

Local Market Update for February 2020

Provided by New Jersey REALTORS®



North Caldwell Boro

Essex County

Single Family

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	Thru 2-2019	Thru 2-2020	Percent Change
New Listings	13	20	+ 53.8%	19	35	+ 84.2%
Closed Sales	2	9	+ 350.0%	6	17	+ 183.3%
Days on Market Until Sale	84	109	+ 29.8%	82	79	- 3.7%
Median Sales Price*	\$637,000	\$710,000	+ 11.5%	\$774,350	\$720,000	- 7.0%
Percent of List Price Received*	100.4%	98.4%	- 2.0%	99.0%	98.2%	- 0.8%
Inventory of Homes for Sale	32	44	+ 37.5%	--	--	--
Months Supply of Inventory	5.3	5.4	+ 1.9%	--	--	--

Townhouse-Condo

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	Thru 2-2019	Thru 2-2020	Percent Change
New Listings	2	1	- 50.0%	9	3	- 66.7%
Closed Sales	1	1	0.0%	1	4	+ 300.0%
Days on Market Until Sale	71	133	+ 87.3%	71	78	+ 9.9%
Median Sales Price*	\$366,000	\$662,500	+ 81.0%	\$366,000	\$552,500	+ 51.0%
Percent of List Price Received*	96.6%	97.6%	+ 1.0%	96.6%	97.9%	+ 1.3%
Inventory of Homes for Sale	11	2	- 81.8%	--	--	--
Months Supply of Inventory	4.4	1.0	- 77.3%	--	--	--

Adult Community

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	Thru 2-2019	Thru 2-2020	Percent Change
New Listings	0	0	--	0	0	--
Closed Sales	0	0	--	0	1	--
Days on Market Until Sale	0	0	--	0	73	--
Median Sales Price*	\$0	\$0	--	\$0	\$665,000	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	96.9%	--
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

