

Local Market Update for August 2020

Provided by New Jersey REALTORS®



Oradell Boro

Bergen County

Single Family

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	8	14	+ 75.0%	119	97	- 18.5%
Closed Sales	13	8	- 38.5%	64	73	+ 14.1%
Days on Market Until Sale	56	58	+ 3.6%	70	61	- 12.9%
Median Sales Price*	\$653,000	\$628,750	- 3.7%	\$533,000	\$599,000	+ 12.4%
Percent of List Price Received*	96.9%	98.5%	+ 1.7%	96.6%	97.8%	+ 1.2%
Inventory of Homes for Sale	45	25	- 44.4%	--	--	--
Months Supply of Inventory	5.4	2.7	- 50.0%	--	--	--

Townhouse-Condo

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	0	0	--	3	6	+ 100.0%
Closed Sales	0	2	--	1	3	+ 200.0%
Days on Market Until Sale	0	27	--	50	24	- 52.0%
Median Sales Price*	\$0	\$417,500	--	\$197,000	\$415,000	+ 110.7%
Percent of List Price Received*	0.0%	100.3%	--	98.5%	100.2%	+ 1.7%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--

Adult Community

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	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

