

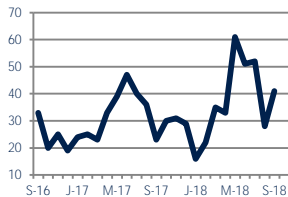
## Focus On: Montclair Housing Market

September 2018

Zip Code(s): 22025

### Units Sold

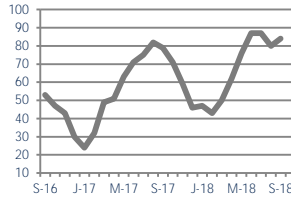
41



Up  
Vs. Year Ago

### Active Inventory

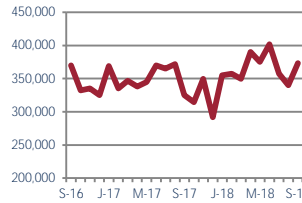
84



Up 6%  
Vs. Year Ago

### Median Sale Price

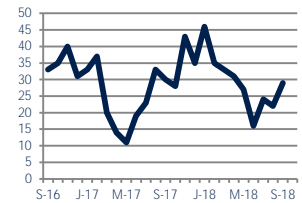
\$373,500



Up 15%  
Vs. Year Ago

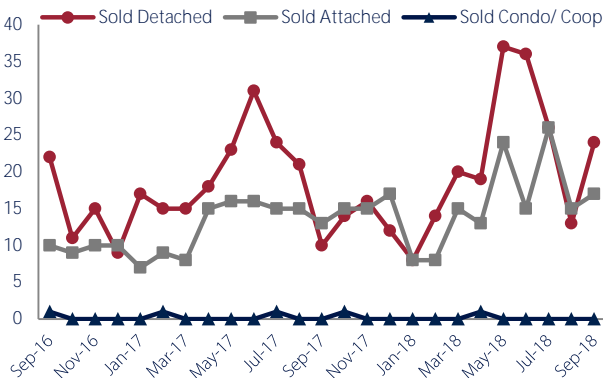
### Days On Market

29



Down -3%  
Vs. Year Ago

### Units Sold\*



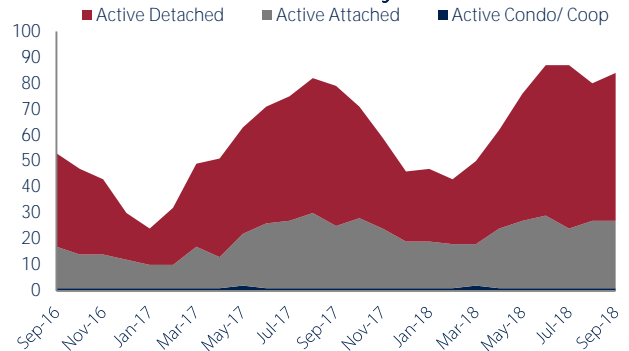
### Units Sold

There was an increase in total units sold in September, with 41 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 higher by 5 units or 6%. The total number of active inventory this September was 84 compared to 79 in September 2017. This month's total of 84 is higher than the previous month's total supply of available inventory of 80, an increase of 5%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last September, the median sale price for Montclair Homes was \$325,000. This September, the median sale price was \$373,500, an increase of 15% or \$48,500 compared to last year. The current median sold price is 10% higher than in August.

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



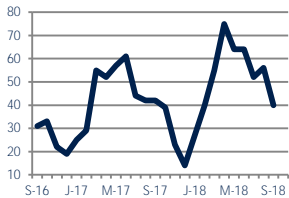
**Focus On:** Montclair Housing Market

September 2018

Zip Code(s): 22025

**New Listings**

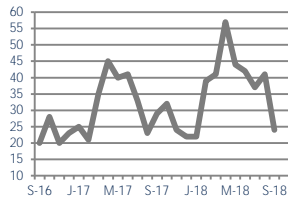
40



**Down -5%**  
Vs. Year Ago

**Current Contracts**

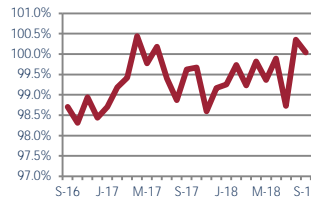
24



**Down -17%**  
Vs. Year Ago

**Sold Vs. List Price**

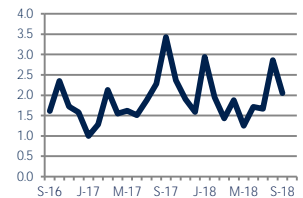
100.0%



**No Change**  
Vs. Year Ago

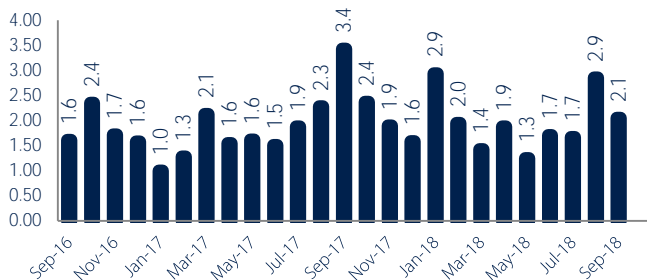
**Months of Supply**

2.1



**Down -40%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

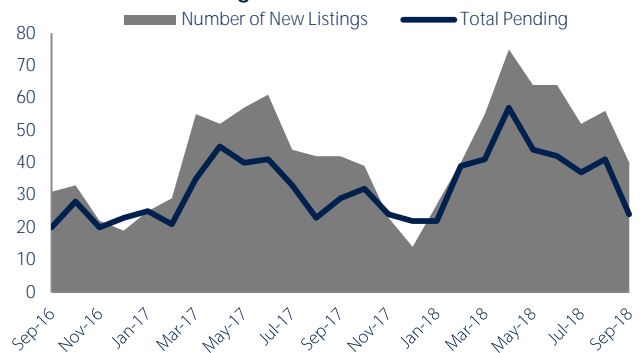
In September, there was 2.0 months of supply available in Montclair, compared to 3.4 in September 2017. That is a decrease of 40% versus a year ago.

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.

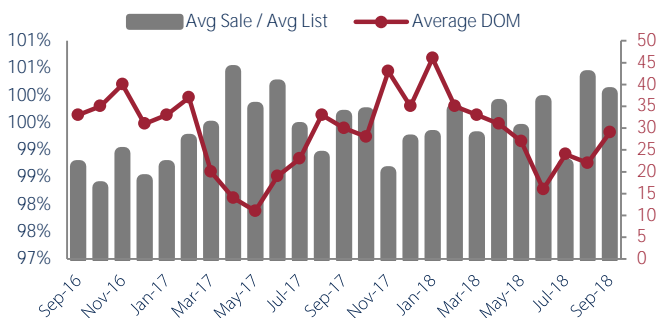
**New Listings & Current Contracts**

This month there were 40 homes newly listed for sale in Montclair compared to 42 in September 2017, a decrease of 5%. There were 24 current contracts pending sale this September compared to 29 a year ago. The number of current contracts is 17% lower than last September.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In September, 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 30, a decrease of 3%.



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