

Local Market Update for December 2023

Provided by New Jersey REALTORS®



Irvington Twp

Essex County

Single Family

Key Metrics	December			Year to Date		
	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
New Listings	20	10	- 50.0%	339	242	- 28.6%
Closed Sales	22	15	- 31.8%	195	171	- 12.3%
Days on Market Until Sale	57	60	+ 5.3%	49	57	+ 16.3%
Median Sales Price*	\$325,000	\$400,000	+ 23.1%	\$313,000	\$350,000	+ 11.8%
Percent of List Price Received*	99.9%	105.0%	+ 5.1%	104.5%	102.9%	- 1.5%
Inventory of Homes for Sale	70	46	- 34.3%	--	--	--
Months Supply of Inventory	4.4	3.2	- 27.3%	--	--	--

Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
New Listings	0	0	--	11	6	- 45.5%
Closed Sales	1	1	0.0%	8	4	- 50.0%
Days on Market Until Sale	107	14	- 86.9%	38	85	+ 123.7%
Median Sales Price*	\$231,000	\$297,000	+ 28.6%	\$192,000	\$209,500	+ 9.1%
Percent of List Price Received*	100.9%	99.3%	- 1.6%	105.1%	96.3%	- 8.4%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.2	2.3	+ 91.7%	--	--	--

Adult Community

Key Metrics	December			Year to Date		
	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	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

