

Local Market Update for March 2019

Provided by New Jersey REALTORS®



North Caldwell Boro

Essex County

Single Family

Key Metrics	March			Year to Date		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
New Listings	8	11	+ 37.5%	33	31	- 6.1%
Closed Sales	5	4	- 20.0%	12	10	- 16.7%
Days on Market Until Sale	90	76	- 15.6%	61	80	+ 31.1%
Median Sales Price*	\$1,100,000	\$630,000	- 42.7%	\$724,250	\$712,350	- 1.6%
Percent of List Price Received*	91.6%	98.3%	+ 7.3%	95.7%	98.7%	+ 3.1%
Inventory of Homes for Sale	41	26	- 36.6%	--	--	--
Months Supply of Inventory	7.2	4.1	- 43.1%	--	--	--

Townhouse-Condo

Key Metrics	March			Year to Date		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
New Listings	2	3	+ 50.0%	4	11	+ 175.0%
Closed Sales	0	3	--	0	4	--
Days on Market Until Sale	0	60	--	0	63	--
Median Sales Price*	\$0	\$695,000	--	\$0	\$550,000	--
Percent of List Price Received*	0.0%	99.4%	--	0.0%	98.7%	--
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	3.6	4.1	+ 13.9%	--	--	--

Adult Community

Key Metrics	March			Year to Date		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	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

