

Local Market Update for July 2020

Provided by New Jersey REALTORS®



Nutley Twp

Essex County

Single Family

Key Metrics	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	43	46	+ 7.0%	281	216	- 23.1%
Closed Sales	22	24	+ 9.1%	151	139	- 7.9%
Days on Market Until Sale	39	40	+ 2.6%	54	48	- 11.1%
Median Sales Price*	\$402,000	\$447,500	+ 11.3%	\$375,000	\$440,000	+ 17.3%
Percent of List Price Received*	99.5%	99.1%	- 0.4%	98.8%	98.7%	- 0.1%
Inventory of Homes for Sale	114	58	- 49.1%	--	--	--
Months Supply of Inventory	4.7	2.4	- 48.9%	--	--	--

Townhouse-Condo

Key Metrics	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	16	15	- 6.3%	114	69	- 39.5%
Closed Sales	17	5	- 70.6%	78	62	- 20.5%
Days on Market Until Sale	73	17	- 76.7%	73	63	- 13.7%
Median Sales Price*	\$235,000	\$185,000	- 21.3%	\$286,000	\$235,000	- 17.8%
Percent of List Price Received*	97.3%	98.3%	+ 1.0%	97.7%	97.5%	- 0.2%
Inventory of Homes for Sale	43	18	- 58.1%	--	--	--
Months Supply of Inventory	4.4	1.8	- 59.1%	--	--	--

Adult Community

Key Metrics	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	0	0	--	0	0	--
Closed Sales	0	0	--	0	1	--
Days on Market Until Sale	0	0	--	0	142	--
Median Sales Price*	\$0	\$0	--	\$0	\$412,000	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	95.8%	--
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

