

Local Market Update for July 2019

Provided by New Jersey REALTORS®



North Caldwell Boro

Essex County

Single Family

Key Metrics	July			Year to Date		
	2018	2019	Percent Change	Thru 7-2018	Thru 7-2019	Percent Change
New Listings	6	8	+ 33.3%	88	93	+ 5.7%
Closed Sales	14	6	- 57.1%	41	46	+ 12.2%
Days on Market Until Sale	89	36	- 59.6%	74	68	- 8.1%
Median Sales Price*	\$728,750	\$832,500	+ 14.2%	\$765,000	\$777,500	+ 1.6%
Percent of List Price Received*	99.5%	94.7%	- 4.8%	98.0%	97.9%	- 0.1%
Inventory of Homes for Sale	49	45	- 8.2%	--	--	--
Months Supply of Inventory	8.9	6.7	- 24.7%	--	--	--

Townhouse-Condo

Key Metrics	July			Year to Date		
	2018	2019	Percent Change	Thru 7-2018	Thru 7-2019	Percent Change
New Listings	2	2	0.0%	11	21	+ 90.9%
Closed Sales	0	2	--	5	14	+ 180.0%
Days on Market Until Sale	0	81	--	53	69	+ 30.2%
Median Sales Price*	\$0	\$559,950	--	\$445,000	\$595,000	+ 33.7%
Percent of List Price Received*	0.0%	98.0%	--	98.3%	98.8%	+ 0.5%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	4.0	3.1	- 22.5%	--	--	--

Adult Community

Key Metrics	July			Year to Date		
	2018	2019	Percent Change	Thru 7-2018	Thru 7-2019	Percent Change
New Listings	1	0	- 100.0%	3	2	- 33.3%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Days on Market Until Sale	32	0	- 100.0%	77	0	- 100.0%
Median Sales Price*	\$588,000	\$0	- 100.0%	\$584,000	\$0	- 100.0%
Percent of List Price Received*	96.6%	0.0%	- 100.0%	97.4%	0.0%	- 100.0%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	2.0	+ 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

