

## Local Market Update for January 2019

Provided by New Jersey REALTORS®



# Montclair Twp

Essex County

### Single Family

	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	19	30	+ 57.9%	19	30	+ 57.9%
Closed Sales	19	16	- 15.8%	19	16	- 15.8%
Days on Market Until Sale	52	39	- 25.0%	52	39	- 25.0%
Median Sales Price*	\$735,000	<b>\$887,000</b>	+ 20.7%	\$735,000	<b>\$887,000</b>	+ 20.7%
Percent of List Price Received*	104.5%	<b>103.6%</b>	- 0.9%	104.5%	<b>103.6%</b>	- 0.9%
Inventory of Homes for Sale	58	70	+ 20.7%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--

### Townhouse-Condo

	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	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	207	17	- 91.8%	207	17	- 91.8%
Median Sales Price*	\$434,250	<b>\$325,000</b>	- 25.2%	\$434,250	<b>\$325,000</b>	- 25.2%
Percent of List Price Received*	98.8%	<b>102.6%</b>	+ 3.8%	98.8%	<b>102.6%</b>	+ 3.8%
Inventory of Homes for Sale	21	21	0.0%	--	--	--
Months Supply of Inventory	2.2	2.4	+ 9.1%	--	--	--

### Adult Community

	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	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	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
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

