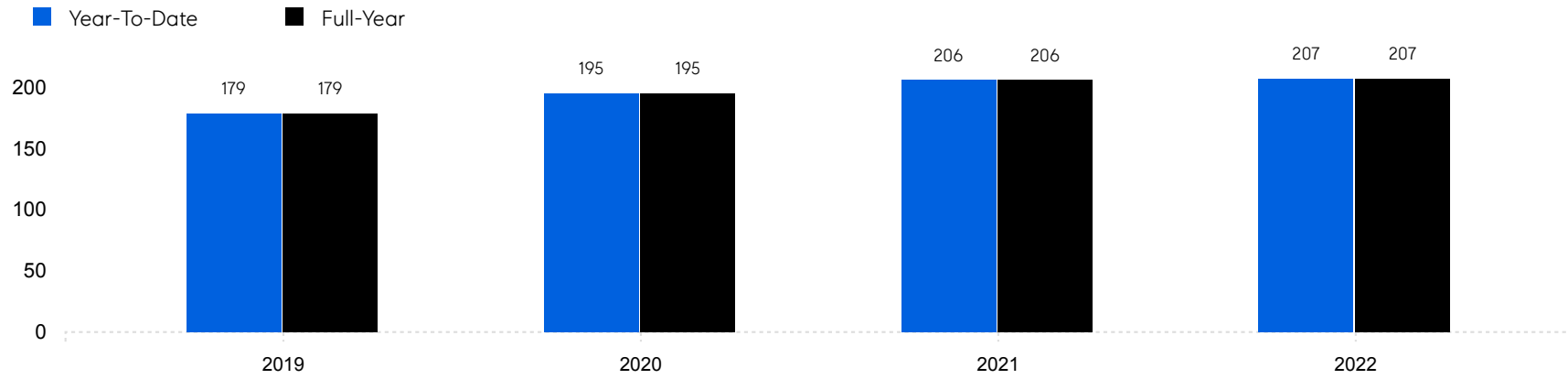


Woodbridge Township

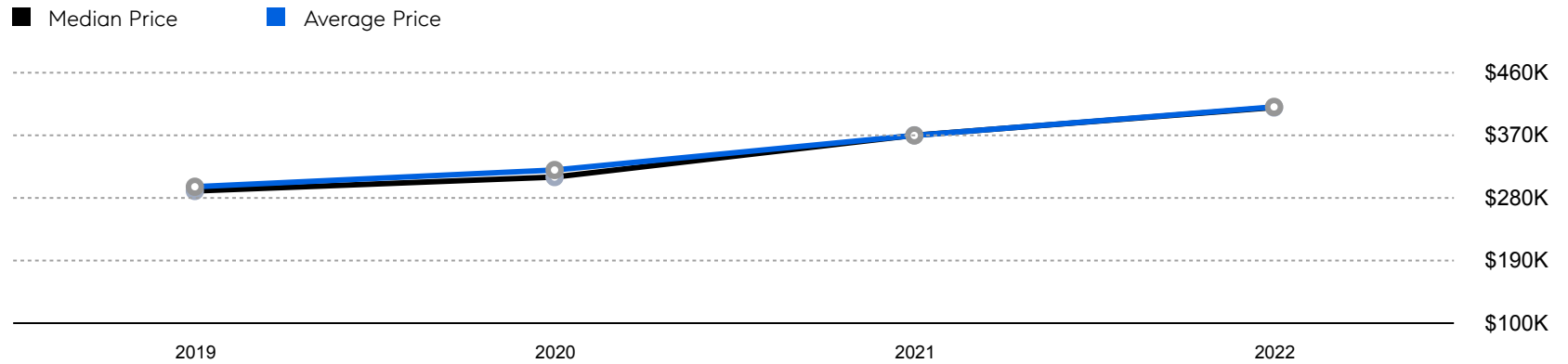
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	158	172	8.9%
	SALES VOLUME	\$63,368,040	\$74,724,800	17.9%
	MEDIAN PRICE	\$400,000	\$425,000	6.3%
	AVERAGE PRICE	\$401,064	\$434,447	8.3%
	AVERAGE DOM	38	37	-2.6%
	# OF CONTRACTS	149	184	23.5%
	# NEW LISTINGS	209	203	-2.9%
Condo/Co-op/Townhouse	# OF SALES	48	35	-27.1%
	SALES VOLUME	\$12,809,808	\$10,321,400	-19.4%
	MEDIAN PRICE	\$255,000	\$312,000	22.4%
	AVERAGE PRICE	\$266,871	\$294,897	10.5%
	AVERAGE DOM	34	36	5.9%
	# OF CONTRACTS	49	29	-40.8%
	# NEW LISTINGS	56	32	-42.9%

Woodbridge Township

Historic Sales



Historic Sales Prices



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Source: Garden State MLS, 01/01/2020 to 12/31/2022
Source: NJMLS, 01/01/2020 to 12/31/2022
Source: Hudson MLS, 01/01/2020 to 12/31/2022

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