

Local Market Update for January 2024

Provided by New Jersey REALTORS®



Irvington Twp

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	21	+ 5.0%	20	21	+ 5.0%
Closed Sales	12	18	+ 50.0%	12	18	+ 50.0%
Days on Market Until Sale	72	58	- 19.4%	72	58	- 19.4%
Median Sales Price*	\$370,000	\$379,500	+ 2.6%	\$370,000	\$379,500	+ 2.6%
Percent of List Price Received*	100.4%	105.7%	+ 5.3%	100.4%	105.7%	+ 5.3%
Inventory of Homes for Sale	63	43	- 31.7%	--	--	--
Months Supply of Inventory	3.8	3.1	- 18.4%	--	--	--

Townhouse-Condo

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	0	1	--	0	1	--
Closed Sales	3	2	- 33.3%	3	2	- 33.3%
Days on Market Until Sale	108	13	- 88.0%	108	13	- 88.0%
Median Sales Price*	\$209,000	\$259,500	+ 24.2%	\$209,000	\$259,500	+ 24.2%
Percent of List Price Received*	95.3%	107.1%	+ 12.4%	95.3%	107.1%	+ 12.4%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--

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	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

