

# Local Market Update for June 2020

Provided by New Jersey REALTORS®



## North Caldwell Boro

Essex County

### Single Family

Key Metrics	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
New Listings	16	18	+ 12.5%	85	80	- 5.9%
Closed Sales	10	11	+ 10.0%	40	47	+ 17.5%
Days on Market Until Sale	68	84	+ 23.5%	72	67	- 6.9%
Median Sales Price*	\$849,500	<b>\$700,000</b>	- 17.6%	\$762,500	<b>\$710,000</b>	- 6.9%
Percent of List Price Received*	99.3%	<b>97.2%</b>	- 2.1%	98.4%	<b>98.3%</b>	- 0.1%
Inventory of Homes for Sale	51	35	- 31.4%	--	--	--
Months Supply of Inventory	8.2	4.2	- 48.8%	--	--	--

### Townhouse-Condo

Key Metrics	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
New Listings	4	1	- 75.0%	19	6	- 68.4%
Closed Sales	4	3	- 25.0%	12	7	- 41.7%
Days on Market Until Sale	74	67	- 9.5%	67	73	+ 9.0%
Median Sales Price*	\$699,900	<b>\$420,000</b>	- 40.0%	\$595,000	<b>\$442,500</b>	- 25.6%
Percent of List Price Received*	97.6%	<b>97.0%</b>	- 0.6%	98.9%	<b>97.5%</b>	- 1.4%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	2.8	1.3	- 53.6%	--	--	--

### Adult Community

Key Metrics	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
New Listings	2	0	- 100.0%	2	0	- 100.0%
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	2	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	0.0	- 100.0%	--	--	--

\* 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

