

Local Market Update for January 2019

Provided by New Jersey REALTORS®



Caldwell Boro Twp

Essex County

Single Family

Key Metrics	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	5	5	0.0%	5	5	0.0%
Closed Sales	4	3	- 25.0%	4	3	- 25.0%
Days on Market Until Sale	60	42	- 30.0%	60	42	- 30.0%
Median Sales Price*	\$510,000	\$405,000	- 20.6%	\$510,000	\$405,000	- 20.6%
Percent of List Price Received*	107.1%	98.3%	- 8.2%	107.1%	98.3%	- 8.2%
Inventory of Homes for Sale	17	12	- 29.4%	--	--	--
Months Supply of Inventory	4.7	2.7	- 42.6%	--	--	--

Townhouse-Condo

Key Metrics	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	4	1	- 75.0%	4	1	- 75.0%
Closed Sales	5	3	- 40.0%	5	3	- 40.0%
Days on Market Until Sale	31	52	+ 67.7%	31	52	+ 67.7%
Median Sales Price*	\$310,000	\$310,000	0.0%	\$310,000	\$310,000	0.0%
Percent of List Price Received*	93.6%	99.9%	+ 6.7%	93.6%	99.9%	+ 6.7%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--

Adult Community

Key Metrics	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Days on Market Until Sale	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type By Month

