

# Local Market Update for June 2020

Provided by New Jersey REALTORS®



## Caldwell Boro Twp

Essex County

### Single Family

Key Metrics	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
New Listings	11	9	- 18.2%	53	44	- 17.0%
Closed Sales	7	4	- 42.9%	21	23	+ 9.5%
Days on Market Until Sale	22	21	- 4.5%	47	59	+ 25.5%
Median Sales Price*	\$482,500	<b>\$560,000</b>	+ 16.1%	\$476,000	<b>\$560,000</b>	+ 17.6%
Percent of List Price Received*	100.1%	<b>100.7%</b>	+ 0.6%	98.3%	<b>98.4%</b>	+ 0.1%
Inventory of Homes for Sale	31	15	- 51.6%	--	--	--
Months Supply of Inventory	6.6	3.1	- 53.0%	--	--	--

### Townhouse-Condo

Key Metrics	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
New Listings	6	8	+ 33.3%	21	21	0.0%
Closed Sales	2	1	- 50.0%	11	13	+ 18.2%
Days on Market Until Sale	30	177	+ 490.0%	74	95	+ 28.4%
Median Sales Price*	\$304,950	<b>\$168,500</b>	- 44.7%	\$310,000	<b>\$315,000</b>	+ 1.6%
Percent of List Price Received*	93.2%	<b>88.7%</b>	- 4.8%	96.2%	<b>97.3%</b>	+ 1.1%
Inventory of Homes for Sale	12	3	- 75.0%	--	--	--
Months Supply of Inventory	5.2	1.0	- 80.8%	--	--	--

### Adult Community

Key Metrics	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	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

