

Local Market Update for April 2019

Provided by New Jersey REALTORS®



Caldwell Boro Twp

Essex County

Single Family

Key Metrics	April			Year to Date		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	16	17	+ 6.3%	27	32	+ 18.5%
Closed Sales	3	5	+ 66.7%	12	10	- 16.7%
Days on Market Until Sale	124	87	- 29.8%	57	67	+ 17.5%
Median Sales Price*	\$484,575	\$380,000	- 21.6%	\$481,138	\$392,500	- 18.4%
Percent of List Price Received*	100.0%	93.3%	- 6.7%	101.6%	96.2%	- 5.3%
Inventory of Homes for Sale	23	26	+ 13.0%	--	--	--
Months Supply of Inventory	6.1	5.3	- 13.1%	--	--	--

Townhouse-Condo

Key Metrics	April			Year to Date		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	2	3	+ 50.0%	9	10	+ 11.1%
Closed Sales	1	0	- 100.0%	8	7	- 12.5%
Days on Market Until Sale	248	0	- 100.0%	68	70	+ 2.9%
Median Sales Price*	\$315,000	\$0	- 100.0%	\$317,500	\$310,000	- 2.4%
Percent of List Price Received*	96.9%	0.0%	- 100.0%	95.9%	97.3%	+ 1.5%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	2.9	3.2	+ 10.3%	--	--	--

Adult Community

Key Metrics	April			Year to Date		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	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

