

## Local Market Update for October 2019

Provided by New Jersey REALTORS®



# Montclair Twp

Essex County

### Single Family

	October			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 10-2018	Thru 10-2019	Percent Change
New Listings	55	28	- 49.1%	538	513	- 4.6%
Closed Sales	23	29	+ 26.1%	343	353	+ 2.9%
Days on Market Until Sale	60	58	- 3.3%	39	39	0.0%
Median Sales Price*	\$700,000	\$765,000	+ 9.3%	\$777,777	\$770,000	- 1.0%
Percent of List Price Received*	101.8%	102.3%	+ 0.5%	106.7%	105.6%	- 1.0%
Inventory of Homes for Sale	110	77	- 30.0%	--	--	--
Months Supply of Inventory	3.3	2.2	- 33.3%	--	--	--

### Townhouse-Condo

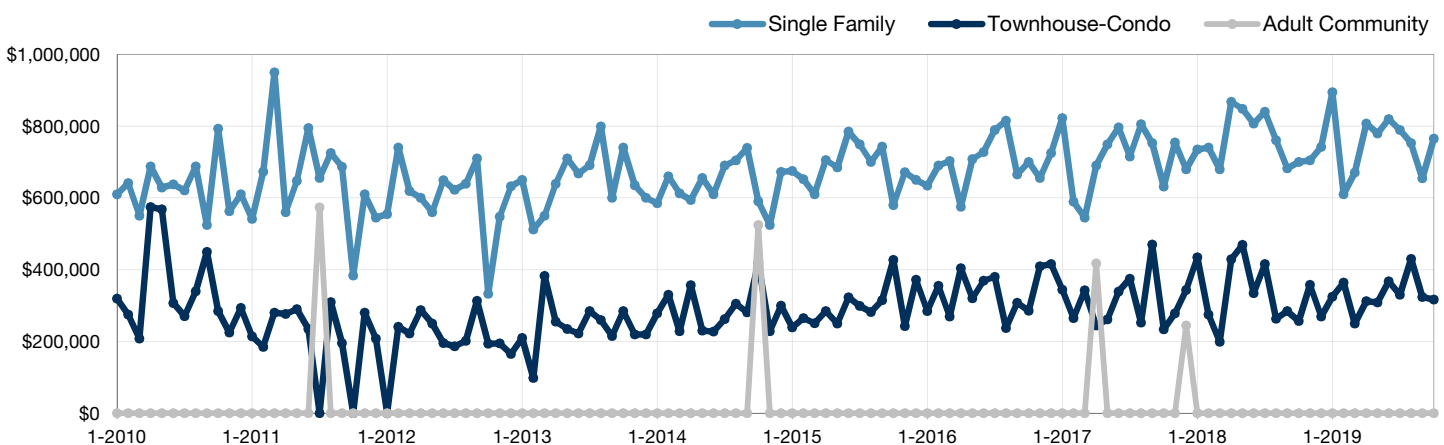
	October			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 10-2018	Thru 10-2019	Percent Change
New Listings	12	13	+ 8.3%	129	137	+ 6.2%
Closed Sales	10	4	- 60.0%	81	93	+ 14.8%
Days on Market Until Sale	21	22	+ 4.8%	42	40	- 4.8%
Median Sales Price*	\$257,500	\$317,000	+ 23.1%	\$303,000	\$330,000	+ 8.9%
Percent of List Price Received*	100.3%	98.9%	- 1.4%	101.4%	102.0%	+ 0.6%
Inventory of Homes for Sale	36	29	- 19.4%	--	--	--
Months Supply of Inventory	4.2	3.1	- 26.2%	--	--	--

### Adult Community

	October			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 10-2018	Thru 10-2019	Percent Change
New Listings	0	0	--	1	0	- 100.0%
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



Current as of November 20, 2019. All data from the multiple listing services in the state of New Jersey. Margin of error for reported statewide numbers is +/- 4% at a 95% confidence level. Report © 2019 ShowingTime.