

Local Market Update for July 2020

Provided by New Jersey REALTORS®



Oradell Boro

Bergen County

Single Family

Key Metrics	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	14	23	+ 64.3%	111	83	- 25.2%
Closed Sales	14	10	- 28.6%	51	65	+ 27.5%
Days on Market Until Sale	35	37	+ 5.7%	73	61	- 16.4%
Median Sales Price*	\$529,500	\$607,000	+ 14.6%	\$525,000	\$599,000	+ 14.1%
Percent of List Price Received*	98.5%	98.5%	0.0%	96.6%	97.7%	+ 1.1%
Inventory of Homes for Sale	49	25	- 49.0%	--	--	--
Months Supply of Inventory	6.2	2.8	- 54.8%	--	--	--

Townhouse-Condo

Key Metrics	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	1	3	+ 200.0%	3	6	+ 100.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Days on Market Until Sale	50	0	- 100.0%	50	18	- 64.0%
Median Sales Price*	\$197,000	\$0	- 100.0%	\$197,000	\$349,000	+ 77.2%
Percent of List Price Received*	98.5%	0.0%	- 100.0%	98.5%	100.0%	+ 1.5%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--

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	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	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

