

Local Market Update for January 2024

Provided by New Jersey REALTORS®



East Orange City

Essex County

Single Family

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	20	26	+ 30.0%	20	26	+ 30.0%
Closed Sales	18	9	- 50.0%	18	9	- 50.0%
Days on Market Until Sale	54	62	+ 14.8%	54	62	+ 14.8%
Median Sales Price*	\$385,000	\$454,000	+ 17.9%	\$385,000	\$454,000	+ 17.9%
Percent of List Price Received*	102.8%	105.4%	+ 2.5%	102.8%	105.4%	+ 2.5%
Inventory of Homes for Sale	64	50	- 21.9%	--	--	--
Months Supply of Inventory	3.0	3.3	+ 10.0%	--	--	--

Townhouse-Condo

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	5	12	+ 140.0%	5	12	+ 140.0%
Closed Sales	2	5	+ 150.0%	2	5	+ 150.0%
Days on Market Until Sale	71	41	- 42.3%	71	41	- 42.3%
Median Sales Price*	\$148,750	\$250,000	+ 68.1%	\$148,750	\$250,000	+ 68.1%
Percent of List Price Received*	100.8%	104.2%	+ 3.4%	100.8%	104.2%	+ 3.4%
Inventory of Homes for Sale	15	17	+ 13.3%	--	--	--
Months Supply of Inventory	2.5	3.5	+ 40.0%	--	--	--

Adult Community

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	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	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	0	- 100.0%	--	--	--

* 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

