

# Local Market Update for October 2016

Provided by New Jersey REALTORS®



## Passaic County

Passaic County

### Single Family

Key Metrics	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	396	363	- 8.3%	4,124	4,429	+ 7.4%
Closed Sales	259	256	- 1.2%	2,039	2,375	+ 16.5%
Days on Market Until Sale	95	76	- 20.0%	96	88	- 8.3%
Median Sales Price*	\$295,000	\$285,000	- 3.4%	\$295,000	\$295,000	0.0%
Percent of List Price Received*	96.8%	97.1%	+ 0.3%	96.2%	96.9%	+ 0.7%
Inventory of Homes for Sale	1,816	1,482	- 18.4%	--	--	--
Months Supply of Inventory	8.5	6.0	- 29.4%	--	--	--

### Townhouse-Condo

Key Metrics	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	78	101	+ 29.5%	1,015	1,101	+ 8.5%
Closed Sales	64	58	- 9.4%	540	581	+ 7.6%
Days on Market Until Sale	94	76	- 19.1%	91	80	- 12.1%
Median Sales Price*	\$238,750	\$252,450	+ 5.7%	\$245,250	\$245,000	- 0.1%
Percent of List Price Received*	95.7%	97.4%	+ 1.8%	96.4%	97.0%	+ 0.6%
Inventory of Homes for Sale	415	363	- 12.5%	--	--	--
Months Supply of Inventory	7.7	6.3	- 18.2%	--	--	--

### Adult Community

Key Metrics	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	21	21	0.0%	210	208	- 1.0%
Closed Sales	10	17	+ 70.0%	138	126	- 8.7%
Days on Market Until Sale	89	150	+ 68.5%	82	98	+ 19.5%
Median Sales Price*	\$410,250	\$265,000	- 35.4%	\$406,753	\$353,950	- 13.0%
Percent of List Price Received*	95.4%	94.8%	- 0.6%	96.9%	96.9%	0.0%
Inventory of Homes for Sale	71	64	- 9.9%	--	--	--
Months Supply of Inventory	5.5	5.1	- 7.3%	--	--	--

\* 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

