

Local Market Update for May 2020

Provided by New Jersey REALTORS®



Caldwell Boro Twp

Essex County

Single Family

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	9	6	- 33.3%	42	35	- 16.7%
Closed Sales	4	5	+ 25.0%	14	19	+ 35.7%
Days on Market Until Sale	41	57	+ 39.0%	60	67	+ 11.7%
Median Sales Price*	\$550,000	\$590,000	+ 7.3%	\$432,500	\$548,500	+ 26.8%
Percent of List Price Received*	100.4%	97.4%	- 3.0%	97.4%	98.0%	+ 0.6%
Inventory of Homes for Sale	27	17	- 37.0%	--	--	--
Months Supply of Inventory	5.1	3.7	- 27.5%	--	--	--

Townhouse-Condo

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	5	4	- 20.0%	15	13	- 13.3%
Closed Sales	2	1	- 50.0%	9	12	+ 33.3%
Days on Market Until Sale	128	7	- 94.5%	83	88	+ 6.0%
Median Sales Price*	\$356,500	\$170,000	- 52.3%	\$310,000	\$347,500	+ 12.1%
Percent of List Price Received*	97.0%	103.0%	+ 6.2%	96.9%	98.0%	+ 1.1%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	3.7	1.5	- 59.5%	--	--	--

Adult Community

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	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

