



COMPASS

January 2023

Branchburg Market Insights

Branchburg

JANUARY 2023

UNDER CONTRACT

9	\$399K	\$405K
Total Properties	Average Price	Median Price
-25%	-24%	-33%
Decrease From Jan 2022	Decrease From Jan 2022	Decrease From Jan 2022

UNITS SOLD

8	\$533K	\$534K
Total Properties	Average Price	Median Price
-38%	11%	3%
Decrease From Jan 2022	Increase From Jan 2022	Increase From Jan 2022

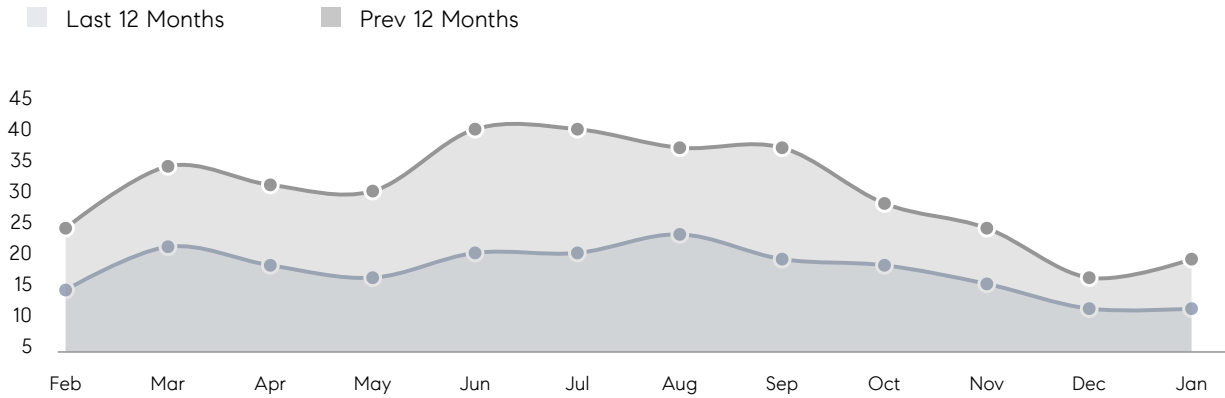
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	45	39	15%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$533,562	\$480,914	10.9%
	# OF CONTRACTS	9	12	-25.0%
	NEW LISTINGS	10	18	-44%
Houses	AVERAGE DOM	43	30	43%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$578,917	\$470,000	23%
	# OF CONTRACTS	8	7	14%
	NEW LISTINGS	7	11	-36%
Condo/Co-op/TH	AVERAGE DOM	52	50	4%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$397,500	\$493,648	-19%
	# OF CONTRACTS	1	5	-80%
	NEW LISTINGS	3	7	-57%

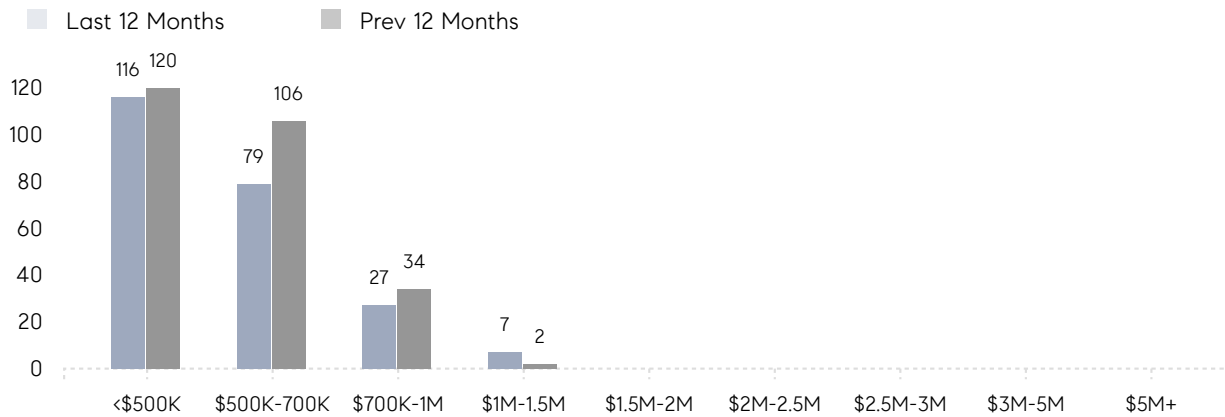
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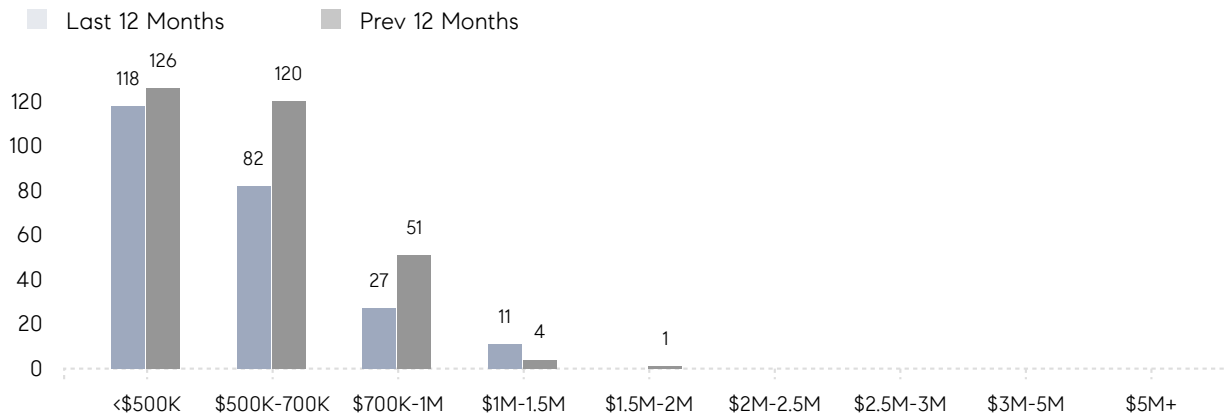
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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