

Local Market Update for December 2019

Provided by New Jersey REALTORS®



North Caldwell Boro

Essex County

Single Family

Key Metrics	December			Year to Date		
	2018	2019	Percent Change	Thru 12-2018	Thru 12-2019	Percent Change
New Listings	5	4	- 20.0%	124	175	+ 41.1%
Closed Sales	4	11	+ 175.0%	70	84	+ 20.0%
Days on Market Until Sale	81	47	- 42.0%	81	76	- 6.2%
Median Sales Price*	\$932,500	\$695,000	- 25.5%	\$757,500	\$717,000	- 5.3%
Percent of List Price Received*	97.0%	97.6%	+ 0.6%	97.3%	98.4%	+ 1.1%
Inventory of Homes for Sale	33	44	+ 33.3%	--	--	--
Months Supply of Inventory	5.9	5.9	0.0%	--	--	--

Townhouse-Condo

Key Metrics	December			Year to Date		
	2018	2019	Percent Change	Thru 12-2018	Thru 12-2019	Percent Change
New Listings	3	0	- 100.0%	19	27	+ 42.1%
Closed Sales	0	1	--	6	20	+ 233.3%
Days on Market Until Sale	0	110	--	47	67	+ 42.6%
Median Sales Price*	\$0	\$697,400	--	\$430,500	\$462,500	+ 7.4%
Percent of List Price Received*	0.0%	99.6%	--	97.9%	98.8%	+ 0.9%
Inventory of Homes for Sale	7	1	- 85.7%	--	--	--
Months Supply of Inventory	3.5	0.4	- 88.6%	--	--	--

Adult Community

Key Metrics	December			Year to Date		
	2018	2019	Percent Change	Thru 12-2018	Thru 12-2019	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	2	--	--	--	--
Months Supply of Inventory	0.0	2.0	--	--	--	--

* 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

