

Local Market Update for February 2019

Provided by New Jersey REALTORS®



Caldwell Boro Twp

Essex County

Single Family

Key Metrics	February			Year to Date		
	2018	2019	Percent Change	Thru 2-2018	Thru 2-2019	Percent Change
New Listings	6	2	- 66.7%	11	7	- 36.4%
Closed Sales	2	1	- 50.0%	6	4	- 33.3%
Days on Market Until Sale	13	51	+ 292.3%	44	44	0.0%
Median Sales Price*	\$432,361	\$481,000	+ 11.2%	\$432,361	\$443,000	+ 2.5%
Percent of List Price Received*	98.4%	96.2%	- 2.2%	104.2%	97.7%	- 6.2%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	3.9	2.9	- 25.6%	--	--	--

Townhouse-Condo

Key Metrics	February			Year to Date		
	2018	2019	Percent Change	Thru 2-2018	Thru 2-2019	Percent Change
New Listings	0	2	--	4	3	- 25.0%
Closed Sales	1	1	0.0%	6	4	- 33.3%
Days on Market Until Sale	92	0	- 100.0%	41	39	- 4.9%
Median Sales Price*	\$372,000	\$305,000	- 18.0%	\$315,000	\$307,500	- 2.4%
Percent of List Price Received*	99.0%	100.0%	+ 1.0%	94.5%	99.9%	+ 5.7%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--

Adult Community

Key Metrics	February			Year to Date		
	2018	2019	Percent Change	Thru 2-2018	Thru 2-2019	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

