

# Local Market Update for August 2020

Provided by New Jersey REALTORS®



## Sparta Twp

Sussex County

### Single Family

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	57	69	+ 21.1%	442	429	- 2.9%
Closed Sales	39	52	+ 33.3%	234	263	+ 12.4%
Days on Market Until Sale	66	59	- 10.6%	83	76	- 8.4%
Median Sales Price*	\$485,000	<b>\$446,500</b>	- 7.9%	\$375,000	<b>\$412,122</b>	+ 9.9%
Percent of List Price Received*	98.3%	<b>98.5%</b>	+ 0.2%	97.5%	<b>98.0%</b>	+ 0.5%
Inventory of Homes for Sale	211	117	- 44.5%	--	--	--
Months Supply of Inventory	7.3	3.4	- 53.4%	--	--	--

### Townhouse-Condo

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	6	1	- 83.3%	44	23	- 47.7%
Closed Sales	3	5	+ 66.7%	22	20	- 9.1%
Days on Market Until Sale	20	49	+ 145.0%	57	47	- 17.5%
Median Sales Price*	\$265,000	<b>\$340,000</b>	+ 28.3%	\$275,000	<b>\$279,750</b>	+ 1.7%
Percent of List Price Received*	97.9%	<b>98.7%</b>	+ 0.8%	97.6%	<b>98.0%</b>	+ 0.4%
Inventory of Homes for Sale	18	3	- 83.3%	--	--	--
Months Supply of Inventory	6.4	0.9	- 85.9%	--	--	--

### Adult Community

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	1	1	0.0%	11	2	- 81.8%
Closed Sales	0	0	--	2	2	0.0%
Days on Market Until Sale	0	0	--	33	145	+ 339.4%
Median Sales Price*	\$0	<b>\$0</b>	--	\$306,000	<b>\$228,750</b>	- 25.2%
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	98.9%	<b>91.5%</b>	- 7.5%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	4.0	1.6	- 60.0%	--	--	--

\* 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

