

# Local Market Update for August 2020

Provided by New Jersey REALTORS®



## Caldwell Boro Twp

Essex County

### Single Family

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	7	10	+ 42.9%	63	62	- 1.6%
Closed Sales	7	11	+ 57.1%	38	38	0.0%
Days on Market Until Sale	92	43	- 53.3%	59	54	- 8.5%
Median Sales Price*	\$520,000	\$395,000	- 24.0%	\$491,000	\$509,500	+ 3.8%
Percent of List Price Received*	96.9%	100.8%	+ 4.0%	98.5%	99.1%	+ 0.6%
Inventory of Homes for Sale	19	13	- 31.6%	--	--	--
Months Supply of Inventory	3.6	2.7	- 25.0%	--	--	--

### Townhouse-Condo

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	3	4	+ 33.3%	26	27	+ 3.8%
Closed Sales	1	6	+ 500.0%	15	24	+ 60.0%
Days on Market Until Sale	8	15	+ 87.5%	58	60	+ 3.4%
Median Sales Price*	\$227,500	\$348,250	+ 53.1%	\$310,000	\$347,750	+ 12.2%
Percent of List Price Received*	100.7%	102.5%	+ 1.8%	97.3%	99.2%	+ 2.0%
Inventory of Homes for Sale	12	6	- 50.0%	--	--	--
Months Supply of Inventory	6.0	1.9	- 68.3%	--	--	--

### Adult Community

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	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

