Montclair

SINGLE FAMILY HOMES

The average sale price ended at $784,000 showing a 5% increase. The median sale price ended at $687,000 or 2% lower than the prior year.

Closed sales had a 10% decline with 85 sales comparing with 94 sales the same period last year. Single Family Homes spent an average of 39 days on the market with sellers gaining an average of 105% of asking price.
Glen Ridge
SINGLE FAMILY HOMES

The average sale price of Single Family Homes remained virtually unchanged from the 4Q of 2018 ending at $663,000. The median sale price had a significant 11% increase reaching $650,000.

The number of closed sales were down with just 23 sales versus 31 closed sales during the 4th quarter of 2018. Homes spent an average of 31 days on market with sellers gaining 109% of the asking price.
West Orange

SINGLE FAMILY HOMES

The average sale price was $444,000, a 5% gain over prior year average of $422,200. The median sale price was $400,000, a 2% decrease from prior year’s $407,500 figure.

There were 147 closed sales this period, a 16% decline from the same period last year which had 174 sales. Single Family Homes spent an average of 72 days on market with sellers gaining an average of 99% of offering price.
Short Hills
Millburn
Township

SINGLE FAMILY HOMES

The average sale price improved 9% ending at $1,276,000. Conversely, the median sale price decreased ending at $1,000,000 or 9% less that the same period last year.

The number of closed sales remained stable with a small decrease of just 2%. Single Family Homes spent an average of 64 days on the market and sellers gained an average of 97% of asking price.
Livingston
SINGLE FAMILY HOMES

The average sale price ended at $815,000, a 16% gain over prior year. The median sale price ended at $650,000 or 6% higher than the same period last year.

Closed sales had a significant increase of 15% or 85 sales versus 74 closed sales the same period last year. Single Family Homes spent an average of 46 days on the market with sellers gaining an average of 97% of the asking price.
The average and median sale prices showed minimal change. The average price ended at $608,000 compared with $606,000 in the 4Q 2018. The median price ended at $600,000 versus $599,000 from the 4Q of 2018.

There was a 17% rise in the number of closed sales with 74 transactions for this period. Single Family Homes spent an average of 32 days on the market or a 14% decrease from same period last year. Sellers gained an average of 100% of asking price.
Verona

SINGLE FAMILY HOMES

The average sale price was $519,000, a small 1% gain over prior year average of $512,000. The median sale price had also a small increase of 3% ending at $510,000.

There were 39 closed sales or 30% more than the same period last year. Single Family Homes spent an average of 48 days on market with sellers gaining 100% of offering price.
South Orange

SINGLE FAMILY HOMES

The average sale price increased 8% ending at $683,000 over the same period last year. The median sale price had a more significant increase of 17% ending at $690,000.

Comparing with the same period last year, the closed sales decreased substantially with just 39 closings or 28% less than 4Q 2018. Single Family Homes spent average of 54 days on market which was up from prior year’s 30 days on market. Sellers gained an average of 100% of the asking price.
Bloomfield

SINGLE FAMILY HOMES

The average sale price was $379,000, a 10% gain over prior year average of $346,000. The median sale price also had a 10% rise ending at $384,000.

The number of closed sales declined to 87 sales compared to 108 closed sales the same period last year. Homes spent an average of 32 days on market with sellers gaining an average of 103% of offering price.
Roseland
SINGLE FAMILY HOMES

The average sale price dropped slightly, ending at $525,000 or 2% lower than prior year. The median sale price remained virtually unchanged ending at $493,000.

There were 12 closed sales, the same number of transactions as the 4Q of 2018. Single Family Homes spent 42 days on the market versus 53 days on the same period last year. Sellers obtained on average a 97% of the original asking price.
Caldwell and West Caldwell

SINGLE FAMILY HOMES

The average sale price ended at $455,000, an 8% decrease comparing with 4Q 2018. The median sale price had a similar behavior with a 7% decrease ending at $441,000.

The number of closed sales had a significant increase with 48 transactions or 20% more than prior year. Single Family Homes spent an average of 49 days on the market with sellers gaining an average of 99% of asking price.
Cedar Grove
SINGLE FAMILY HOMES

The average sale price had a 28% increase ending at $608,000 versus $474,000 on the 4Q 2018. The median sales price rose 8% rise to $473,000.

The number of closed sales grew 14% with 40 total transactions. Single Family Homes spent an average of 41 days on the market and sellers gained an average of 99% of asking price.
The average sale price was $418,000, a modest 2% gain over prior year average of $411,000. The median sale price remained unchanged ending at $395,000.

There was a 4% increase in the number of closed sales during this period with 80 sales versus 77 closed in the 4Q of 2018. Single Family Homes spent an average of 52 days on market with sellers gaining an average of 100% of offering price.