

# Local Market Update for April 2020

Provided by New Jersey REALTORS®



## North Caldwell Boro

Essex County

### Single Family

Key Metrics	April			Year to Date		
	2019	2020	Percent Change	Thru 4-2019	Thru 4-2020	Percent Change
New Listings	18	4	- 77.8%	48	51	+ 6.3%
Closed Sales	7	4	- 42.9%	17	30	+ 76.5%
Days on Market Until Sale	83	29	- 65.1%	81	63	- 22.2%
Median Sales Price*	\$887,500	<b>\$610,500</b>	- 31.2%	\$749,700	<b>\$733,500</b>	- 2.2%
Percent of List Price Received*	98.5%	<b>100.4%</b>	+ 1.9%	98.6%	<b>98.7%</b>	+ 0.1%
Inventory of Homes for Sale	39	43	+ 10.3%	--	--	--
Months Supply of Inventory	6.0	5.7	- 5.0%	--	--	--

### Townhouse-Condo

Key Metrics	April			Year to Date		
	2019	2020	Percent Change	Thru 4-2019	Thru 4-2020	Percent Change
New Listings	2	0	- 100.0%	14	4	- 71.4%
Closed Sales	0	0	--	4	4	0.0%
Days on Market Until Sale	0	0	--	63	78	+ 23.8%
Median Sales Price*	\$0	<b>\$0</b>	--	\$550,000	<b>\$552,500</b>	+ 0.5%
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	98.7%	<b>97.9%</b>	- 0.8%
Inventory of Homes for Sale	8	1	- 87.5%	--	--	--
Months Supply of Inventory	2.9	0.6	- 79.3%	--	--	--

### Adult Community

Key Metrics	April			Year to Date		
	2019	2020	Percent Change	Thru 4-2019	Thru 4-2020	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	<b>\$0</b>	--	\$0	<b>\$665,000</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>96.9%</b>	--
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

