

# Local Market Update for July 2020

Provided by New Jersey REALTORS®



## Caldwell Boro Twp

Essex County

### Single Family

Key Metrics	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	3	9	+ 200.0%	56	53	- 5.4%
Closed Sales	10	4	- 60.0%	31	27	- 12.9%
Days on Market Until Sale	61	58	- 4.9%	51	59	+ 15.7%
Median Sales Price*	\$496,000	<b>\$499,500</b>	+ 0.7%	\$481,000	<b>\$525,000</b>	+ 9.1%
Percent of List Price Received*	100.2%	<b>98.0%</b>	- 2.2%	98.9%	<b>98.4%</b>	- 0.5%
Inventory of Homes for Sale	23	15	- 34.8%	--	--	--
Months Supply of Inventory	4.7	3.1	- 34.0%	--	--	--

### Townhouse-Condo

Key Metrics	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	2	1	- 50.0%	23	22	- 4.3%
Closed Sales	3	5	+ 66.7%	14	18	+ 28.6%
Days on Market Until Sale	19	25	+ 31.6%	62	75	+ 21.0%
Median Sales Price*	\$352,000	<b>\$359,000</b>	+ 2.0%	\$317,500	<b>\$337,000</b>	+ 6.1%
Percent of List Price Received*	100.3%	<b>100.2%</b>	- 0.1%	97.1%	<b>98.1%</b>	+ 1.0%
Inventory of Homes for Sale	12	4	- 66.7%	--	--	--
Months Supply of Inventory	5.2	1.3	- 75.0%	--	--	--

### Adult Community

Key Metrics	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	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

