

Local Market Update for November 2019

Provided by New Jersey REALTORS®



North Caldwell Boro

Essex County

Single Family

Key Metrics	November			Year to Date		
	2018	2019	Percent Change	Thru 11-2018	Thru 11-2019	Percent Change
New Listings	6	13	+ 116.7%	119	171	+ 43.7%
Closed Sales	11	6	- 45.5%	66	73	+ 10.6%
Days on Market Until Sale	76	94	+ 23.7%	81	80	- 1.2%
Median Sales Price*	\$755,000	\$739,500	- 2.1%	\$755,000	\$749,700	- 0.7%
Percent of List Price Received*	96.3%	107.8%	+ 11.9%	97.3%	98.5%	+ 1.2%
Inventory of Homes for Sale	32	52	+ 62.5%	--	--	--
Months Supply of Inventory	5.7	6.8	+ 19.3%	--	--	--

Townhouse-Condo

Key Metrics	November			Year to Date		
	2018	2019	Percent Change	Thru 11-2018	Thru 11-2019	Percent Change
New Listings	2	0	- 100.0%	16	27	+ 68.8%
Closed Sales	0	1	--	6	19	+ 216.7%
Days on Market Until Sale	0	89	--	47	65	+ 38.3%
Median Sales Price*	\$0	\$430,000	--	\$430,500	\$430,000	- 0.1%
Percent of List Price Received*	0.0%	97.9%	--	97.9%	98.8%	+ 0.9%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	2.5	0.9	- 64.0%	--	--	--

Adult Community

Key Metrics	November			Year to Date		
	2018	2019	Percent Change	Thru 11-2018	Thru 11-2019	Percent Change
New Listings	0	0	--	3	4	+ 33.3%
Closed Sales	0	0	--	4	1	- 75.0%
Days on Market Until Sale	0	0	--	61	76	+ 24.6%
Median Sales Price*	\$0	\$0	--	\$644,000	\$669,900	+ 4.0%
Percent of List Price Received*	0.0%	0.0%	--	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

