

## Local Market Update for July 2019

Provided by New Jersey REALTORS®



# Fairfield Twp

Essex County

### Single Family

	July			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 7-2018	Thru 7-2019	Percent Change
New Listings	18	14	- 22.2%	99	111	+ 12.1%
Closed Sales	4	8	+ 100.0%	44	63	+ 43.2%
Days on Market Until Sale	39	42	+ 7.7%	54	74	+ 37.0%
Median Sales Price*	\$562,500	\$496,250	- 11.8%	\$520,000	\$532,000	+ 2.3%
Percent of List Price Received*	96.9%	98.8%	+ 2.0%	96.2%	97.6%	+ 1.5%
Inventory of Homes for Sale	57	37	- 35.1%	--	--	--
Months Supply of Inventory	8.8	3.6	- 59.1%	--	--	--

### Townhouse-Condo

	July			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 7-2018	Thru 7-2019	Percent Change
New Listings	3	12	+ 300.0%	18	27	+ 50.0%
Closed Sales	1	0	- 100.0%	13	15	+ 15.4%
Days on Market Until Sale	46	0	- 100.0%	75	108	+ 44.0%
Median Sales Price*	\$389,900	\$0	- 100.0%	\$390,000	\$386,500	- 0.9%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	98.0%	99.7%	+ 1.7%
Inventory of Homes for Sale	7	22	+ 214.3%	--	--	--
Months Supply of Inventory	2.3	7.1	+ 208.7%	--	--	--

### Adult Community

	July			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 7-2018	Thru 7-2019	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

