

Local Market Update for January 2019

Provided by New Jersey REALTORS®



North Caldwell Boro

Essex County

Single Family

Key Metrics	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	11	6	- 45.5%	11	6	- 45.5%
Closed Sales	3	4	+ 33.3%	3	4	+ 33.3%
Days on Market Until Sale	69	82	+ 18.8%	69	82	+ 18.8%
Median Sales Price*	\$710,000	\$802,458	+ 13.0%	\$710,000	\$802,458	+ 13.0%
Percent of List Price Received*	94.1%	98.3%	+ 4.5%	94.1%	98.3%	+ 4.5%
Inventory of Homes for Sale	33	25	- 24.2%	--	--	--
Months Supply of Inventory	5.4	4.5	- 16.7%	--	--	--

Townhouse-Condo

Key Metrics	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	1	7	+ 600.0%	1	7	+ 600.0%
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	5	9	+ 80.0%	--	--	--
Months Supply of Inventory	2.2	3.6	+ 63.6%	--	--	--

Adult Community

Key Metrics	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	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	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--

* 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

