

# Local Market Update for July 2019

Provided by New Jersey REALTORS®



## Caldwell Boro Twp

Essex County

### Single Family

Key Metrics	July			Year to Date		
	2018	2019	Percent Change	Thru 7-2018	Thru 7-2019	Percent Change
New Listings	4	3	- 25.0%	54	57	+ 5.6%
Closed Sales	11	10	- 9.1%	29	31	+ 6.9%
Days on Market Until Sale	25	61	+ 144.0%	47	51	+ 8.5%
Median Sales Price*	\$505,000	<b>\$496,000</b>	- 1.8%	\$505,000	<b>\$481,000</b>	- 4.8%
Percent of List Price Received*	100.4%	<b>100.2%</b>	- 0.2%	101.0%	<b>98.9%</b>	- 2.1%
Inventory of Homes for Sale	18	21	+ 16.7%	--	--	--
Months Supply of Inventory	4.1	4.2	+ 2.4%	--	--	--

### Townhouse-Condo

Key Metrics	July			Year to Date		
	2018	2019	Percent Change	Thru 7-2018	Thru 7-2019	Percent Change
New Listings	3	2	- 33.3%	21	23	+ 9.5%
Closed Sales	5	3	- 40.0%	14	14	0.0%
Days on Market Until Sale	33	19	- 42.4%	54	62	+ 14.8%
Median Sales Price*	\$390,000	<b>\$352,000</b>	- 9.7%	\$327,500	<b>\$317,500</b>	- 3.1%
Percent of List Price Received*	98.3%	<b>100.3%</b>	+ 2.0%	97.1%	<b>97.3%</b>	+ 0.2%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	2.8	4.8	+ 71.4%	--	--	--

### Adult Community

Key Metrics	July			Year to Date		
	2018	2019	Percent Change	Thru 7-2018	Thru 7-2019	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

