



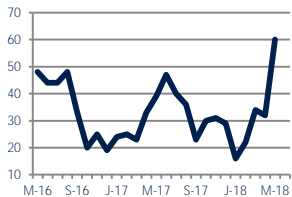
## Focus On: Montclair Housing Market

May 2018

Zip Code(s): 22025

### Units Sold

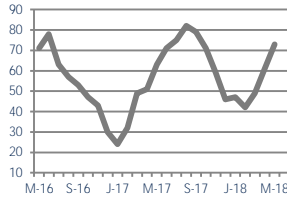
60



Up  
Vs. Year Ago

### Active Inventory

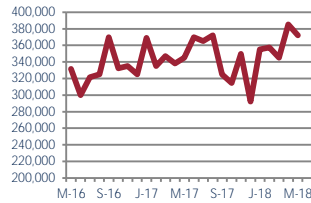
73



Up 16%  
Vs. Year Ago

### Median Sale Price

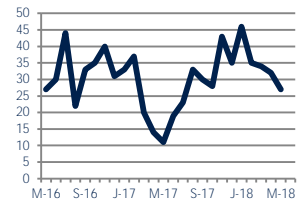
\$372,000



Up 8%  
Vs. Year Ago

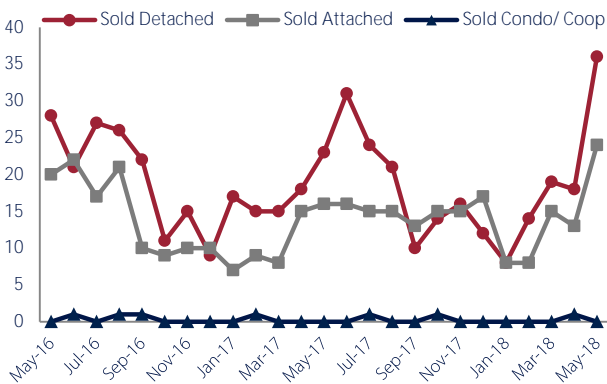
### Days On Market

27



Up 145%  
Vs. Year Ago

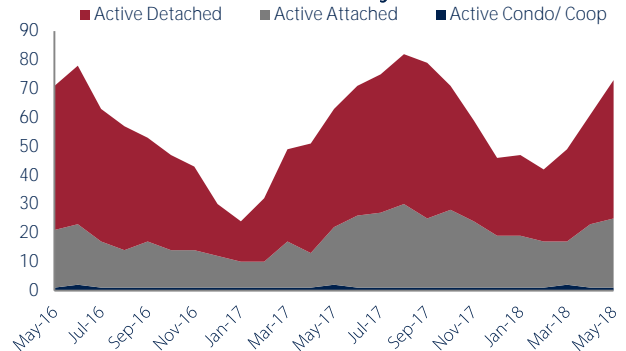
### Units Sold\*



### Units Sold

There was an increase in total units sold in May, with 60 sold this month in Montclair. This month's total units sold was higher than at this time last year.

### Active Inventory\*



### Active Inventory

Versus last year, the total number of homes available this month is higher by 10 units or 16%. The total number of active inventory this May was 73 compared to 63 in May 2017. This month's total of 73 is higher than the previous month's total supply of available inventory of 61, an increase of 20%.

### Median Sale Price



### Median Sale Price

Last May, the median sale price for Montclair Homes was \$345,000. This May, the median sale price was \$372,000, an increase of 8% or \$27,000 compared to last year. The current median sold price is 3% lower than in April.

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.



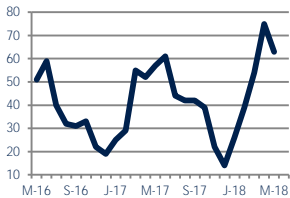
# Focus On: Montclair Housing Market

May 2018

Zip Code(s): 22025

## New Listings

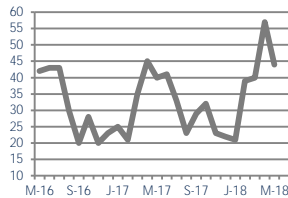
63



Up 11%  
Vs. Year Ago

## Current Contracts

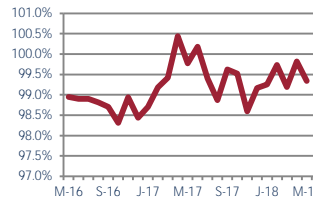
44



Up 10%  
Vs. Year Ago

## Sold Vs. List Price

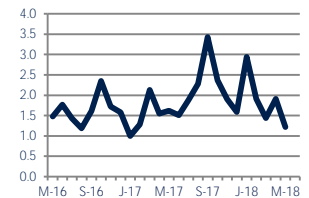
99.3%



No Change  
Vs. Year Ago

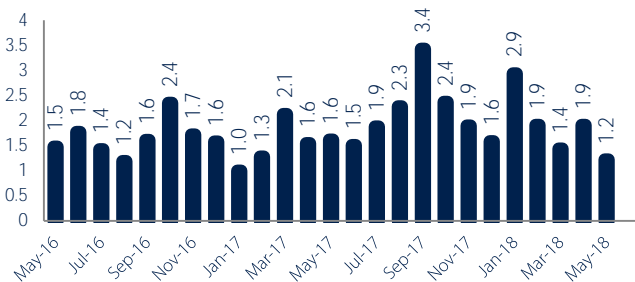
## Months of Supply

1.2



Down -25%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

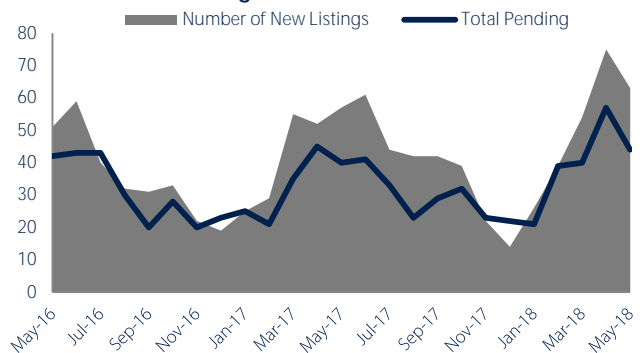
In May, there was 1.2 months of supply available in Montclair, compared to 1.6 in May 2017. That is a decrease of 25% versus a year ago.

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.

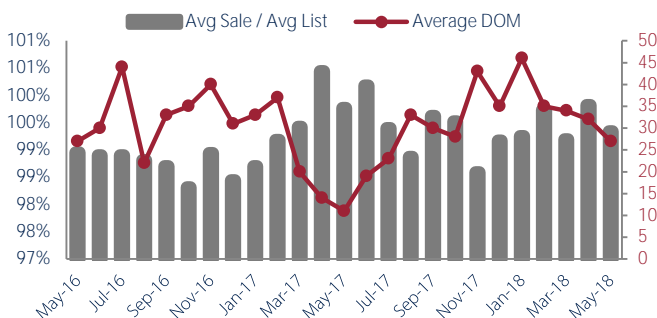
## New Listings & Current Contracts

This month there were 63 homes newly listed for sale in Montclair compared to 57 in May 2017, an increase of 11%. There were 44 current contracts pending sale this May compared to 40 a year ago. The number of current contracts is 10% higher than last May.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In May, the average sale price in Montclair was 99.3% 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 27, higher than the average last year, which was 11, an increase of 145%.



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