

Local Market Update for October 2019

Provided by New Jersey REALTORS®



Caldwell Boro Twp

Essex County

Single Family

Key Metrics	October			Year to Date		
	2018	2019	Percent Change	Thru 10-2018	Thru 10-2019	Percent Change
New Listings	8	8	0.0%	75	74	- 1.3%
Closed Sales	5	5	0.0%	46	52	+ 13.0%
Days on Market Until Sale	53	81	+ 52.8%	44	59	+ 34.1%
Median Sales Price*	\$397,000	\$450,000	+ 13.4%	\$478,850	\$481,750	+ 0.6%
Percent of List Price Received*	97.8%	97.9%	+ 0.1%	100.1%	98.9%	- 1.2%
Inventory of Homes for Sale	19	20	+ 5.3%	--	--	--
Months Supply of Inventory	4.5	3.7	- 17.8%	--	--	--

Townhouse-Condo

Key Metrics	October			Year to Date		
	2018	2019	Percent Change	Thru 10-2018	Thru 10-2019	Percent Change
New Listings	3	3	0.0%	32	35	+ 9.4%
Closed Sales	2	6	+ 200.0%	21	23	+ 9.5%
Days on Market Until Sale	22	72	+ 227.3%	41	62	+ 51.2%
Median Sales Price*	\$388,000	\$320,000	- 17.5%	\$350,000	\$310,000	- 11.4%
Percent of List Price Received*	103.1%	98.1%	- 4.8%	98.2%	97.7%	- 0.5%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	2.7	3.9	+ 44.4%	--	--	--

Adult Community

Key Metrics	October			Year to Date		
	2018	2019	Percent Change	Thru 10-2018	Thru 10-2019	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

