



COMPASS

April 2023

# North Caldwell Market Insights

# North Caldwell

APRIL 2023

## UNDER CONTRACT

<b>8</b>	<b>\$1.0M</b>	<b>\$869K</b>
Total Properties	Average Price	Median Price
<b>-11%</b>	<b>-10%</b>	<b>-3%</b>
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

## UNITS SOLD

<b>6</b>	<b>\$942K</b>	<b>\$652K</b>
Total Properties	Average Price	Median Price
<b>100%</b>	<b>19%</b>	<b>-17%</b>
Increase From Apr 2022	Increase From Apr 2022	Decrease From Apr 2022

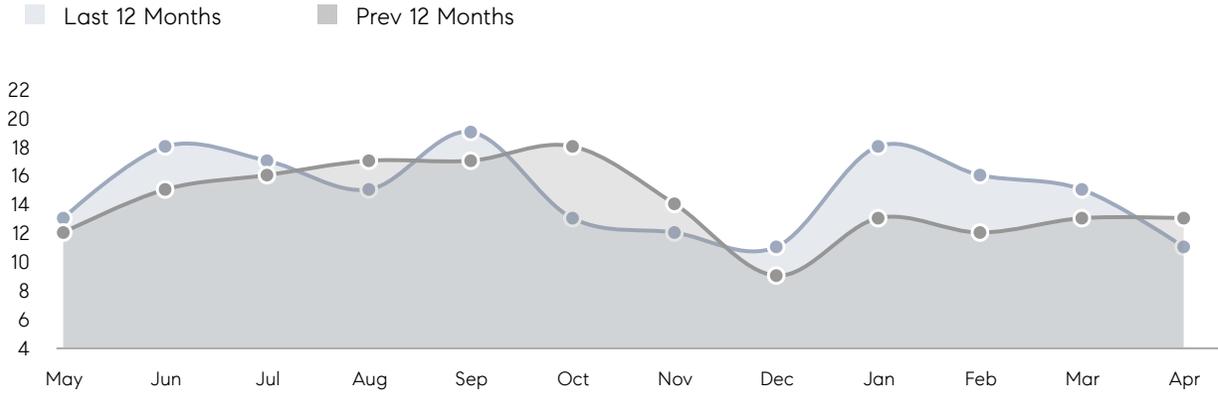
## Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	55	74	-26%
	% OF ASKING PRICE	100%	107%	
	AVERAGE SOLD PRICE	\$942,167	\$793,333	18.8%
	# OF CONTRACTS	8	9	-11.1%
	NEW LISTINGS	3	10	-70%
Houses	AVERAGE DOM	79	61	30%
	% OF ASKING PRICE	98%	110%	
	AVERAGE SOLD PRICE	\$1,138,500	\$815,000	40%
	# OF CONTRACTS	8	8	0%
	NEW LISTINGS	3	7	-57%
Condo/Co-op/TH	AVERAGE DOM	8	100	-92%
	% OF ASKING PRICE	104%	100%	
	AVERAGE SOLD PRICE	\$549,500	\$750,000	-27%
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	3	0%

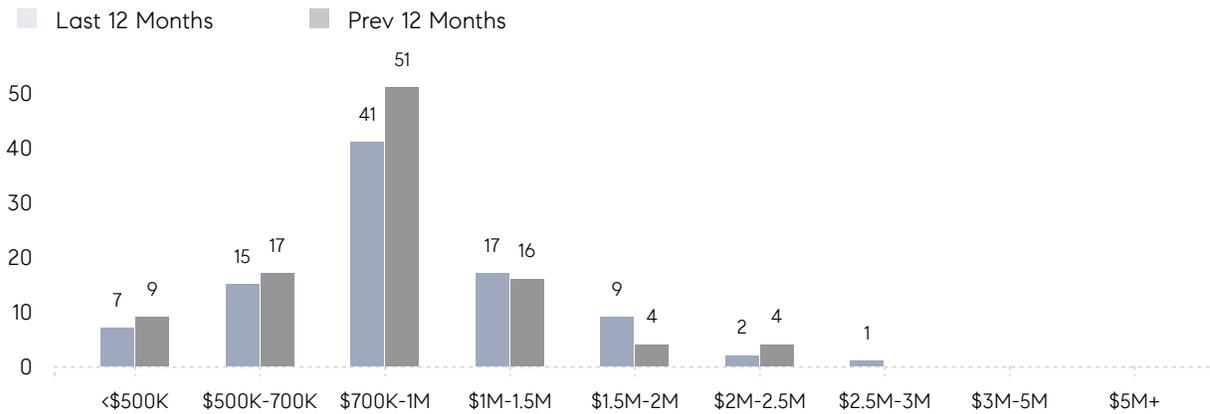
# North Caldwell

APRIL 2023

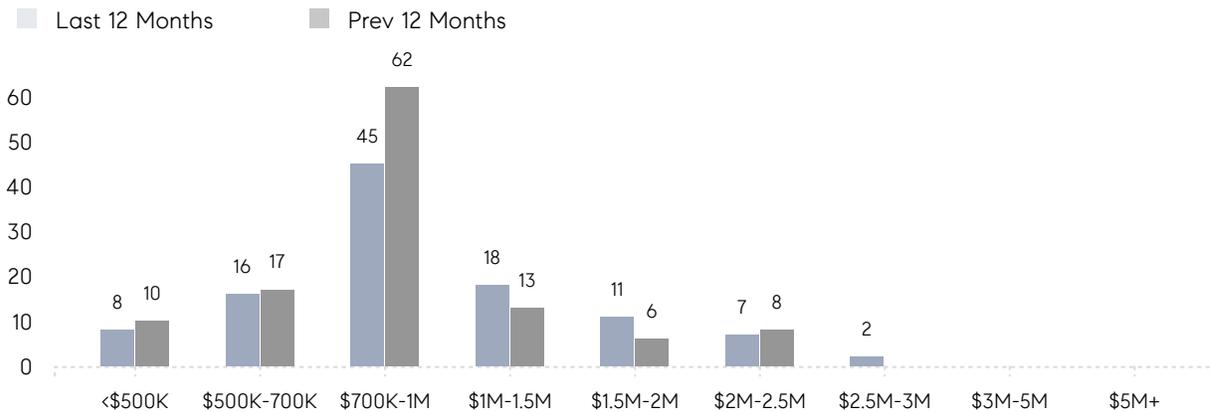
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





# COMPASS

Compass makes no representations or warranties, express or implied, with respect to future market conditions or prices of residential product at the time the subject property or any competitive property is complete and ready for occupancy or with respect to any report, study, finding, recommendation or other information provided by Compass herein. Moreover, no warranty, express or implied, is made or should be assumed regarding the accuracy, adequacy, completeness, legality, reliability, merchantability or fitness for a particular purpose of any information, in part or whole, contained herein. All material is presented with the understanding that Compass shall not be deemed to provide legal, accounting or other professional services. This is not intended to solicit the purchase or sale of any property. Any and all such warranties are hereby expressly disclaimed. Equal Housing Opportunity.

© Compass. All Rights Reserved. This information may not be copied, used or distributed without Compass' consent.