



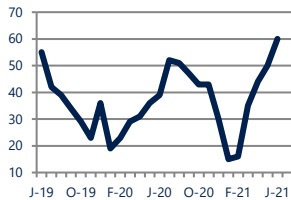
Focus On: Montclair Housing Market

June 2021

Zip Code(s): 22025

Units Sold

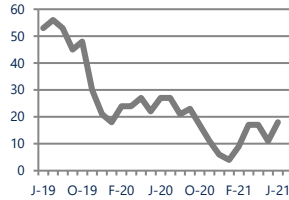
60



Up
Vs. Year Ago

Active Inventory

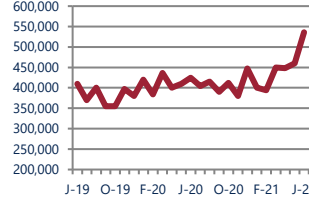
18



Down -33%
Vs. Year Ago

Median Sale Price

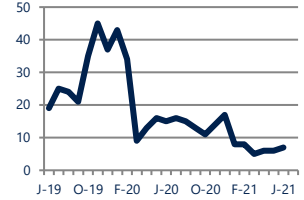
\$536,000



Up 26%
Vs. Year Ago

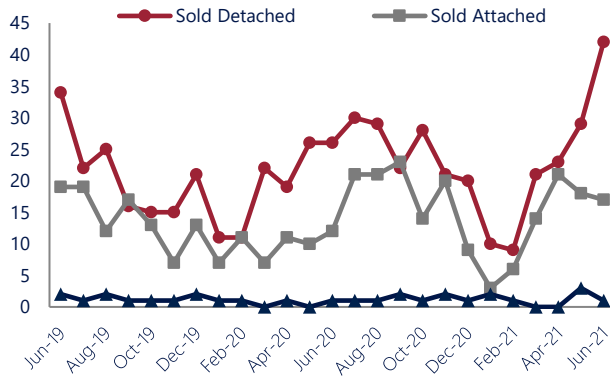
Days On Market

7



Down -53%
Vs. Year Ago

Units Sold*



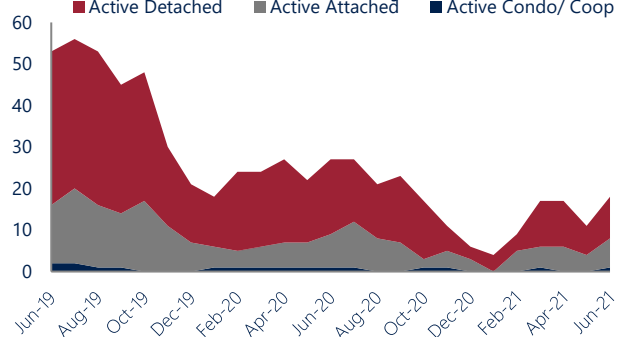
Units Sold

There was an increase in total units sold in June, with 60 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 9 units or 33%. The total number of active inventory this June was 18 compared to 27 in June 2020. This month's total of 18 is higher than the previous month's total supply of available inventory of 11, an increase of 64%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Montclair Homes was \$425,000. This June, the median sale price was \$536,000, an increase of \$111,000 compared to last year. The current median sold price is higher than in May.

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.





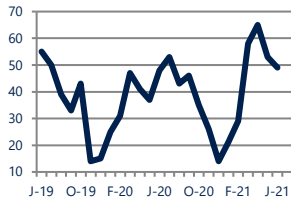
Focus On: Montclair Housing Market

June 2021

Zip Code(s): 22025

New Listings

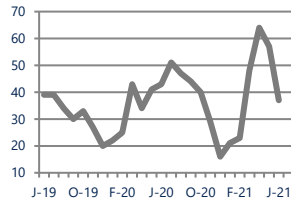
49



Up 2%
Vs. Year Ago

Current Contracts

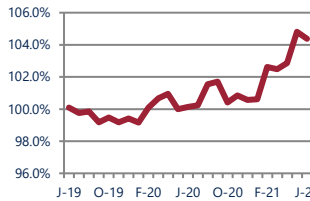
37



Down -14%
Vs. Year Ago

Sold Vs. List Price

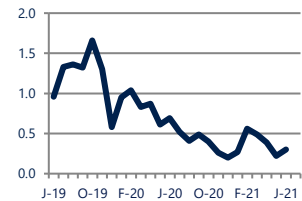
104.4%



Up 4.2%
Vs. Year Ago

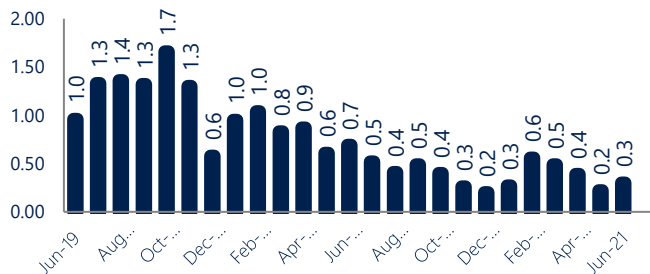
Months of Supply

0.3



Down -57%
Vs. Year Ago

Months of Supply



Months of Supply

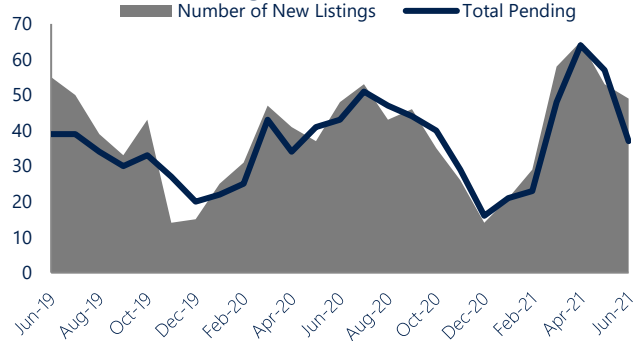
In June, there was 0.3 months of supply available in Montclair, compared to 0.7 in June 2020. That is a decrease of 57% versus a year ago.

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.

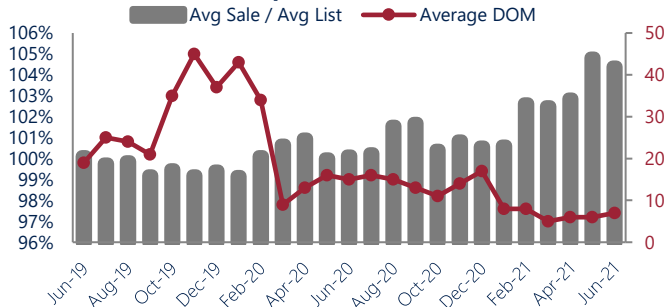
New Listings & Current Contracts

This month there were 49 homes newly listed for sale in Montclair compared to 48 in June 2020, an increase of 2%. There were 37 current contracts pending sale this June compared to 43 a year ago. The number of current contracts is 14% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Montclair was 104.4% of the average list price, which is 4.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 7, lower than the average last year, which was 15, a decrease of 53%.

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