

Local Market Update for May 2019

Provided by New Jersey REALTORS®



North Caldwell Boro

Essex County

Single Family

Key Metrics	May			Year to Date		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	Percent Change
New Listings	12	20	+ 66.7%	59	68	+ 15.3%
Closed Sales	3	13	+ 333.3%	19	30	+ 57.9%
Days on Market Until Sale	77	65	- 15.6%	74	74	0.0%
Median Sales Price*	\$869,000	\$688,000	- 20.8%	\$860,000	\$718,850	- 16.4%
Percent of List Price Received*	98.3%	97.3%	- 1.0%	96.6%	98.1%	+ 1.6%
Inventory of Homes for Sale	48	42	- 12.5%	--	--	--
Months Supply of Inventory	8.7	6.5	- 25.3%	--	--	--

Townhouse-Condo

Key Metrics	May			Year to Date		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	Percent Change
New Listings	1	1	0.0%	9	15	+ 66.7%
Closed Sales	3	4	+ 33.3%	3	8	+ 166.7%
Days on Market Until Sale	52	62	+ 19.2%	52	63	+ 21.2%
Median Sales Price*	\$737,500	\$454,500	- 38.4%	\$737,500	\$454,500	- 38.4%
Percent of List Price Received*	98.2%	100.4%	+ 2.2%	98.2%	99.6%	+ 1.4%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	3.4	1.8	- 47.1%	--	--	--

Adult Community

Key Metrics	May			Year to Date		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	Percent Change
New Listings	0	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	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	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

