

Local Market Update for April 2020

Provided by New Jersey REALTORS®



Caldwell Boro Twp

Essex County

Single Family

| Key Metrics | April | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2019 | 2020 | Percent Change | Thru 4-2019 | Thru 4-2020 | Percent Change |
| New Listings | 17 | 6 | - 64.7% | 33 | 29 | - 12.1% |
| Closed Sales | 5 | 2 | - 60.0% | 10 | 14 | + 40.0% |
| Days on Market Until Sale | 87 | 11 | - 87.4% | 67 | 70 | + 4.5% |
| Median Sales Price* | \$380,000 | \$465,681 | + 22.5% | \$392,500 | \$470,707 | + 19.9% |
| Percent of List Price Received* | 93.3% | 101.4% | + 8.7% | 96.2% | 98.2% | + 2.1% |
| Inventory of Homes for Sale | 27 | 11 | - 59.3% | -- | -- | -- |
| Months Supply of Inventory | 5.5 | 2.2 | - 60.0% | -- | -- | -- |

Townhouse-Condo

| Key Metrics | April | | | Year to Date | | |
|---------------------------------|-------|------------------|----------------|--------------|------------------|----------------|
| | 2019 | 2020 | Percent Change | Thru 4-2019 | Thru 4-2020 | Percent Change |
| New Listings | 3 | 1 | - 66.7% | 10 | 9 | - 10.0% |
| Closed Sales | 0 | 1 | -- | 7 | 11 | + 57.1% |
| Days on Market Until Sale | 0 | 140 | -- | 70 | 96 | + 37.1% |
| Median Sales Price* | \$0 | \$310,000 | -- | \$310,000 | \$380,000 | + 22.6% |
| Percent of List Price Received* | 0.0% | 98.4% | -- | 96.8% | 97.5% | + 0.7% |
| Inventory of Homes for Sale | 9 | 4 | - 55.6% | -- | -- | -- |
| Months Supply of Inventory | 3.2 | 1.5 | - 53.1% | -- | -- | -- |

Adult Community

| Key Metrics | April | | | Year to Date | | |
|---------------------------------|-------|-------------|----------------|--------------|-------------|----------------|
| | 2019 | 2020 | Percent Change | Thru 4-2019 | Thru 4-2020 | 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

