Local Market Update for August 2019

Provided by New Jersey REALTORS®

Montclair Twp

Essex County

Single Family

Key Metrics	August 2018	August 2019	Percent Change	Year to Date Thru 8-2018	Year to Date Thru 8-2019	Percent Change
New Listings	28	**15**	- 46.4%	427	**408**	- 4.4%
Closed Sales	87	**54**	- 37.9%	294	**296**	+ 0.7%
Days on Market Until Sale	35	**35**	0.0%	37	**37**	0.0%
Median Sales Price*	$760,569	**$756,750**	- 0.5%	$799,000	**$775,000**	- 3.0%
Percent of List Price Received*	105.4%	**107.4%**	+ 1.9%	107.1%	**106.8%**	- 0.3%
Inventory of Homes for Sale	85	**70**	- 17.6%	--	**--**	--
Months Supply of Inventory	2.6	**2.0**	- 23.1%	--	**--**	--

Townhouse-Condo

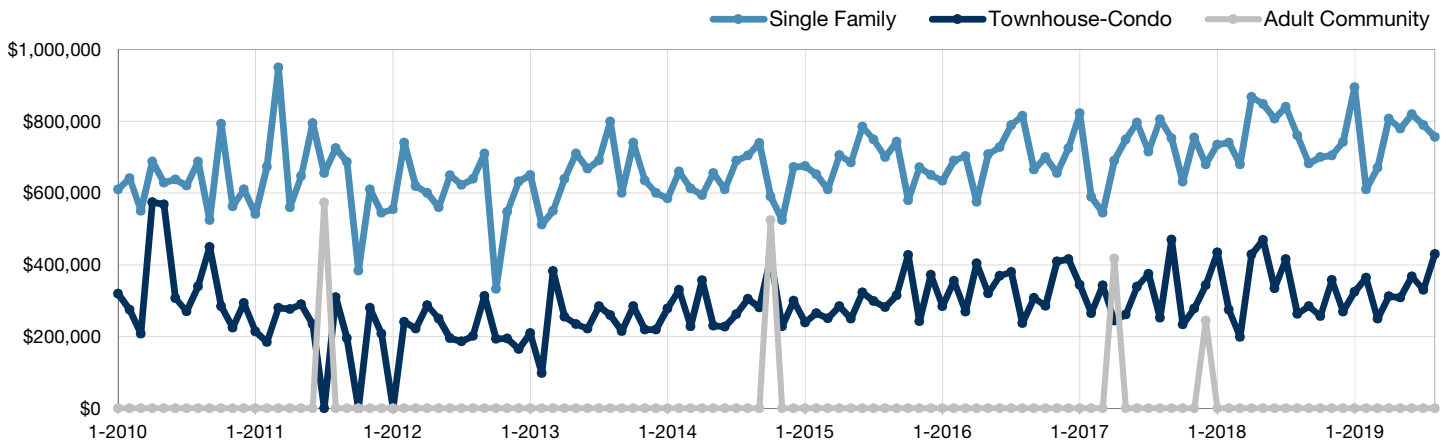
Key Metrics	August 2018	August 2019	Percent Change	Year to Date Thru 8-2018	Year to Date Thru 8-2019	Percent Change
New Listings	12	**10**	- 16.7%	95	**108**	+ 13.7%
Closed Sales	18	**15**	- 16.7%	66	**77**	+ 16.7%
Days on Market Until Sale	35	**37**	+ 5.7%	46	**40**	- 13.0%
Median Sales Price*	$263,050	**$430,000**	+ 63.5%	$320,000	**$330,000**	+ 3.1%
Percent of List Price Received*	102.7%	**100.5%**	- 2.1%	101.7%	**102.0%**	+ 0.3%
Inventory of Homes for Sale	25	**23**	- 8.0%	--	**--**	--
Months Supply of Inventory	2.8	**2.4**	- 14.3%	--	**--**	--

Adult Community

Key Metrics	August 2018	August 2019	Percent Change	Year to Date Thru 8-2018	Year to Date Thru 8-2019	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 September 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.