

Local Market Update for August 2019

Provided by New Jersey REALTORS®



Caldwell Boro Twp

Essex County

Single Family

Key Metrics	August			Year to Date		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	6	7	+ 16.7%	60	64	+ 6.7%
Closed Sales	9	7	- 22.2%	38	38	0.0%
Days on Market Until Sale	36	92	+ 155.6%	44	59	+ 34.1%
Median Sales Price*	\$444,900	\$520,000	+ 16.9%	\$492,238	\$491,000	- 0.3%
Percent of List Price Received*	100.1%	96.9%	- 3.2%	100.7%	98.5%	- 2.2%
Inventory of Homes for Sale	14	16	+ 14.3%	--	--	--
Months Supply of Inventory	3.1	3.0	- 3.2%	--	--	--

Townhouse-Condo

Key Metrics	August			Year to Date		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	5	3	- 40.0%	26	26	0.0%
Closed Sales	2	1	- 50.0%	16	15	- 6.3%
Days on Market Until Sale	9	8	- 11.1%	48	58	+ 20.8%
Median Sales Price*	\$350,000	\$227,500	- 35.0%	\$337,500	\$310,000	- 8.1%
Percent of List Price Received*	100.4%	100.7%	+ 0.3%	97.5%	97.5%	0.0%
Inventory of Homes for Sale	8	13	+ 62.5%	--	--	--
Months Supply of Inventory	2.6	6.8	+ 161.5%	--	--	--

Adult Community

Key Metrics	August			Year to Date		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	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

