

Local Market Update for August 2019

Provided by New Jersey REALTORS®



North Caldwell Boro

Essex County

Single Family

Key Metrics	August			Year to Date		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	7	9	+ 28.6%	95	102	+ 7.4%
Closed Sales	4	7	+ 75.0%	45	53	+ 17.8%
Days on Market Until Sale	83	48	- 42.2%	74	65	- 12.2%
Median Sales Price*	\$977,500	\$999,999	+ 2.3%	\$765,000	\$799,000	+ 4.4%
Percent of List Price Received*	96.4%	95.3%	- 1.1%	97.9%	97.5%	- 0.4%
Inventory of Homes for Sale	42	45	+ 7.1%	--	--	--
Months Supply of Inventory	6.9	7.2	+ 4.3%	--	--	--

Townhouse-Condo

Key Metrics	August			Year to Date		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	0	1	--	11	22	+ 100.0%
Closed Sales	0	1	--	5	15	+ 200.0%
Days on Market Until Sale	0	24	--	53	66	+ 24.5%
Median Sales Price*	\$0	\$729,900	--	\$445,000	\$695,000	+ 56.2%
Percent of List Price Received*	0.0%	100.0%	--	98.3%	98.9%	+ 0.6%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	4.6	2.1	- 54.3%	--	--	--

Adult Community

Key Metrics	August			Year to Date		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	0	0	--	3	2	- 33.3%
Closed Sales	1	0	- 100.0%	3	0	- 100.0%
Days on Market Until Sale	70	0	- 100.0%	74	0	- 100.0%
Median Sales Price*	\$795,000	\$0	- 100.0%	\$588,000	\$0	- 100.0%
Percent of List Price Received*	96.4%	0.0%	- 100.0%	97.1%	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

