

Local Market Update for June 2019

Provided by New Jersey REALTORS®



Caldwell Boro Twp

Essex County

Single Family

Key Metrics	June			Year to Date		
	2018	2019	Percent Change	Thru 6-2018	Thru 6-2019	Percent Change
New Listings	10	11	+ 10.0%	50	53	+ 6.0%
Closed Sales	5	7	+ 40.0%	18	21	+ 16.7%
Days on Market Until Sale	75	22	- 70.7%	60	47	- 21.7%
Median Sales Price*	\$590,000	\$482,500	- 18.2%	\$512,450	\$476,000	- 7.1%
Percent of List Price Received*	99.8%	100.1%	+ 0.3%	101.3%	98.3%	- 3.0%
Inventory of Homes for Sale	21	28	+ 33.3%	--	--	--
Months Supply of Inventory	5.1	5.7	+ 11.8%	--	--	--

Townhouse-Condo

Key Metrics	June			Year to Date		
	2018	2019	Percent Change	Thru 6-2018	Thru 6-2019	Percent Change
New Listings	6	6	0.0%	18	21	+ 16.7%
Closed Sales	0	2	--	9	11	+ 22.2%
Days on Market Until Sale	0	30	--	65	73	+ 12.3%
Median Sales Price*	\$0	\$304,950	--	\$320,000	\$310,000	- 3.1%
Percent of List Price Received*	0.0%	93.2%	--	96.4%	96.5%	+ 0.1%
Inventory of Homes for Sale	7	11	+ 57.1%	--	--	--
Months Supply of Inventory	2.4	4.8	+ 100.0%	--	--	--

Adult Community

Key Metrics	June			Year to Date		
	2018	2019	Percent Change	Thru 6-2018	Thru 6-2019	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

