

Local Market Update for October 2019

Provided by New Jersey REALTORS®



North Caldwell Boro

Essex County

Single Family

Key Metrics	October			Year to Date		
	2018	2019	Percent Change	Thru 10-2018	Thru 10-2019	Percent Change
New Listings	9	29	+ 222.2%	113	158	+ 39.8%
Closed Sales	6	6	0.0%	55	67	+ 21.8%
Days on Market Until Sale	167	54	- 67.7%	82	79	- 3.7%
Median Sales Price*	\$740,600	\$550,875	- 25.6%	\$755,000	\$749,700	- 0.7%
Percent of List Price Received*	96.7%	99.4%	+ 2.8%	97.5%	97.7%	+ 0.2%
Inventory of Homes for Sale	34	54	+ 58.8%	--	--	--
Months Supply of Inventory	5.7	7.7	+ 35.1%	--	--	--

Townhouse-Condo

Key Metrics	October			Year to Date		
	2018	2019	Percent Change	Thru 10-2018	Thru 10-2019	Percent Change
New Listings	1	1	0.0%	14	27	+ 92.9%
Closed Sales	0	1	--	6	18	+ 200.0%
Days on Market Until Sale	0	27	--	47	63	+ 34.0%
Median Sales Price*	\$0	\$405,000	--	\$430,500	\$460,000	+ 6.9%
Percent of List Price Received*	0.0%	98.8%	--	97.9%	98.8%	+ 0.9%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.0%	--	--	--

Adult Community

Key Metrics	October			Year to Date		
	2018	2019	Percent Change	Thru 10-2018	Thru 10-2019	Percent Change
New Listings	0	0	--	3	4	+ 33.3%
Closed Sales	1	1	0.0%	4	1	- 75.0%
Days on Market Until Sale	20	76	+ 280.0%	61	76	+ 24.6%
Median Sales Price*	\$700,000	\$669,900	- 4.3%	\$644,000	\$669,900	+ 4.0%
Percent of List Price Received*	95.2%	97.1%	+ 2.0%	96.6%	97.1%	+ 0.5%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	3.0	--	--	--	--

* 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

