

# Local Market Update for March 2019

Provided by New Jersey REALTORS®



## Oradell Boro

Bergen County

### Single Family

| Key Metrics                     | March     |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
|                                 | 2018      | 2019             | Percent Change | Thru 3-2018  | Thru 3-2019      | Percent Change |
| New Listings                    | 19        | 15               | - 21.1%        | 33           | 38               | + 15.2%        |
| Closed Sales                    | 6         | 8                | + 33.3%        | 15           | 16               | + 6.7%         |
| Days on Market Until Sale       | 81        | 108              | + 33.3%        | 80           | 95               | + 18.8%        |
| Median Sales Price*             | \$552,500 | <b>\$513,000</b> | - 7.1%         | \$530,000    | <b>\$506,225</b> | - 4.5%         |
| Percent of List Price Received* | 95.5%     | <b>96.7%</b>     | + 1.3%         | 96.9%        | <b>94.4%</b>     | - 2.6%         |
| Inventory of Homes for Sale     | 37        | 35               | - 5.4%         | --           | --               | --             |
| Months Supply of Inventory      | 5.6       | 4.9              | - 12.5%        | --           | --               | --             |

### Townhouse-Condo

| Key Metrics                     | March     |             |                | Year to Date |             |                |
|---------------------------------|-----------|-------------|----------------|--------------|-------------|----------------|
|                                 | 2018      | 2019        | Percent Change | Thru 3-2018  | Thru 3-2019 | Percent Change |
| New Listings                    | 0         | 0           | --             | 1            | 0           | - 100.0%       |
| Closed Sales                    | 1         | 0           | - 100.0%       | 2            | 0           | - 100.0%       |
| Days on Market Until Sale       | 51        | 0           | - 100.0%       | 34           | 0           | - 100.0%       |
| Median Sales Price*             | \$226,500 | <b>\$0</b>  | - 100.0%       | \$208,250    | <b>\$0</b>  | - 100.0%       |
| Percent of List Price Received* | 94.8%     | <b>0.0%</b> | - 100.0%       | 97.4%        | <b>0.0%</b> | - 100.0%       |
| Inventory of Homes for Sale     | 0         | 0           | --             | --           | --          | --             |
| Months Supply of Inventory      | 0.0       | 0.0         | --             | --           | --          | --             |

### Adult Community

| Key Metrics                     | March |             |                | Year to Date |             |                |
|---------------------------------|-------|-------------|----------------|--------------|-------------|----------------|
|                                 | 2018  | 2019        | Percent Change | Thru 3-2018  | Thru 3-2019 | 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   | <b>\$0</b>  | --             | \$0          | <b>\$0</b>  | --             |
| Percent of List Price Received* | 0.0%  | <b>0.0%</b> | --             | 0.0%         | <b>0.0%</b> | --             |
| 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

