

Local Market Update for July 2020

Provided by New Jersey REALTORS®



North Caldwell Boro

Essex County

Single Family

| Key Metrics | July | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2019 | 2020 | Percent Change | Thru 7-2019 | Thru 7-2020 | Percent Change |
| New Listings | 8 | 11 | + 37.5% | 93 | 91 | - 2.2% |
| Closed Sales | 6 | 14 | + 133.3% | 46 | 61 | + 32.6% |
| Days on Market Until Sale | 36 | 84 | + 133.3% | 68 | 71 | + 4.4% |
| Median Sales Price* | \$832,500 | \$705,000 | - 15.3% | \$777,500 | \$710,000 | - 8.7% |
| Percent of List Price Received* | 94.7% | 96.9% | + 2.3% | 97.9% | 98.0% | + 0.1% |
| Inventory of Homes for Sale | 50 | 32 | - 36.0% | -- | -- | -- |
| Months Supply of Inventory | 7.8 | 3.7 | - 52.6% | -- | -- | -- |

Townhouse-Condo

| Key Metrics | July | | | Year to Date | | |
|---------------------------------|-----------|-------------|----------------|--------------|------------------|----------------|
| | 2019 | 2020 | Percent Change | Thru 7-2019 | Thru 7-2020 | Percent Change |
| New Listings | 2 | 1 | - 50.0% | 21 | 7 | - 66.7% |
| Closed Sales | 2 | 0 | - 100.0% | 14 | 7 | - 50.0% |
| Days on Market Until Sale | 81 | 0 | - 100.0% | 69 | 73 | + 5.8% |
| Median Sales Price* | \$559,950 | \$0 | - 100.0% | \$595,000 | \$442,500 | - 25.6% |
| Percent of List Price Received* | 98.0% | 0.0% | - 100.0% | 98.8% | 97.5% | - 1.3% |
| Inventory of Homes for Sale | 7 | 2 | - 71.4% | -- | -- | -- |
| Months Supply of Inventory | 3.1 | 1.3 | - 58.1% | -- | -- | -- |

Adult Community

| Key Metrics | July | | | Year to Date | | |
|---------------------------------|------|-------------|----------------|--------------|------------------|----------------|
| | 2019 | 2020 | Percent Change | Thru 7-2019 | Thru 7-2020 | Percent Change |
| New Listings | 0 | 1 | -- | 2 | 1 | - 50.0% |
| 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 | 2 | 1 | - 50.0% | -- | -- | -- |
| Months Supply of Inventory | 2.0 | 1.0 | - 50.0% | -- | -- | -- |

* 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

