

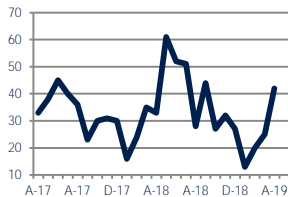
Focus On: Montclair Housing Market

April 2019

Zip Code(s): 22025

Units Sold

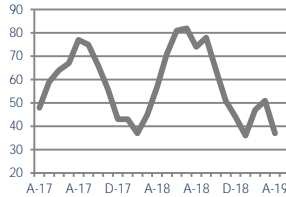
42



Up 27%
Vs. Year Ago

Active Inventory

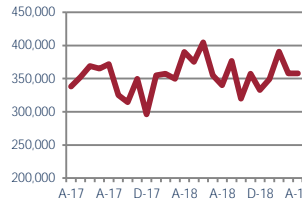
37



Down -35%
Vs. Year Ago

Median Sale Price

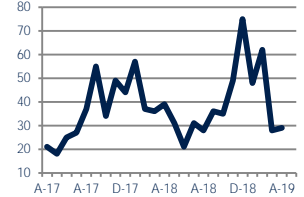
\$357,900



Down -8%
Vs. Year Ago

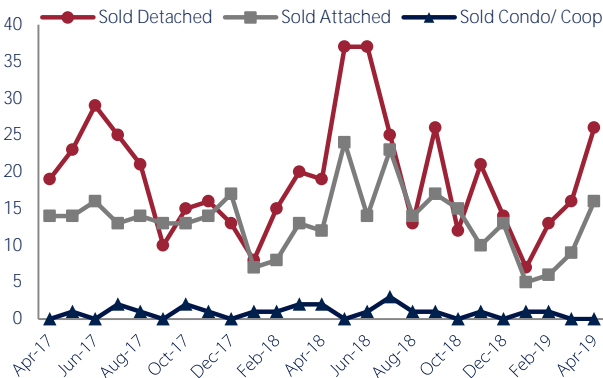
Days On Market

29



Down -26%
Vs. Year Ago

Units Sold*



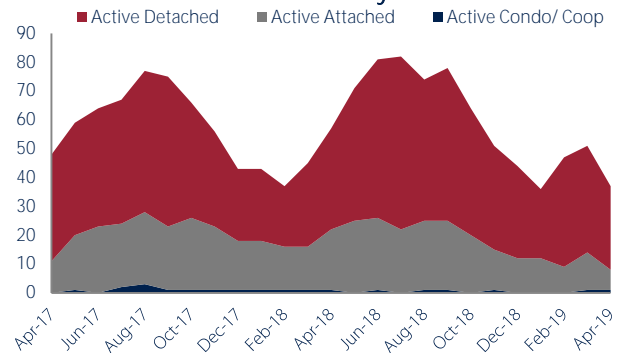
Units Sold

There was an increase in total units sold in April, with 42 sold this month in Montclair. This month's total units sold was higher than at this time last year.

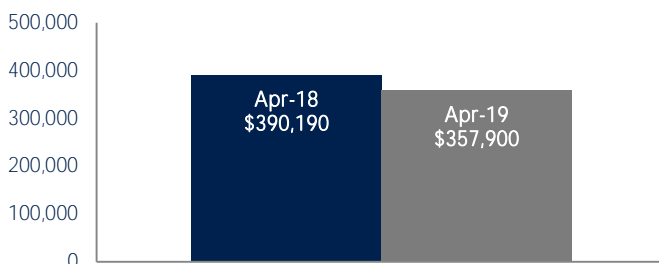
Active Inventory

Versus last year, the total number of homes available this month is lower by 20 units or 35%. The total number of active inventory this April was 37 compared to 57 in April 2018. This month's total of 37 is lower than the previous month's total supply of available inventory of 51, a decrease of 27%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Montclair Homes was \$390,190. This April, the median sale price was \$357,900, a decrease of 8% or \$32,290 compared to last year. The current median sold price is approximately the same as the median price in March.

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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



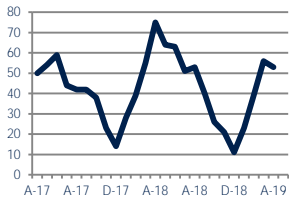
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Zip Code(s): 22025

New Listings

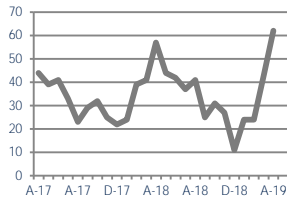
53



Down -29%
Vs. Year Ago

Current Contracts

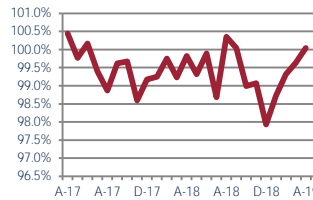
62



Up 9%
Vs. Year Ago

Sold Vs. List Price

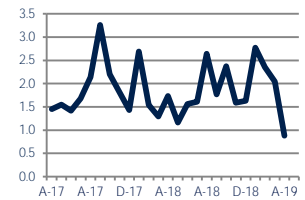
100.0%



No Change
Vs. Year Ago

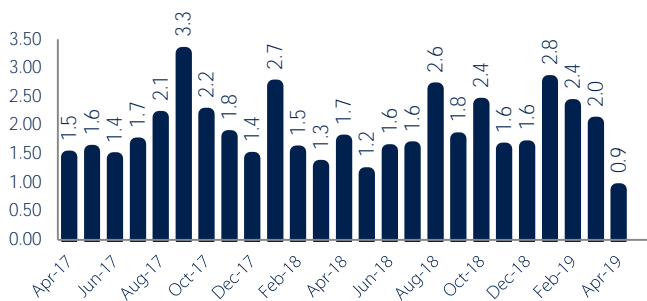
Months of Supply

0.9



Down -49%
Vs. Year Ago

Months Of Supply



Months of Supply

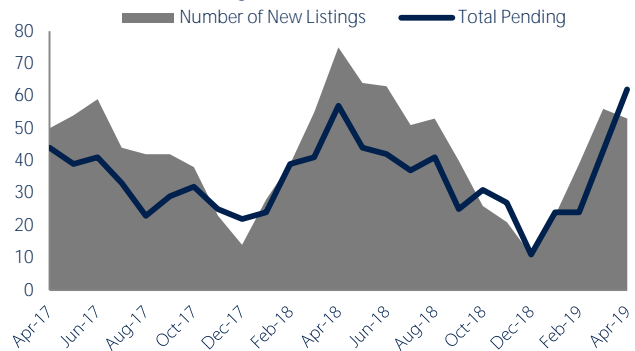
In April, there was 0.9 months of supply available in Montclair, compared to 1.7 in April 2018. That is a decrease of 49% versus a year ago.

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.

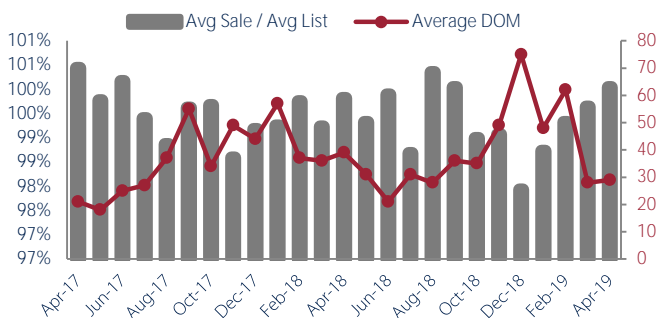
New Listings & Current Contracts

This month there were 53 homes newly listed for sale in Montclair compared to 75 in April 2018, a decrease of 29%. There were 62 current contracts pending sale this April compared to 57 a year ago. The number of current contracts is 9% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Montclair was 100.0% 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 29, lower than the average last year, which was 39, a decrease of 26%.



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