

Local Market Update for February 2019

Provided by New Jersey REALTORS®



Nutley Twp

Essex County

Single Family

	February			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 2-2018	Thru 2-2019	Percent Change
New Listings	26	34	+ 30.8%	49	55	+ 12.2%
Closed Sales	25	7	- 72.0%	39	25	- 35.9%
Days on Market Until Sale	62	66	+ 6.5%	60	95	+ 58.3%
Median Sales Price*	\$420,000	\$273,092	- 35.0%	\$390,000	\$340,000	- 12.8%
Percent of List Price Received*	101.9%	94.4%	- 7.4%	101.8%	95.9%	- 5.8%
Inventory of Homes for Sale	61	66	+ 8.2%	--	--	--
Months Supply of Inventory	2.5	2.7	+ 8.0%	--	--	--

Townhouse-Condo

	February			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 2-2018	Thru 2-2019	Percent Change
New Listings	14	11	- 21.4%	16	18	+ 12.5%
Closed Sales	4	5	+ 25.0%	13	15	+ 15.4%
Days on Market Until Sale	73	43	- 41.1%	53	58	+ 9.4%
Median Sales Price*	\$267,500	\$275,000	+ 2.8%	\$195,500	\$275,000	+ 40.7%
Percent of List Price Received*	100.0%	97.5%	- 2.5%	99.8%	98.7%	- 1.1%
Inventory of Homes for Sale	28	29	+ 3.6%	--	--	--
Months Supply of Inventory	4.3	4.0	- 7.0%	--	--	--

Adult Community

	February			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 2-2018	Thru 2-2019	Percent Change
New Listings	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Days on Market Until Sale	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	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

