

Local Market Update for May 2019

Provided by New Jersey REALTORS®



Caldwell Boro Twp

Essex County

Single Family

Key Metrics	May			Year to Date		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	Percent Change
New Listings	13	10	- 23.1%	40	42	+ 5.0%
Closed Sales	1	4	+ 300.0%	13	14	+ 7.7%
Days on Market Until Sale	14	41	+ 192.9%	54	60	+ 11.1%
Median Sales Price*	\$580,000	\$550,000	- 5.2%	\$484,575	\$432,500	- 10.7%
Percent of List Price Received*	105.5%	100.4%	- 4.8%	101.9%	97.4%	- 4.4%
Inventory of Homes for Sale	30	25	- 16.7%	--	--	--
Months Supply of Inventory	8.6	4.6	- 46.5%	--	--	--

Townhouse-Condo

Key Metrics	May			Year to Date		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	Percent Change
New Listings	3	5	+ 66.7%	12	15	+ 25.0%
Closed Sales	1	2	+ 100.0%	9	9	0.0%
Days on Market Until Sale	42	128	+ 204.8%	65	83	+ 27.7%
Median Sales Price*	\$335,000	\$356,500	+ 6.4%	\$320,000	\$310,000	- 3.1%
Percent of List Price Received*	100.0%	97.0%	- 3.0%	96.4%	97.2%	+ 0.8%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	3.6	3.7	+ 2.8%	--	--	--

Adult Community

Key Metrics	May			Year to Date		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	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

