

# Local Market Update for September 2019

Provided by New Jersey REALTORS®



## North Caldwell Boro

Essex County

### Single Family

Key Metrics	September			Year to Date		
	2018	2019	Percent Change	Thru 9-2018	Thru 9-2019	Percent Change
New Listings	9	27	+ 200.0%	104	129	+ 24.0%
Closed Sales	4	8	+ 100.0%	49	61	+ 24.5%
Days on Market Until Sale	44	193	+ 338.6%	72	82	+ 13.9%
Median Sales Price*	\$657,995	\$574,375	- 12.7%	\$755,000	\$775,000	+ 2.6%
Percent of List Price Received*	94.6%	97.0%	+ 2.5%	97.6%	97.5%	- 0.1%
Inventory of Homes for Sale	41	45	+ 9.8%	--	--	--
Months Supply of Inventory	6.8	6.3	- 7.4%	--	--	--

### Townhouse-Condo

Key Metrics	September			Year to Date		
	2018	2019	Percent Change	Thru 9-2018	Thru 9-2019	Percent Change
New Listings	2	4	+ 100.0%	13	26	+ 100.0%
Closed Sales	1	2	+ 100.0%	6	17	+ 183.3%
Days on Market Until Sale	19	66	+ 247.4%	47	66	+ 40.4%
Median Sales Price*	\$370,000	\$421,250	+ 13.9%	\$430,500	\$495,000	+ 15.0%
Percent of List Price Received*	96.1%	98.5%	+ 2.5%	97.9%	98.8%	+ 0.9%
Inventory of Homes for Sale	3	7	+ 133.3%	--	--	--
Months Supply of Inventory	1.7	3.1	+ 82.4%	--	--	--

### Adult Community

Key Metrics	September			Year to Date		
	2018	2019	Percent Change	Thru 9-2018	Thru 9-2019	Percent Change
New Listings	0	2	--	3	4	+ 33.3%
Closed Sales	0	0	--	3	0	- 100.0%
Days on Market Until Sale	0	0	--	74	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$588,000	\$0	- 100.0%
Percent of List Price Received*	0.0%	0.0%	--	97.1%	0.0%	- 100.0%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	3.0	--	--	--	--

\* 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

