

Local Market Update for November 2023

Provided by New Jersey REALTORS®



Irvington Twp

Essex County

Single Family

Key Metrics	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	21	27	+ 28.6%	319	231	- 27.6%
Closed Sales	16	5	- 68.8%	173	156	- 9.8%
Days on Market Until Sale	35	46	+ 31.4%	48	56	+ 16.7%
Median Sales Price*	\$326,500	\$346,000	+ 6.0%	\$310,000	\$350,000	+ 12.9%
Percent of List Price Received*	108.6%	102.0%	- 6.1%	105.0%	102.7%	- 2.2%
Inventory of Homes for Sale	77	54	- 29.9%	--	--	--
Months Supply of Inventory	4.8	3.7	- 22.9%	--	--	--

Townhouse-Condo

Key Metrics	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	0	1	--	11	6	- 45.5%
Closed Sales	0	0	--	7	3	- 57.1%
Days on Market Until Sale	0	0	--	28	108	+ 285.7%
Median Sales Price*	\$0	\$0	--	\$165,000	\$209,000	+ 26.7%
Percent of List Price Received*	0.0%	0.0%	--	105.7%	95.3%	- 9.8%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.6	3.0	+ 87.5%	--	--	--

Adult Community

Key Metrics	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	0	0	--	2	0	- 100.0%
Closed Sales	0	0	--	1	0	- 100.0%
Days on Market Until Sale	0	0	--	109	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$290,000	\$0	- 100.0%
Percent of List Price Received*	0.0%	0.0%	--	107.4%	0.0%	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

* 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

