

Local Market Update for February 2019

Provided by New Jersey REALTORS®



North Caldwell Boro

Essex County

Single Family

Key Metrics	February			Year to Date		
	2018	2019	Percent Change	Thru 2-2018	Thru 2-2019	Percent Change
New Listings	14	14	0.0%	25	20	- 20.0%
Closed Sales	4	2	- 50.0%	7	6	- 14.3%
Days on Market Until Sale	20	84	+ 320.0%	41	82	+ 100.0%
Median Sales Price*	\$706,750	\$637,000	- 9.9%	\$710,000	\$774,350	+ 9.1%
Percent of List Price Received*	102.1%	100.4%	- 1.7%	98.7%	99.0%	+ 0.3%
Inventory of Homes for Sale	42	27	- 35.7%	--	--	--
Months Supply of Inventory	6.9	4.5	- 34.8%	--	--	--

Townhouse-Condo

Key Metrics	February			Year to Date		
	2018	2019	Percent Change	Thru 2-2018	Thru 2-2019	Percent Change
New Listings	1	1	0.0%	2	8	+ 300.0%
Closed Sales	0	1	--	0	1	--
Days on Market Until Sale	0	71	--	0	71	--
Median Sales Price*	\$0	\$366,000	--	\$0	\$366,000	--
Percent of List Price Received*	0.0%	96.6%	--	0.0%	96.6%	--
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	2.7	4.1	+ 51.9%	--	--	--

Adult Community

Key Metrics	February			Year to Date		
	2018	2019	Percent Change	Thru 2-2018	Thru 2-2019	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

