

# Local Market Update for January 2020

Provided by New Jersey REALTORS®



## Caldwell Boro Twp

Essex County

### Single Family

| Key Metrics                     | January   |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
|                                 | 2019      | 2020             | Percent Change | Thru 1-2019  | Thru 1-2020      | Percent Change |
| New Listings                    | 6         | 5                | - 16.7%        | 6            | 5                | - 16.7%        |
| Closed Sales                    | 3         | 4                | + 33.3%        | 3            | 4                | + 33.3%        |
| Days on Market Until Sale       | 42        | 64               | + 52.4%        | 42           | 64               | + 52.4%        |
| Median Sales Price*             | \$405,000 | <b>\$496,750</b> | + 22.7%        | \$405,000    | <b>\$496,750</b> | + 22.7%        |
| Percent of List Price Received* | 98.3%     | <b>97.6%</b>     | - 0.7%         | 98.3%        | <b>97.6%</b>     | - 0.7%         |
| Inventory of Homes for Sale     | 12        | 10               | - 16.7%        | --           | --               | --             |
| Months Supply of Inventory      | 2.7       | 1.7              | - 37.0%        | --           | --               | --             |

### Townhouse-Condo

| Key Metrics                     | January   |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
|                                 | 2019      | 2020             | Percent Change | Thru 1-2019  | Thru 1-2020      | Percent Change |
| New Listings                    | 1         | 6                | + 500.0%       | 1            | 6                | + 500.0%       |
| Closed Sales                    | 4         | 3                | - 25.0%        | 4            | 3                | - 25.0%        |
| Days on Market Until Sale       | 77        | 164              | + 113.0%       | 77           | 164              | + 113.0%       |
| Median Sales Price*             | \$317,500 | <b>\$315,000</b> | - 0.8%         | \$317,500    | <b>\$315,000</b> | - 0.8%         |
| Percent of List Price Received* | 99.2%     | <b>93.9%</b>     | - 5.3%         | 99.2%        | <b>93.9%</b>     | - 5.3%         |
| Inventory of Homes for Sale     | 6         | 7                | + 16.7%        | --           | --               | --             |
| Months Supply of Inventory      | 2.0       | 2.6              | + 30.0%        | --           | --               | --             |

### Adult Community

| Key Metrics                     | January |             |                | Year to Date |             |                |
|---------------------------------|---------|-------------|----------------|--------------|-------------|----------------|
|                                 | 2019    | 2020        | Percent Change | Thru 1-2019  | Thru 1-2020 | 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

