

# Local Market Update for March 2019

Provided by New Jersey REALTORS®



## Caldwell Boro Twp

Essex County

### Single Family

Key Metrics	March			Year to Date		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
New Listings	0	8	--	11	15	+ 36.4%
Closed Sales	3	1	- 66.7%	9	5	- 44.4%
Days on Market Until Sale	16	59	+ 268.8%	35	47	+ 34.3%
Median Sales Price*	\$499,900	<b>\$330,000</b>	- 34.0%	\$470,000	<b>\$405,000</b>	- 13.8%
Percent of List Price Received*	97.9%	<b>104.8%</b>	+ 7.0%	102.1%	<b>99.2%</b>	- 2.8%
Inventory of Homes for Sale	10	16	+ 60.0%	--	--	--
Months Supply of Inventory	2.8	3.5	+ 25.0%	--	--	--

### Townhouse-Condo

Key Metrics	March			Year to Date		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
New Listings	3	4	+ 33.3%	7	7	0.0%
Closed Sales	1	2	+ 100.0%	7	7	0.0%
Days on Market Until Sale	52	92	+ 76.9%	43	70	+ 62.8%
Median Sales Price*	\$340,000	<b>\$290,750</b>	- 14.5%	\$320,000	<b>\$310,000</b>	- 3.1%
Percent of List Price Received*	103.3%	<b>92.1%</b>	- 10.8%	95.8%	<b>97.3%</b>	+ 1.6%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	1.8	2.2	+ 22.2%	--	--	--

### Adult Community

Key Metrics	March			Year to Date		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	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	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
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

