



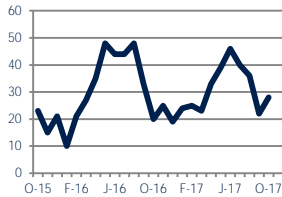
Focus On: Montclair Housing Market

October 2017

Zip Code(s): 22025

Units Sold

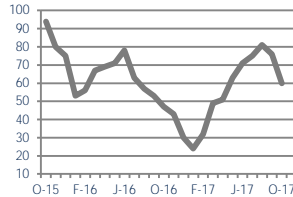
28



Up
Vs. Year Ago

Active Inventory

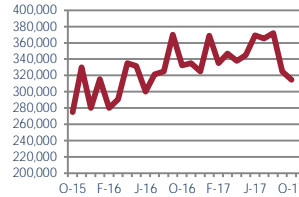
60



Up 28%
Vs. Year Ago

Median Sale Price

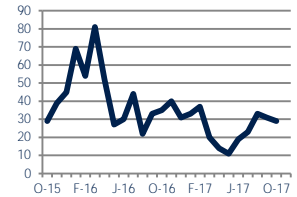
\$314,500



Down -5%
Vs. Year Ago

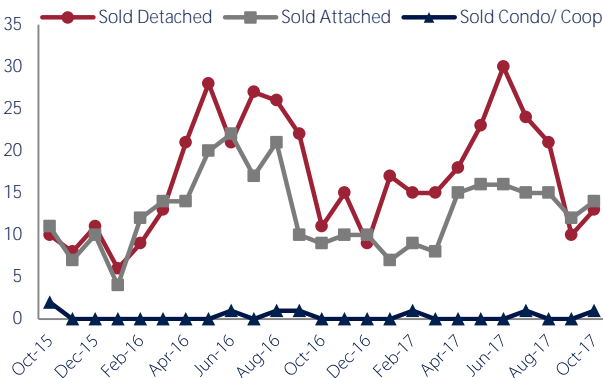
Days On Market

29



Down -17%
Vs. Year Ago

Units Sold*



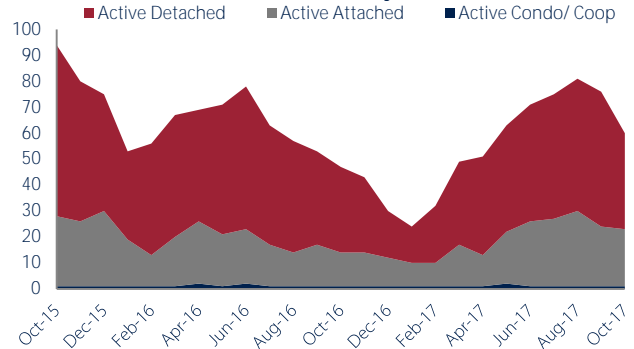
Units Sold

With relatively few transactions, there was an increase in total units sold in October, with 28 sold this month in Montclair. This month's total units sold was higher than at this time last year, an increase from October 2016.

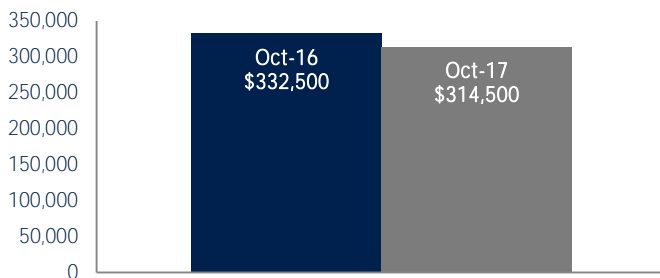
Active Inventory

Versus last year, the total number of homes available this month is higher by 13 units or 28%. The total number of active inventory this October was 60 compared to 47 in October 2016. This month's total of 60 is lower than the previous month's total supply of available inventory of 76, a decrease of 21%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Montclair Homes was \$332,500. This October, the median sale price was \$314,500, a decrease of 5% or \$18,000 compared to last year. The current median sold price is 3% lower than in September.

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



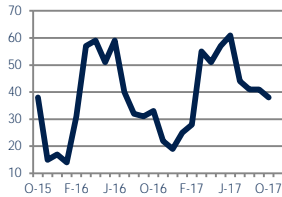
Focus On: Montclair Housing Market

October 2017

Zip Code(s): 22025

New Listings

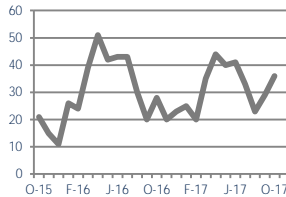
38



Up 15%
Vs. Year Ago

Current Contracts

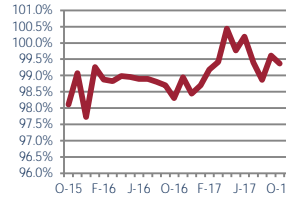
36



Up 29%
Vs. Year Ago

Sold Vs. List Price

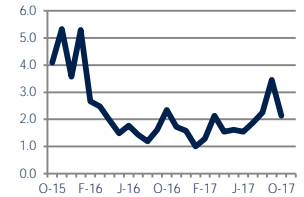
99.4%



Up 1.1%
Vs. Year Ago

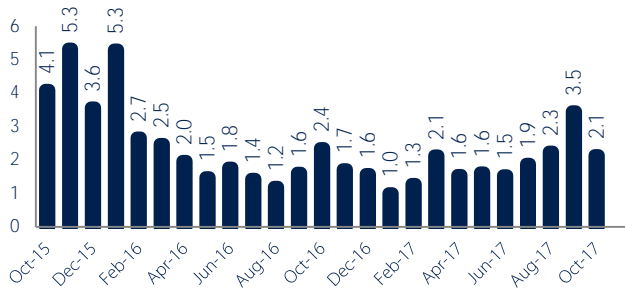
Months of Supply

2.1



Down -9%
Vs. Year Ago

Months Of Supply



Months of Supply

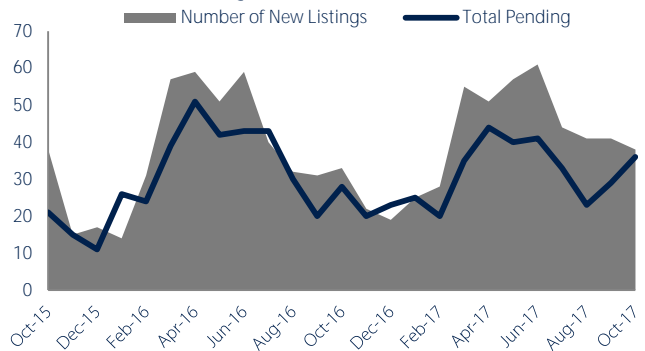
In October, there was 2.1 months of supply available in Montclair, compared to 2.4 in October 2016. That is a decrease of 9% versus a year ago.

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.

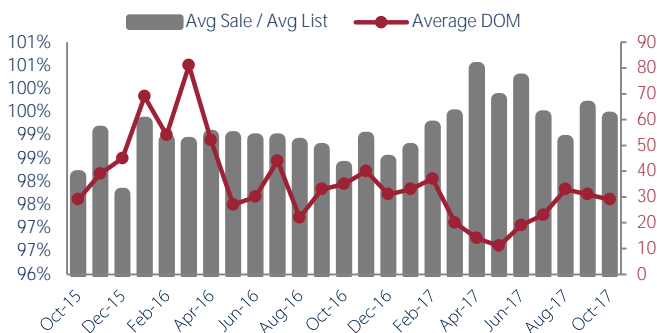
New Listings & Current Contracts

This month there were 38 homes newly listed for sale in Montclair compared to 33 in October 2016, an increase of 15%. There were 36 current contracts pending sale this October compared to 28 a year ago. The number of current contracts is 29% higher than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Montclair was 99.4% of the average list price, which is 1.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 29, lower than the average last year, which was 35, a decrease of 17%.