

Local Market Update for April 2019

Provided by New Jersey REALTORS®



North Caldwell Boro

Essex County

Single Family

Key Metrics	April			Year to Date		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	14	18	+ 28.6%	47	49	+ 4.3%
Closed Sales	4	8	+ 100.0%	16	18	+ 12.5%
Days on Market Until Sale	111	75	- 32.4%	74	77	+ 4.1%
Median Sales Price*	\$882,500	\$818,750	- 7.2%	\$799,250	\$749,850	- 6.2%
Percent of List Price Received*	98.1%	99.2%	+ 1.1%	96.3%	99.0%	+ 2.8%
Inventory of Homes for Sale	48	34	- 29.2%	--	--	--
Months Supply of Inventory	8.7	5.1	- 41.4%	--	--	--

Townhouse-Condo

Key Metrics	April			Year to Date		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	4	2	- 50.0%	8	13	+ 62.5%
Closed Sales	0	1	--	0	5	--
Days on Market Until Sale	0	22	--	0	55	--
Median Sales Price*	\$0	\$699,900	--	\$0	\$695,000	--
Percent of List Price Received*	0.0%	100.0%	--	0.0%	98.9%	--
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	5.5	2.0	- 63.6%	--	--	--

Adult Community

Key Metrics	April			Year to Date		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	2	0	- 100.0%	2	0	- 100.0%
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	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.5	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

