

Local Market Update for September 2019

Provided by New Jersey REALTORS®



Montclair Twp

Essex County

Single Family

	September			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 9-2018	Thru 9-2019	Percent Change
New Listings	56	77	+ 37.5%	483	485	+ 0.4%
Closed Sales	26	29	+ 11.5%	320	325	+ 1.6%
Days on Market Until Sale	39	50	+ 28.2%	37	38	+ 2.7%
Median Sales Price*	\$682,500	\$655,000	- 4.0%	\$787,000	\$770,000	- 2.2%
Percent of List Price Received*	106.4%	96.6%	- 9.2%	107.1%	105.9%	- 1.1%
Inventory of Homes for Sale	107	93	- 13.1%	--	--	--
Months Supply of Inventory	3.2	2.6	- 18.8%	--	--	--

Townhouse-Condo

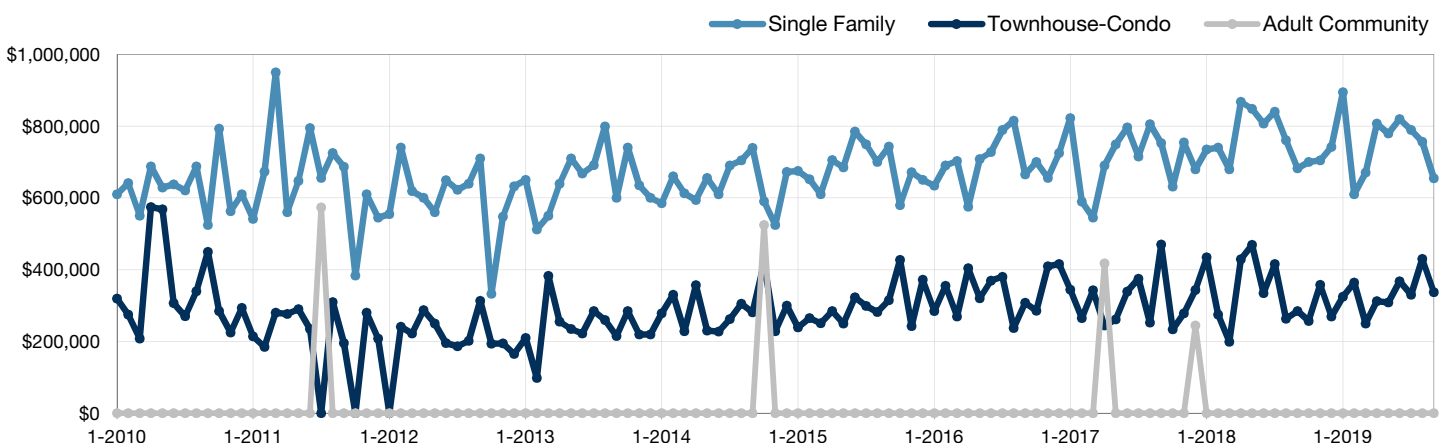
	September			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 9-2018	Thru 9-2019	Percent Change
New Listings	22	16	- 27.3%	117	124	+ 6.0%
Closed Sales	5	11	+ 120.0%	71	88	+ 23.9%
Days on Market Until Sale	33	42	+ 27.3%	45	41	- 8.9%
Median Sales Price*	\$285,000	\$337,500	+ 18.4%	\$320,000	\$332,500	+ 3.9%
Percent of List Price Received*	100.3%	102.2%	+ 1.9%	101.6%	102.0%	+ 0.4%
Inventory of Homes for Sale	34	29	- 14.7%	--	--	--
Months Supply of Inventory	3.7	3.2	- 13.5%	--	--	--

Adult Community

	September			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 9-2018	Thru 9-2019	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 October 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.