



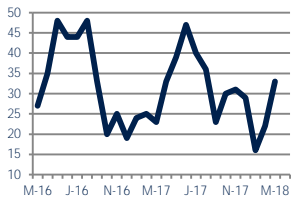
Focus On: Montclair Housing Market

March 2018

Zip Code(s): 22025

Units Sold

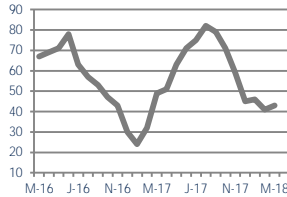
33



Up
Vs. Year Ago

Active Inventory

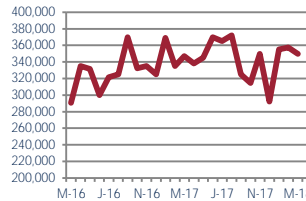
43



Down -12%
Vs. Year Ago

Median Sale Price

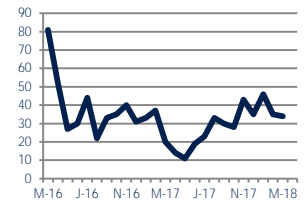
\$349,900



Up 1%
Vs. Year Ago

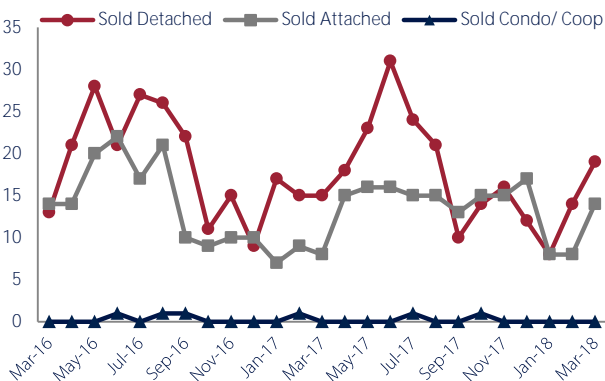
Days On Market

34



Up
Vs. Year Ago

Units Sold*



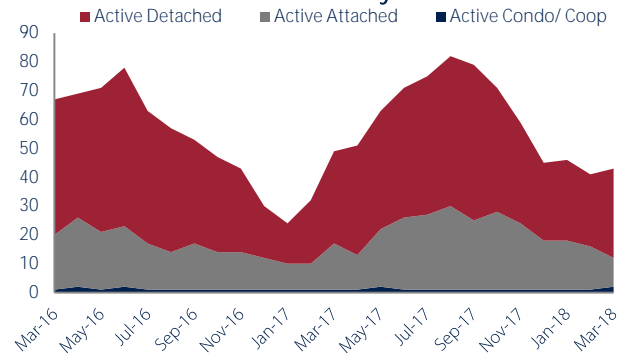
Units Sold

With relatively few transactions, there was an increase in total units sold in March, with 33 sold this month in Montclair. This month's total units sold was higher than at this time last year, an increase from March 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 6 units or 12%. The total number of active inventory this March was 43 compared to 49 in March 2017. This month's total of 43 is higher than the previous month's total supply of available inventory of 41, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Montclair Homes was \$346,900. This March, the median sale price was \$349,900, an increase of 1% or \$3,000 compared to last year. The current median sold price is 2% lower than in February.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Montclair are defined as properties listed in zip code/s 22025.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



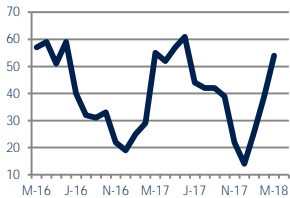
Focus On: Montclair Housing Market

March 2018

Zip Code(s): 22025

New Listings

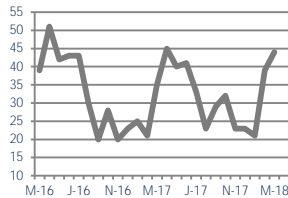
54



Down -2%
Vs. Year Ago

Current Contracts

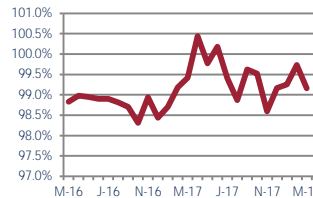
44



Up 26%
Vs. Year Ago

Sold Vs. List Price

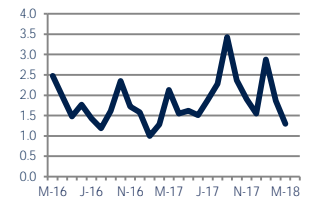
99.2%



No Change
Vs. Year Ago

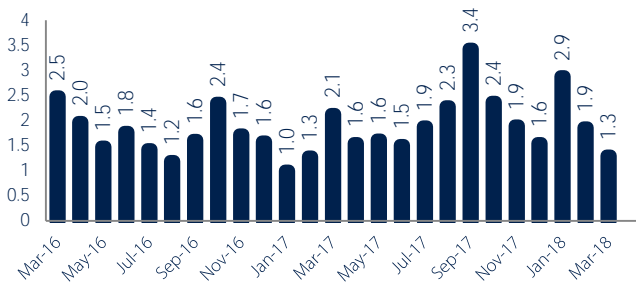
Months of Supply

1.3



Down -39%
Vs. Year Ago

Months Of Supply



Months of Supply

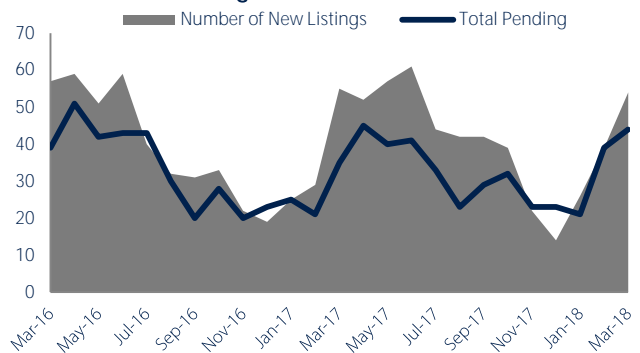
In March, there was 1.3 months of supply available in Montclair, compared to 2.1 in March 2017. That is a decrease of 39% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

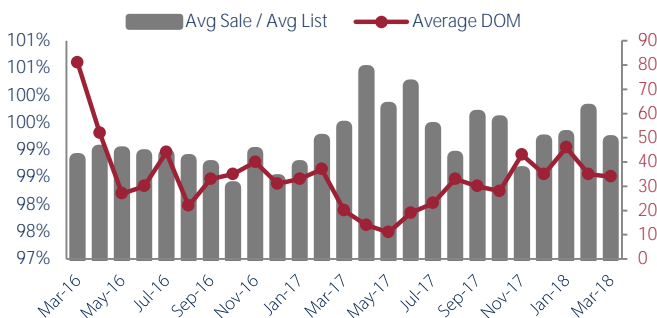
New Listings & Current Contracts

This month there were 54 homes newly listed for sale in Montclair compared to 55 in March 2017, a decrease of 2%. There were 44 current contracts pending sale this March compared to 35 a year ago. The number of current contracts is 26% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Montclair was 99.2% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 34, higher than the average last year, which was 20. This increase was impacted by the limited number of sales.



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