

# Local Market Update for February 2020

Provided by New Jersey REALTORS®



## Caldwell Boro Twp

Essex County

### Single Family

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	Thru 2-2019	Thru 2-2020	Percent Change
New Listings	2	8	+ 300.0%	8	13	+ 62.5%
Closed Sales	1	4	+ 300.0%	4	8	+ 100.0%
Days on Market Until Sale	51	130	+ 154.9%	44	97	+ 120.5%
Median Sales Price*	\$481,000	\$707,500	+ 47.1%	\$443,000	\$626,750	+ 41.5%
Percent of List Price Received*	96.2%	96.2%	0.0%	97.7%	96.9%	- 0.8%
Inventory of Homes for Sale	14	14	0.0%	--	--	--
Months Supply of Inventory	3.1	2.6	- 16.1%	--	--	--

### Townhouse-Condo

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	Thru 2-2019	Thru 2-2020	Percent Change
New Listings	2	0	- 100.0%	3	6	+ 100.0%
Closed Sales	1	4	+ 300.0%	5	7	+ 40.0%
Days on Market Until Sale	0	47	--	61	97	+ 59.0%
Median Sales Price*	\$305,000	\$394,000	+ 29.2%	\$310,000	\$380,000	+ 22.6%
Percent of List Price Received*	100.0%	99.8%	- 0.2%	99.3%	97.3%	- 2.0%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	2.3	1.9	- 17.4%	--	--	--

### Adult Community

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	Thru 2-2019	Thru 2-2020	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	\$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

