

Local Market Update for June 2019

Provided by New Jersey REALTORS®



North Caldwell Boro

Essex County

Single Family

| Key Metrics | June | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2018 | 2019 | Percent Change | Thru 6-2018 | Thru 6-2019 | Percent Change |
| New Listings | 23 | 16 | - 30.4% | 82 | 85 | + 3.7% |
| Closed Sales | 8 | 10 | + 25.0% | 27 | 40 | + 48.1% |
| Days on Market Until Sale | 45 | 68 | + 51.1% | 66 | 72 | + 9.1% |
| Median Sales Price* | \$762,500 | \$849,500 | + 11.4% | \$765,000 | \$762,500 | - 0.3% |
| Percent of List Price Received* | 98.8% | 99.3% | + 0.5% | 97.3% | 98.4% | + 1.1% |
| Inventory of Homes for Sale | 51 | 48 | - 5.9% | -- | -- | -- |
| Months Supply of Inventory | 8.9 | 7.6 | - 14.6% | -- | -- | -- |

Townhouse-Condo

| Key Metrics | June | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2018 | 2019 | Percent Change | Thru 6-2018 | Thru 6-2019 | Percent Change |
| New Listings | 0 | 5 | -- | 9 | 20 | + 122.2% |
| Closed Sales | 2 | 4 | + 100.0% | 5 | 12 | + 140.0% |
| Days on Market Until Sale | 55 | 74 | + 34.5% | 53 | 67 | + 26.4% |
| Median Sales Price* | \$412,000 | \$699,900 | + 69.9% | \$445,000 | \$595,000 | + 33.7% |
| Percent of List Price Received* | 98.5% | 97.6% | - 0.9% | 98.3% | 98.9% | + 0.6% |
| Inventory of Homes for Sale | 8 | 8 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 3.3 | 3.2 | - 3.0% | -- | -- | -- |

Adult Community

| Key Metrics | June | | | Year to Date | | |
|---------------------------------|-----------|-------------|----------------|--------------|-------------|----------------|
| | 2018 | 2019 | Percent Change | Thru 6-2018 | Thru 6-2019 | Percent Change |
| New Listings | 0 | 1 | -- | 2 | 1 | - 50.0% |
| Closed Sales | 1 | 0 | - 100.0% | 1 | 0 | - 100.0% |
| Days on Market Until Sale | 121 | 0 | - 100.0% | 121 | 0 | - 100.0% |
| Median Sales Price* | \$580,000 | \$0 | - 100.0% | \$580,000 | \$0 | - 100.0% |
| Percent of List Price Received* | 98.3% | 0.0% | - 100.0% | 98.3% | 0.0% | - 100.0% |
| Inventory of Homes for Sale | 0 | 1 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 1.0 | -- | -- | -- | -- |

* 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

