

Q2 2023

# Watchung Market Report

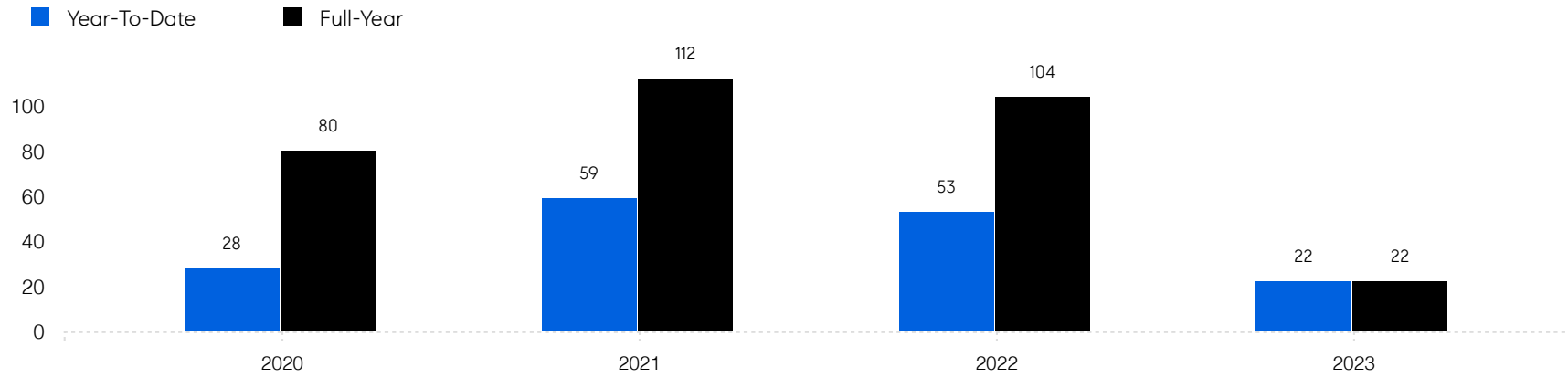
COMPASS

# Watchung

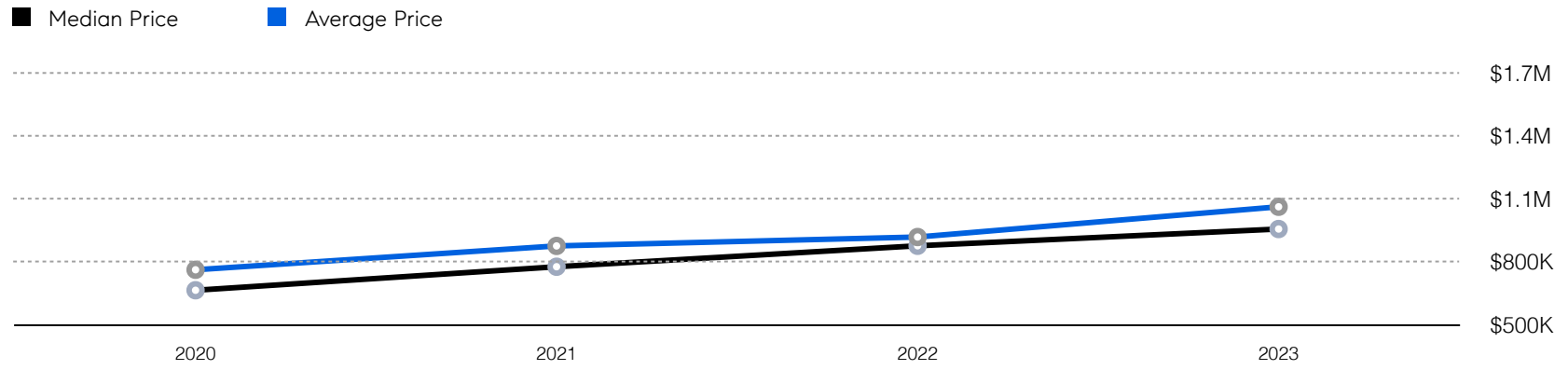
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	45	20	-55.6%
	SALES VOLUME	\$44,504,342	\$21,152,500	-52.5%
	MEDIAN PRICE	\$900,000	\$874,500	-2.8%
	AVERAGE PRICE	\$988,985	\$1,057,625	6.9%
	AVERAGE DOM	44	39	-11.4%
	# OF CONTRACTS	46	24	-47.8%
	# NEW LISTINGS	74	35	-52.7%
Condo/Co-op/Townhouse	# OF SALES	8	2	-75.0%
	SALES VOLUME	\$5,178,000	\$2,194,500	-57.6%
	MEDIAN PRICE	\$577,000	\$1,097,250	90.2%
	AVERAGE PRICE	\$647,250	\$1,097,250	69.5%
	AVERAGE DOM	87	125	43.7%
	# OF CONTRACTS	4	1	-75.0%
	# NEW LISTINGS	7	6	-14.3%

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## Historic Sales



## Historic Sales Prices



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Source: Garden State MLS, 01/01/2021 to 06/30/2023  
Source: NJMLS, 01/01/2021 to 06/30/2023  
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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