

Local Market Update for January 2020

Provided by New Jersey REALTORS®



North Caldwell Boro

Essex County

Single Family

Key Metrics	January			Year to Date		
	2019	2020	Percent Change	Thru 1-2019	Thru 1-2020	Percent Change
New Listings	6	15	+ 150.0%	6	15	+ 150.0%
Closed Sales	4	8	+ 100.0%	4	8	+ 100.0%
Days on Market Until Sale	82	44	- 46.3%	82	44	- 46.3%
Median Sales Price*	\$802,458	\$799,500	- 0.4%	\$802,458	\$799,500	- 0.4%
Percent of List Price Received*	98.3%	97.9%	- 0.4%	98.3%	97.9%	- 0.4%
Inventory of Homes for Sale	32	37	+ 15.6%	--	--	--
Months Supply of Inventory	5.8	4.5	- 22.4%	--	--	--

Townhouse-Condo

Key Metrics	January			Year to Date		
	2019	2020	Percent Change	Thru 1-2019	Thru 1-2020	Percent Change
New Listings	7	2	- 71.4%	7	2	- 71.4%
Closed Sales	0	3	--	0	3	--
Days on Market Until Sale	0	60	--	0	60	--
Median Sales Price*	\$0	\$442,500	--	\$0	\$442,500	--
Percent of List Price Received*	0.0%	98.0%	--	0.0%	98.0%	--
Inventory of Homes for Sale	9	2	- 77.8%	--	--	--
Months Supply of Inventory	3.6	1.0	- 72.2%	--	--	--

Adult Community

Key Metrics	January			Year to Date		
	2019	2020	Percent Change	Thru 1-2019	Thru 1-2020	Percent Change
New Listings	0	0	--	0	0	--
Closed Sales	0	1	--	0	1	--
Days on Market Until Sale	0	73	--	0	73	--
Median Sales Price*	\$0	\$665,000	--	\$0	\$665,000	--
Percent of List Price Received*	0.0%	96.9%	--	0.0%	96.9%	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

* 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

