

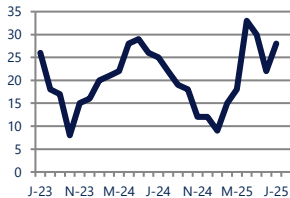
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MONTCLAIR HOUSING MARKET**

JULY 2025

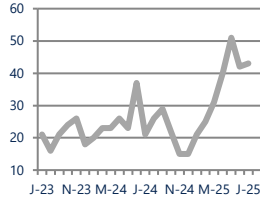
Zip Code(s): 22025

Units Sold
28



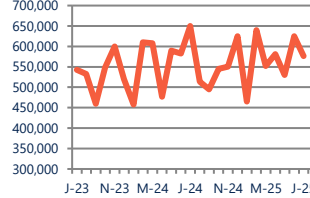
Up 12%
Vs. Year Ago

Active Inventory
43



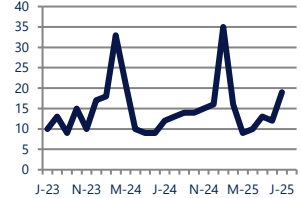
Up 105%
Vs. Year Ago

Median Sale Price
\$576,250



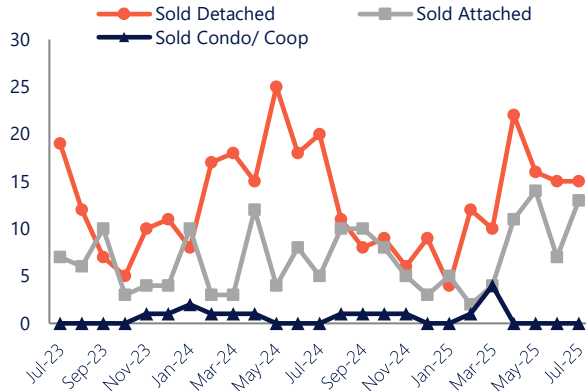
Down -11%
Vs. Year Ago

Days On Market
19



Up
Vs. Year Ago

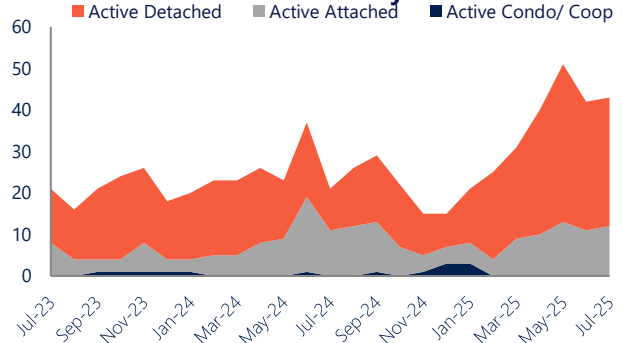
Units Sold*



Units Sold

There was an increase in total units sold in July, with 28 sold this month in Montclair versus 22 last month, an increase of 27%. This month's total units sold was higher than at this time last year, an increase of 12% versus July 2024.

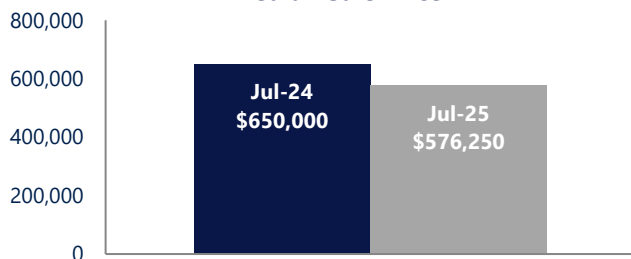
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 22 units or 105%. The total number of active inventory this July was 43 compared to 21 in July 2024. This month's total of 43 is higher than the previous month's total supply of available inventory of 42, an increase of 2%.

Median Sale Price



Median Sale Price

Last July, the median sale price for Montclair Homes was \$650,000. This July, the median sale price was \$576,250, a decrease of 11% or \$73,750 compared to last year. The current median sold price is 8% lower than in June.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

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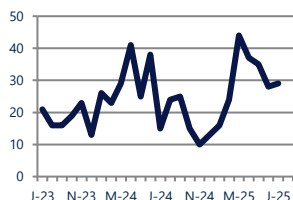
FOCUS ON: **MONTCLAIR HOUSING MARKET**

JULY 2025

Zip Code(s): 22025

New Listings

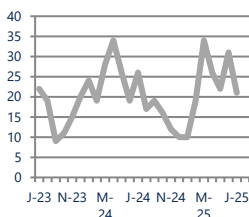
29



Up 93%
Vs. Year Ago

Current Contracts

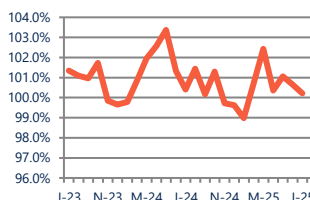
21



Down -19%
Vs. Year Ago

Sold Vs. List Price

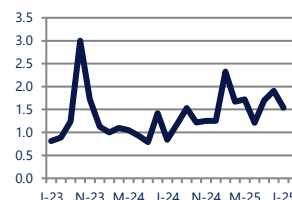
100.2%



No Change
Vs. Year Ago

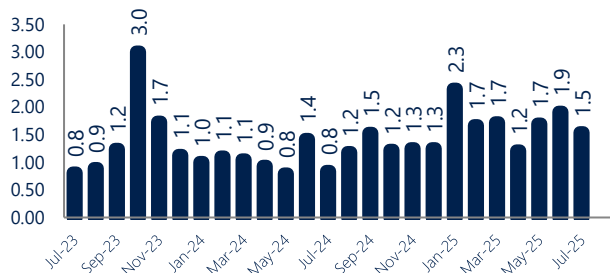
Months of Supply

1.5



Up 83%
Vs. Year Ago

Months Of Supply



Months of Supply

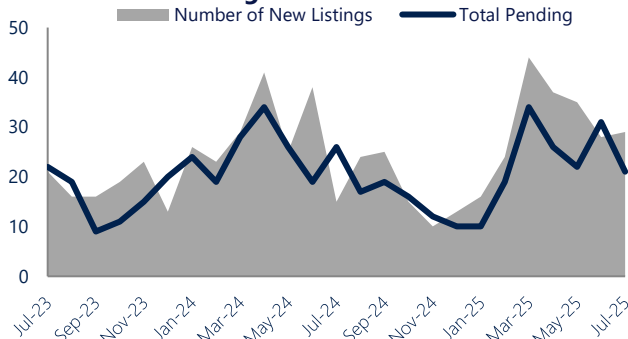
In July, there was 1.5 months of supply available in Montclair, compared to 0.8 in July 2024. That is an increase of 83% versus a year ago.

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.

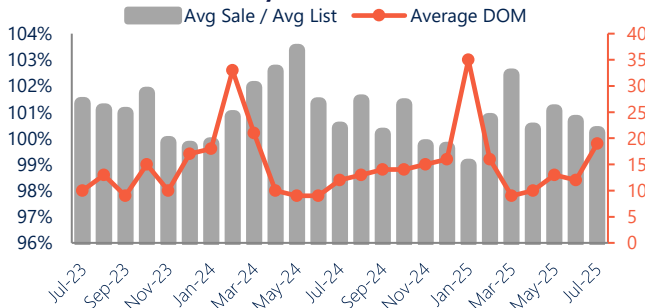
New Listings & Current Contracts

This month there were 29 homes newly listed for sale in Montclair compared to 15 in July 2024, an increase of 93%. There were 21 current contracts pending sale this July compared to 26 a year ago. The number of current contracts is 19% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Montclair was 100.2% 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 19, higher than the average last year, which was 12. This increase was impacted by the limited number of sales.

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