



COMPASS

Journal Square Market Insights

FEBRUARY 2023

-47%

DECREASE IN SALES
COMPARED TO
FEBRUARY 2022

+66.7%

INCREASE IN
AVERAGE DOM
COMPARED TO
FEBRUARY 2022

-26.3%

DECREASE IN
AVERAGE PRICE
COMPARED TO
FEBRUARY 2022

-19.0%

DECREASE IN
MEDIAN PRICE
COMPARED TO
FEBRUARY 2022

		FEB 2023	FEB 2022	%Δ
Overall	AVERAGE DOM	65	39	67%
	% OF ASKING PRICE	98%	98%	
	AVERAGE SOLD PRICE	\$337,675	\$458,267	-26.3%
	# OF SALES	8	15	-46.7%
	# OF CONTRACTS	17	25	-32.0%
	NEW LISTINGS	32	50	-36%
Houses	AVERAGE DOM	75	80	-6%
	% OF ASKING PRICE	93%	96%	
	AVERAGE SOLD PRICE	\$575,000	\$713,333	-19%
	# OF SALES	1	3	-66.7%
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	8	5	60%
Condo/Co-op/TH	AVERAGE DOM	63	29	117%
	% OF ASKING PRICE	99%	98%	
	AVERAGE SOLD PRICE	\$303,771	\$394,500	-23%
	# OF SALES	7	12	-41.7%
	# OF CONTRACTS	15	22	-32%
	NEW LISTINGS	24	45	-47%

* DOM, PPSF, and Δ are abbreviations for Days On Market, Price Per Square Foot, and Percentage Change, respectively.

Source(s): HudsonMLS, Feb. 2022 - Feb. 2023