

Local Market Update for November 2019

Provided by New Jersey REALTORS®



Montclair Twp

Essex County

Single Family

	November			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 11-2018	Thru 11-2019	Percent Change
New Listings	28	20	- 28.6%	566	533	- 5.8%
Closed Sales	40	26	- 35.0%	383	379	- 1.0%
Days on Market Until Sale	39	29	- 25.6%	39	39	0.0%
Median Sales Price*	\$704,500	\$678,050	- 3.8%	\$765,000	\$765,000	0.0%
Percent of List Price Received*	104.3%	105.5%	+ 1.2%	106.5%	105.6%	- 0.8%
Inventory of Homes for Sale	95	65	- 31.6%	--	--	--
Months Supply of Inventory	2.8	1.9	- 32.1%	--	--	--

Townhouse-Condo

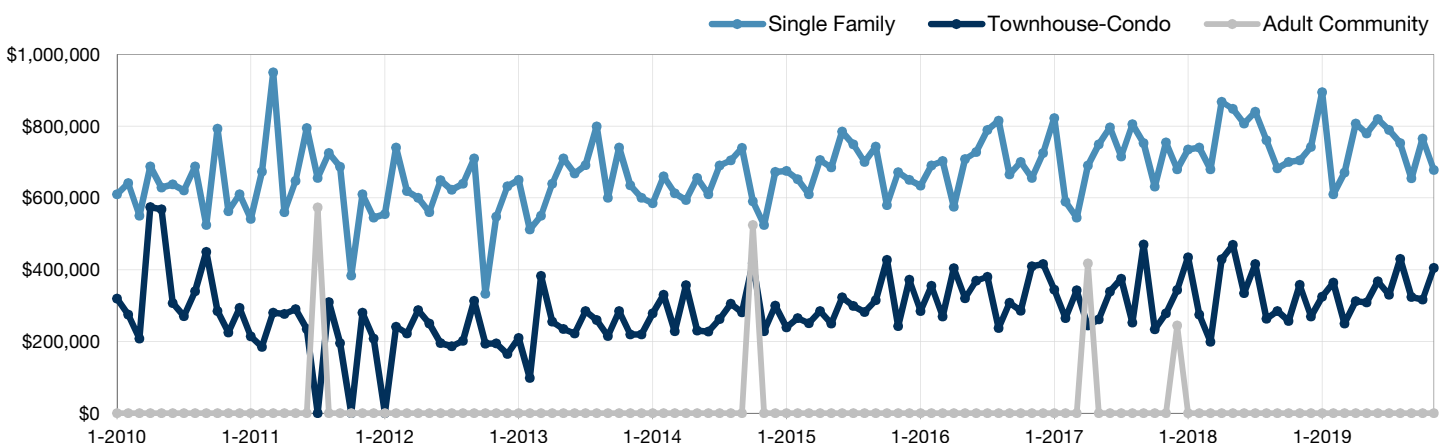
	November			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 11-2018	Thru 11-2019	Percent Change
New Listings	11	11	0.0%	140	148	+ 5.7%
Closed Sales	10	9	- 10.0%	91	102	+ 12.1%
Days on Market Until Sale	22	57	+ 159.1%	40	42	+ 5.0%
Median Sales Price*	\$357,500	\$405,000	+ 13.3%	\$320,000	\$335,000	+ 4.7%
Percent of List Price Received*	103.2%	99.1%	- 4.0%	101.6%	101.8%	+ 0.2%
Inventory of Homes for Sale	36	22	- 38.9%	--	--	--
Months Supply of Inventory	4.1	2.4	- 41.5%	--	--	--

Adult Community

	November			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 11-2018	Thru 11-2019	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 December 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.