# North Caldwell, *by the record.*

*The median sale here closed at 101.9% of the first asking price, and 56% of sales finished above it, at a median of 17 days from listing to the MLS pending date. Asking prices here land close to where homes actually sell, which makes the exceptions worth looking at individually.*

**12 months of closings, October 2025 through September 2026** | Closed single-family sales, North Caldwell Borough |

MLS data pulled **October 25, 2026**

| $1.30M | 59 | 17 days | 56% | 11 |
|---|---|---|---|---|
| MEDIAN SALE PRICE 12 MONTHS TO SEP 30, 2026 | HOMES SOLD 12 MONTHS TO SEP 30, 2026 | MEDIAN DAYS TO RECORDED PENDING | SOLD ABOVE THE FIRST ASKING PRICE | FOR SALE OCTOBER 25 8 UNDER CONTRACT |
| **Middle half: $950K – $1.68M** | | **List date to the MLS pending date** | **Median sale at 101.9% of first ask** | **2.2 months of supply** |

## Nº I In two minutes

The whole town in one screen: what it costs, how fast it moves, and the three things that decide a move here.

Over the 12 months to Sep 30, 2026 there were 59 closed single-family sales in North Caldwell. The median was $1,300,000, and the middle half of the market ran from $950,000 to $1,680,000. That spread is the useful number: a single median describes a group of sales and never one house.

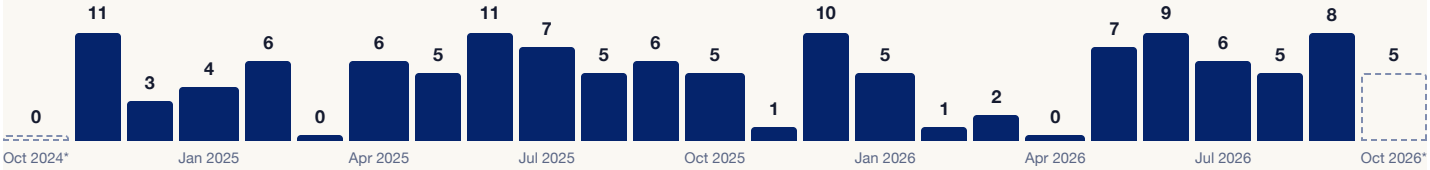
On October 25, 2026 there were 11 single-family homes available, about 2.2 months of supply at that year's closing pace. These are counts at a snapshot date, not a live feed.

### Three things to go in *knowing.*

- **Direction.** Comparing Nov 2025 – Sep 2026 with Nov 2024 – Sep 2025 — equal-length windows, both wholly inside the recorded search — the median was 9.0% higher.
- **The tax line.** Among homes that sold, the median 2025 tax bill was $17,481, on a median assessment of $757,450. That is what those houses were assessed at and billed, not a forecast of any bill.
- **What is in here.** The closed-sale record for this town with its period and source on every figure, the school district and how placement works, the commute, and the tax line as recorded on the homes that sold.

## Nº II Where the market is

The closed-sale record, with the interpretation next to the evidence rather than under it.




Closings by the month they closed; contracts typically sign one to two months earlier. *2 month(s) the recorded search covers only in part — drawn as outlines, because the count is an artefact of the search window, not the market.

*Nov 2024 – Sep 2025 against Nov 2025 – Sep 2026.*

| MEASURE | NOV 2024 – SEP 2025 | NOV 2025 – SEP 2026 |
|---|---|---|
| **Median sale price** | $1,192,500 | $1,300,000 |
| **Median sale vs first ask** | 103.1% | 100.3% |
| **Share above first ask** | 65.6% | 53.7% |
| **Median days, listing to recorded pending** | 18 | 17 |
| **Closed sales in the window** | 64 | 54 |

Each column is that window's own closings. Where a measure's own sample differs from the window's closing count it is shown beside the measure; a cell below the sample floor stays unavailable. The wording above describes the size of each change — it is not a significance test, and none is claimed.

## *What the four measures say together*

The median closed sale is +9.0% between the two windows, while the share of sales closing above the first asking price fell by 11.9 points, and the median sale-to-first-ask ratio moved -2.8 points. These are not the same houses: 64 sales in the earlier window against 54 in the later one, 10 fewer. A median that moves when the set of homes sold changes is not the same thing as one house gaining or losing value.

Fewer sales cleared their first asking price in the later window. That is what the closed sales show; it does not establish why. Asking-price practice can change, and these are homes that sold rather than every home that was listed.

**What to do with it.** Price or offer against the recent comparable closings in the same band and the same town, not against a town-wide median — and read the specific listing on its own terms: where it sits against those comparables, whether it has already been reduced, and what else is available at the same time. An aggregate is a starting question about one house, never an answer about it.

## *Why compare these eleven months?*

This is a year-over-year comparison; it is an eleven-month one rather than a twelve-month one. The full twelve-calendar-month prior window reaches back before the recorded GSMLS search begins, so its closings are not completely covered. The two matched eleven-month windows shown here are the same calendar months a year apart and both sit entirely inside that search.

The export's recorded GSMLS search begins 2024-10-25. The matching prior 12 months (2024-10-01 to 2025-09-30) starts before that, so its closings are not completely covered and no 12-month year-over-year change can be stated from this file.

## Nº III What your budget buys

Each band's own closings. A band's figures come from that band, never from the town-wide number.

| PRICE BAND | CLOSINGS | MEDIAN | DAYS TO CONTRACT | SALE VS first ask | ABOVE first ask |
|---|---|---|---|---|---|
| **Under $900K** | 10 | $768K | 13 | 104.6% | 60% |
| **$900K – $1.2M** | 12 | $984K | 14 | 100.0% | 42% |
| **$1.2M – $1.6M** | 21 | $1.32M | 20 | 104.9% | 62% |
| **$1.6M and up** | 16 | $2.31M | 28 | 100.3% | 56% |

Each band is measured on its own closings. † a median is published only when its own denominator is at least 10; those bands are indicative only. “First ask” is the original list price, not the price after any reduction.

Each band below is cut on the closed sale price, so a band describes what a budget actually bought rather than what was asked. A band whose own sample is below the floor shows its state instead of a median.

## Nº IV Living and owning here

Schools, the commute, the tax bill and the housing stock — the short answer first, the working underneath.

### Schools, and how placement works

*North Caldwell School District, with a regional high school district.*

Grandview Avenue School for PreK–3 and Gould Avenue School for 4–6. For 7–12 North Caldwell is a sending town to the West Essex Regional School District.

*Confirm the address with the district*

Confirm placement for a specific address with the district, and confirm the regional arrangement with West Essex.

Source: https://www.ncboe.org/district-82/staff-directory — checked 2026-11-12.

### Getting to work

*No station in the borough; park-and-ride nearby.*

North Caldwell has no rail station. NJ Transit lists the Willowbrook Mall Park & Ride among its park-and-ride locations, with bus routes from Willowbrook to New York. Treat it as an option to test from the actual address: the drive, the parking availability and the seat are all things to check yourself rather than assume.

Published schedules, not door-to-door times — the walk or drive at each end is yours to add. Source: NJ Transit, Know Before You Go (park-and-ride locations) — checked 2026-11-12.

## Nº IV Living and owning here

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### Taxes, as recorded on the homes that sold

| TAX YEAR | MEDIAN BILL | MEDIAN ASSESSMENT | RATE PER $100 | SALES |
|---|---|---|---|---|
| 2024 | $16,438 | $728,000 | 2.258 | 29 |
| 2025 | $17,481 | $757,450 | 2.308 | 30 |

These are the assessments and bills recorded on the homes that sold in this window, as supplied with the listing — not a town-wide average and not a projection. A sale does not by itself trigger a reassessment; bills change through municipal revaluations, added assessments for qualifying improvements, rate changes, appeals and exemptions. Treat any forward number as a planning scenario, never as a prediction of a future bill or its timing.

### What the state publishes

| MEASURE | FIGURE | CERTIFICATION |
|---|---|---|
| **General tax rate, per $100 of assessed value** | 2.308 | 2025 certified |
| **Effective tax rate, per $100 of true value** | 1.769 | 2025 certified |
| **Director's average ratio of assessed to true value** | 66.39% | 2026 table |
| **Chapter 123 common level range** | 56.43% – 76.35% | 2027 certification |
| **Average residential assessment** | $804,897 | 2026 table |

## *What these figures do and do not tell you*

The **effective rate** is the one that compares North Caldwell with the town next door, because it is stated against true value rather than against whatever fraction of it a town assesses at. The **general rate** is applied to an assessment, so two towns with very different general rates can cost about the same to own. Neither rate computes any individual bill.

For a specific house, the figures that matter are its own: the current assessment on the municipal record, the actual bill, and any revaluation, reassessment or added assessment the town has confirmed. Those are the numbers to read before you price or offer — not a town-wide average.

A sale does not by itself trigger a reassessment. Bills change through municipal revaluations and reassessments, added assessments for qualifying improvements, rate changes, appeals, exemptions and deductions. Nothing here projects a future bill or its timing; treat any forward number as a planning scenario.

Thinking about an appeal? It turns on the applicable assessment date and on rules that differ in a revaluation year, so it is worth proper advice rather than a rule of thumb. Official guidance: NJ Division of Taxation — property tax appeals. NJ Division of Taxation — how a tax appeal hearing works (PDF).

Source: General Tax Rates by County and Municipality, 2025, Table of Equalized Valuations 2026 (Prior to Tax Court Appeals) — checked 2026-11-12.

## Not covered *in this edition.*

- **Housing stock and property diligence.** What the common building types in this town need looked at is a judgement about this town's housing stock, not a number in the sales record.

## Nº V Apply it to your move

What to do with all of this, and what we will work out with you.

The figures above answer two of the questions a move turns on — what a budget has actually bought here, and how quickly homes have gone under contract. They do not answer the two that decide a specific deal: what one particular house is worth, and what the tax line on it will actually be.

Both of those are address-level questions. Bring us the address and we will put the comparable sales, the assessment and the commute from that driveway in front of you.

NEXT STEP

### This is North Caldwell on the record. *Your house is the next question.*

Everything in this document is town-level and public. What it cannot tell you is what one specific address is worth, or what the tax line on it will actually be — bring us the address and we will put the comparable sales and the assessment in front of you.

**Read this report online, with every source linked.**
thedesilvateam.com/towns/north-caldwell/brief

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**Evidence.** GSMLS closed single-family export, North Caldwell Borough, closings 2024-10-25 through 2026-10-24, pulled 2026-10-25. Inventory is a snapshot taken October 25, 2026; a listing under an accepted offer in attorney review is counted as pending, not as available supply.

**Not an appraisal.** Medians describe a group of sales, never one house. Where we interpret the record we say so, and an association in one year of closings is not a proof. Property tax: the effective rate lines towns up; it does not compute any one house's bill, a sale does not by itself trigger a reassessment, and no future bill is projected here. © 2026 The DeSilva Team · eXp Realty, LLC. Each office independently owned and operated.