

Local Market Update for November 2019

Provided by New Jersey REALTORS®



Caldwell Boro Twp

Essex County

Single Family

Key Metrics	November			Year to Date		
	2018	2019	Percent Change	Thru 11-2018	Thru 11-2019	Percent Change
New Listings	4	3	- 25.0%	79	77	- 2.5%
Closed Sales	3	3	0.0%	49	54	+ 10.2%
Days on Market Until Sale	27	72	+ 166.7%	43	59	+ 37.2%
Median Sales Price*	\$499,900	\$435,000	- 13.0%	\$480,000	\$478,500	- 0.3%
Percent of List Price Received*	99.1%	97.3%	- 1.8%	100.0%	98.9%	- 1.1%
Inventory of Homes for Sale	14	17	+ 21.4%	--	--	--
Months Supply of Inventory	3.1	3.2	+ 3.2%	--	--	--

Townhouse-Condo

Key Metrics	November			Year to Date		
	2018	2019	Percent Change	Thru 11-2018	Thru 11-2019	Percent Change
New Listings	5	1	- 80.0%	37	36	- 2.7%
Closed Sales	2	3	+ 50.0%	23	26	+ 13.0%
Days on Market Until Sale	53	83	+ 56.6%	42	64	+ 52.4%
Median Sales Price*	\$264,000	\$315,000	+ 19.3%	\$348,000	\$313,500	- 9.9%
Percent of List Price Received*	95.2%	94.3%	- 0.9%	97.9%	97.4%	- 0.5%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	5.2	2.6	- 50.0%	--	--	--

Adult Community

Key Metrics	November			Year to Date		
	2018	2019	Percent Change	Thru 11-2018	Thru 11-2019	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

