

Local Market Update for March 2020

Provided by New Jersey REALTORS®



Caldwell Boro Twp

Essex County

Single Family

Key Metrics	March			Year to Date		
	2019	2020	Percent Change	Thru 3-2019	Thru 3-2020	Percent Change
New Listings	8	10	+ 25.0%	16	23	+ 43.8%
Closed Sales	1	4	+ 300.0%	5	12	+ 140.0%
Days on Market Until Sale	59	47	- 20.3%	47	80	+ 70.2%
Median Sales Price*	\$330,000	\$465,000	+ 40.9%	\$405,000	\$511,750	+ 26.4%
Percent of List Price Received*	104.8%	99.1%	- 5.4%	99.2%	97.6%	- 1.6%
Inventory of Homes for Sale	16	16	0.0%	--	--	--
Months Supply of Inventory	3.4	3.0	- 11.8%	--	--	--

Townhouse-Condo

Key Metrics	March			Year to Date		
	2019	2020	Percent Change	Thru 3-2019	Thru 3-2020	Percent Change
New Listings	4	2	- 50.0%	7	8	+ 14.3%
Closed Sales	2	4	+ 100.0%	7	11	+ 57.1%
Days on Market Until Sale	93	72	- 22.6%	70	88	+ 25.7%
Median Sales Price*	\$290,750	\$444,500	+ 52.9%	\$310,000	\$380,000	+ 22.6%
Percent of List Price Received*	90.6%	97.9%	+ 8.1%	96.8%	97.5%	+ 0.7%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	3.1	1.9	- 38.7%	--	--	--

Adult Community

Key Metrics	March			Year to Date		
	2019	2020	Percent Change	Thru 3-2019	Thru 3-2020	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

