

## Local Market Update for April 2019

Provided by New Jersey REALTORS®



# Tenafly Boro

Bergen County

### Single Family

|                                 | April     |           |                | Year to Date |             |                |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics                     | 2018      | 2019      | Percent Change | Thru 4-2018  | Thru 4-2019 | Percent Change |
| New Listings                    | 35        | 59        | + 68.6%        | 143          | 186         | + 30.1%        |
| Closed Sales                    | 16        | 12        | - 25.0%        | 41           | 35          | - 14.6%        |
| Days on Market Until Sale       | 73        | 62        | - 15.1%        | 82           | 87          | + 6.1%         |
| Median Sales Price*             | \$872,500 | \$717,500 | - 17.8%        | \$935,000    | \$850,000   | - 9.1%         |
| Percent of List Price Received* | 96.8%     | 89.6%     | - 7.4%         | 96.1%        | 92.9%       | - 3.3%         |
| Inventory of Homes for Sale     | 113       | 158       | + 39.8%        | --           | --          | --             |
| Months Supply of Inventory      | 7.4       | 13.4      | + 81.1%        | --           | --          | --             |

### Townhouse-Condo

|                                 | April     |           |                | Year to Date |             |                |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics                     | 2018      | 2019      | Percent Change | Thru 4-2018  | Thru 4-2019 | Percent Change |
| New Listings                    | 8         | 8         | 0.0%           | 21           | 25          | + 19.0%        |
| Closed Sales                    | 1         | 3         | + 200.0%       | 3            | 10          | + 233.3%       |
| Days on Market Until Sale       | 6         | 106       | + 1,666.7%     | 28           | 124         | + 342.9%       |
| Median Sales Price*             | \$450,000 | \$315,000 | - 30.0%        | \$380,000    | \$535,000   | + 40.8%        |
| Percent of List Price Received* | 100.2%    | 97.6%     | - 2.6%         | 98.6%        | 96.8%       | - 1.8%         |
| Inventory of Homes for Sale     | 26        | 18        | - 30.8%        | --           | --          | --             |
| Months Supply of Inventory      | 14.4      | 9.0       | - 37.5%        | --           | --          | --             |

### Adult Community

|                                 | April |      |                | Year to Date |             |                |
|---------------------------------|-------|------|----------------|--------------|-------------|----------------|
| Key Metrics                     | 2018  | 2019 | Percent Change | Thru 4-2018  | Thru 4-2019 | 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   | \$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

