

Local Market Update for March 2020

Provided by New Jersey REALTORS®



North Caldwell Boro

Essex County

Single Family

Key Metrics	March			Year to Date		
	2019	2020	Percent Change	Thru 3-2019	Thru 3-2020	Percent Change
New Listings	11	11	0.0%	30	46	+ 53.3%
Closed Sales	4	9	+ 125.0%	10	26	+ 160.0%
Days on Market Until Sale	76	49	- 35.5%	80	68	- 15.0%
Median Sales Price*	\$630,000	\$815,000	+ 29.4%	\$712,350	\$733,500	+ 3.0%
Percent of List Price Received*	98.3%	98.8%	+ 0.5%	98.7%	98.4%	- 0.3%
Inventory of Homes for Sale	33	40	+ 21.2%	--	--	--
Months Supply of Inventory	5.4	4.9	- 9.3%	--	--	--

Townhouse-Condo

Key Metrics	March			Year to Date		
	2019	2020	Percent Change	Thru 3-2019	Thru 3-2020	Percent Change
New Listings	3	1	- 66.7%	12	4	- 66.7%
Closed Sales	3	0	- 100.0%	4	4	0.0%
Days on Market Until Sale	60	0	- 100.0%	63	78	+ 23.8%
Median Sales Price*	\$695,000	\$0	- 100.0%	\$550,000	\$552,500	+ 0.5%
Percent of List Price Received*	99.4%	0.0%	- 100.0%	98.7%	97.9%	- 0.8%
Inventory of Homes for Sale	10	3	- 70.0%	--	--	--
Months Supply of Inventory	4.5	1.5	- 66.7%	--	--	--

Adult Community

Key Metrics	March			Year to Date		
	2019	2020	Percent Change	Thru 3-2019	Thru 3-2020	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	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

