

Local Market Update for April 2020

Provided by New Jersey REALTORS®



Sparta Twp

Sussex County

Single Family

Key Metrics	April			Year to Date		
	2019	2020	Percent Change	Thru 4-2019	Thru 4-2020	Percent Change
New Listings	60	33	- 45.0%	208	185	- 11.1%
Closed Sales	25	30	+ 20.0%	92	92	0.0%
Days on Market Until Sale	102	86	- 15.7%	104	94	- 9.6%
Median Sales Price*	\$475,000	\$353,500	- 25.6%	\$385,000	\$374,250	- 2.8%
Percent of List Price Received*	97.9%	97.2%	- 0.7%	96.7%	97.3%	+ 0.6%
Inventory of Homes for Sale	195	145	- 25.6%	--	--	--
Months Supply of Inventory	6.6	5.1	- 22.7%	--	--	--

Townhouse-Condo

Key Metrics	April			Year to Date		
	2019	2020	Percent Change	Thru 4-2019	Thru 4-2020	Percent Change
New Listings	4	2	- 50.0%	21	8	- 61.9%
Closed Sales	3	0	- 100.0%	8	6	- 25.0%
Days on Market Until Sale	25	0	- 100.0%	51	64	+ 25.5%
Median Sales Price*	\$310,000	\$0	- 100.0%	\$280,000	\$246,250	- 12.1%
Percent of List Price Received*	97.1%	0.0%	- 100.0%	96.9%	97.3%	+ 0.4%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	4.5	1.8	- 60.0%	--	--	--

Adult Community

Key Metrics	April			Year to Date		
	2019	2020	Percent Change	Thru 4-2019	Thru 4-2020	Percent Change
New Listings	2	1	- 50.0%	6	1	- 83.3%
Closed Sales	0	0	--	0	1	--
Days on Market Until Sale	0	0	--	0	86	--
Median Sales Price*	\$0	\$0	--	\$0	\$232,500	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	93.0%	--
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	4.0	0.9	- 77.5%	--	--	--

* 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

