

# Local Market Update for September 2018

Provided by New Jersey REALTORS®



## Passaic County

Passaic County

### Single Family

Key Metrics	September			Year to Date		
	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	423	391	- 7.6%	4,014	3,909	- 2.6%
Closed Sales	293	257	- 12.3%	2,430	2,390	- 1.6%
Days on Market Until Sale	70	66	- 5.7%	76	67	- 11.8%
Median Sales Price*	\$320,000	\$320,000	0.0%	\$310,000	\$325,000	+ 4.8%
Percent of List Price Received*	97.3%	99.0%	+ 1.7%	97.9%	98.4%	+ 0.5%
Inventory of Homes for Sale	1,553	1,217	- 21.6%	--	--	--
Months Supply of Inventory	5.7	4.5	- 21.1%	--	--	--

### Townhouse-Condo

Key Metrics	September			Year to Date		
	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	97	86	- 11.3%	973	832	- 14.5%
Closed Sales	74	65	- 12.2%	652	591	- 9.4%
Days on Market Until Sale	52	55	+ 5.8%	71	68	- 4.2%
Median Sales Price*	\$265,000	\$269,000	+ 1.5%	\$265,000	\$257,000	- 3.0%
Percent of List Price Received*	97.1%	97.9%	+ 0.8%	97.3%	97.5%	+ 0.2%
Inventory of Homes for Sale	333	231	- 30.6%	--	--	--
Months Supply of Inventory	4.8	3.5	- 27.1%	--	--	--

### Adult Community

Key Metrics	September			Year to Date		
	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	14	14	0.0%	143	124	- 13.3%
Closed Sales	11	13	+ 18.2%	124	90	- 27.4%
Days on Market Until Sale	83	42	- 49.4%	80	63	- 21.3%
Median Sales Price*	\$340,000	\$395,000	+ 16.2%	\$319,500	\$319,125	- 0.1%
Percent of List Price Received*	98.4%	96.7%	- 1.7%	97.4%	97.1%	- 0.3%
Inventory of Homes for Sale	32	35	+ 9.4%	--	--	--
Months Supply of Inventory	2.4	3.4	+ 41.7%	--	--	--

\* 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

