

Local Market Update for September 2019

Provided by New Jersey REALTORS®



Caldwell Boro Twp

Essex County

Single Family

Key Metrics	September			Year to Date		
	2018	2019	Percent Change	Thru 9-2018	Thru 9-2019	Percent Change
New Listings	7	3	- 57.1%	67	67	0.0%
Closed Sales	3	9	+ 200.0%	41	47	+ 14.6%
Days on Market Until Sale	29	46	+ 58.6%	43	56	+ 30.2%
Median Sales Price*	\$467,500	\$462,500	- 1.1%	\$480,000	\$482,500	+ 0.5%
Percent of List Price Received*	95.7%	101.2%	+ 5.7%	100.4%	99.0%	- 1.4%
Inventory of Homes for Sale	17	16	- 5.9%	--	--	--
Months Supply of Inventory	3.8	3.0	- 21.1%	--	--	--

Townhouse-Condo

Key Metrics	September			Year to Date		
	2018	2019	Percent Change	Thru 9-2018	Thru 9-2019	Percent Change
New Listings	3	6	+ 100.0%	29	32	+ 10.3%
Closed Sales	3	2	- 33.3%	19	17	- 10.5%
Days on Market Until Sale	19	56	+ 194.7%	44	58	+ 31.8%
Median Sales Price*	\$382,000	\$248,500	- 34.9%	\$340,000	\$307,000	- 9.7%
Percent of List Price Received*	98.8%	98.4%	- 0.4%	97.7%	97.6%	- 0.1%
Inventory of Homes for Sale	8	13	+ 62.5%	--	--	--
Months Supply of Inventory	2.6	6.2	+ 138.5%	--	--	--

Adult Community

Key Metrics	September			Year to Date		
	2018	2019	Percent Change	Thru 9-2018	Thru 9-2019	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

