

# Local Market Update for May 2020

Provided by New Jersey REALTORS®



## North Caldwell Boro

Essex County

### Single Family

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	21	11	- 47.6%	69	62	- 10.1%
Closed Sales	13	5	- 61.5%	30	35	+ 16.7%
Days on Market Until Sale	65	54	- 16.9%	74	62	- 16.2%
Median Sales Price*	\$688,000	\$565,000	- 17.9%	\$718,850	\$720,000	+ 0.2%
Percent of List Price Received*	97.3%	99.4%	+ 2.2%	98.1%	98.8%	+ 0.7%
Inventory of Homes for Sale	46	40	- 13.0%	--	--	--
Months Supply of Inventory	7.2	5.3	- 26.4%	--	--	--

### Townhouse-Condo

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	1	1	0.0%	15	5	- 66.7%
Closed Sales	4	0	- 100.0%	8	4	- 50.0%
Days on Market Until Sale	62	0	- 100.0%	63	78	+ 23.8%
Median Sales Price*	\$454,500	\$0	- 100.0%	\$454,500	\$552,500	+ 21.6%
Percent of List Price Received*	100.4%	0.0%	- 100.0%	99.6%	97.9%	- 1.7%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--

### Adult Community

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	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

