

Local Market Update for July 2020

Provided by New Jersey REALTORS®



Montclair Twp

Essex County

Single Family

	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	34	74	+ 117.6%	396	299	- 24.5%
Closed Sales	54	41	- 24.1%	243	167	- 31.3%
Days on Market Until Sale	29	36	+ 24.1%	37	44	+ 18.9%
Median Sales Price*	\$782,000	\$940,000	+ 20.2%	\$775,000	\$880,000	+ 13.5%
Percent of List Price Received*	107.7%	111.3%	+ 3.3%	106.5%	106.8%	+ 0.3%
Inventory of Homes for Sale	109	57	- 47.7%	--	--	--
Months Supply of Inventory	3.1	1.9	- 38.7%	--	--	--

Townhouse-Condo

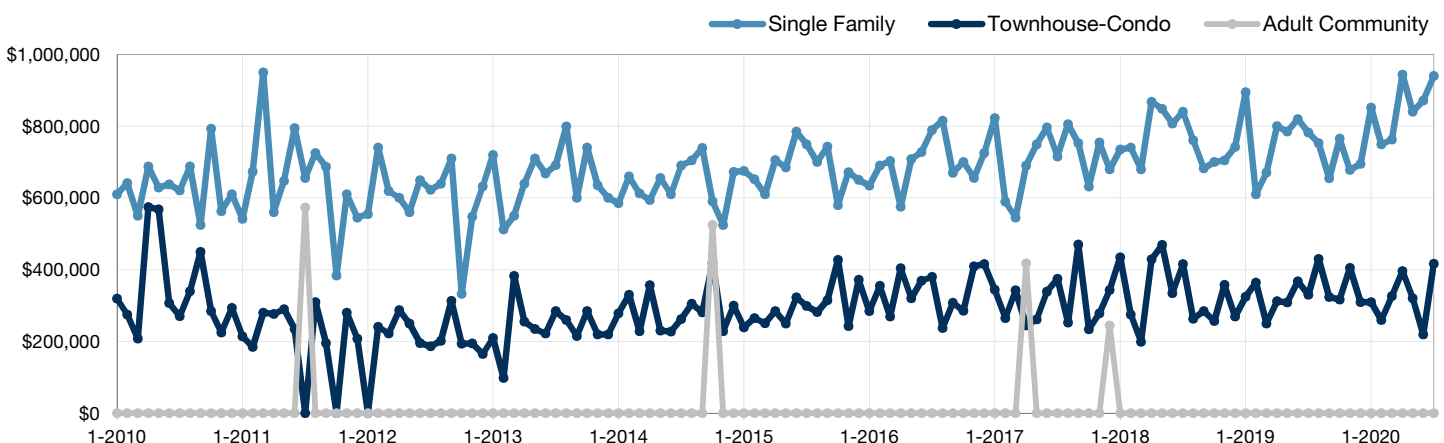
	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	9	20	+ 122.2%	98	101	+ 3.1%
Closed Sales	15	12	- 20.0%	62	60	- 3.2%
Days on Market Until Sale	66	32	- 51.5%	41	39	- 4.9%
Median Sales Price*	\$330,000	\$417,000	+ 26.4%	\$327,663	\$320,000	- 2.3%
Percent of List Price Received*	103.2%	99.1%	- 4.0%	102.3%	100.2%	- 2.1%
Inventory of Homes for Sale	36	31	- 13.9%	--	--	--
Months Supply of Inventory	3.8	3.5	- 7.9%	--	--	--

Adult Community

	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	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	\$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 August 20, 2020. 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 © 2020 ShowingTime.