

Local Market Update for December 2019

Provided by New Jersey REALTORS®



Caldwell Boro Twp

Essex County

Single Family

Key Metrics	December			Year to Date		
	2018	2019	Percent Change	Thru 12-2018	Thru 12-2019	Percent Change
New Listings	1	1	0.0%	80	78	- 2.5%
Closed Sales	4	3	- 25.0%	53	57	+ 7.5%
Days on Market Until Sale	50	57	+ 14.0%	43	59	+ 37.2%
Median Sales Price*	\$518,500	\$557,000	+ 7.4%	\$480,000	\$481,000	+ 0.2%
Percent of List Price Received*	101.2%	97.9%	- 3.3%	100.1%	98.8%	- 1.3%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	2.3	2.0	- 13.0%	--	--	--

Townhouse-Condo

Key Metrics	December			Year to Date		
	2018	2019	Percent Change	Thru 12-2018	Thru 12-2019	Percent Change
New Listings	0	3	--	37	39	+ 5.4%
Closed Sales	1	2	+ 100.0%	24	28	+ 16.7%
Days on Market Until Sale	15	108	+ 620.0%	41	67	+ 63.4%
Median Sales Price*	\$345,000	\$285,000	- 17.4%	\$346,500	\$313,500	- 9.5%
Percent of List Price Received*	100.0%	98.1%	- 1.9%	98.0%	97.4%	- 0.6%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	2.9	1.9	- 34.5%	--	--	--

Adult Community

Key Metrics	December			Year to Date		
	2018	2019	Percent Change	Thru 12-2018	Thru 12-2019	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

