



REAL ESTATE REPORT

Q2 2026

MONTCLAIR TWP



MARVIN WILLIAMS

Direct: 908-422-8621

Cell: 908-422-8621

marvin@CommunityEdition.com

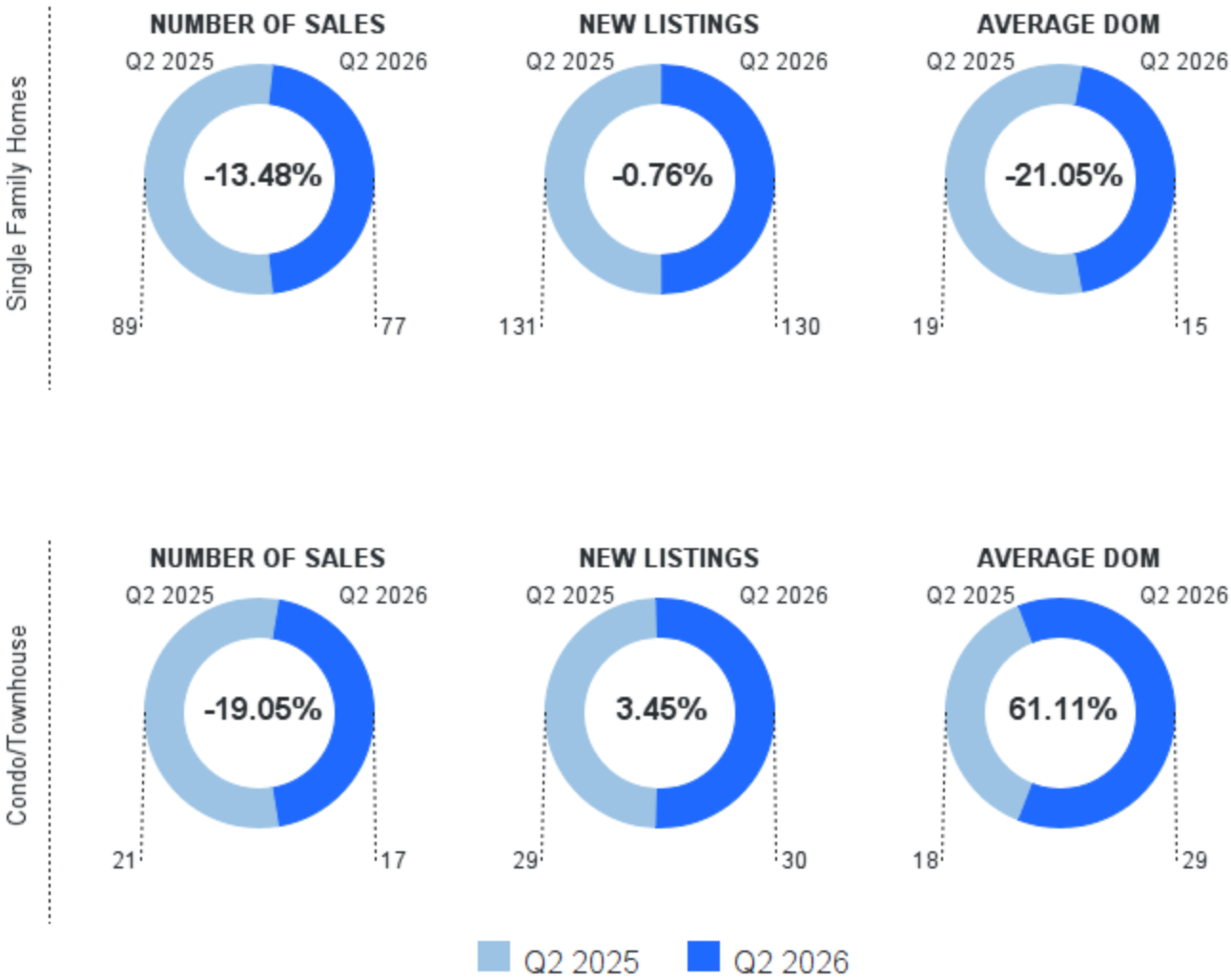
www.CommunityEdition.com



**COLDWELL BANKER
REALTY**

MONTCLAIR TWP | Q2 2026

REAL ESTATE SNAPSHOT - Change since this time last year



REAL ESTATE SNAPSHOT

ESSEX COUNTY | MONTCLAIR TWP

MARKET OVERVIEW

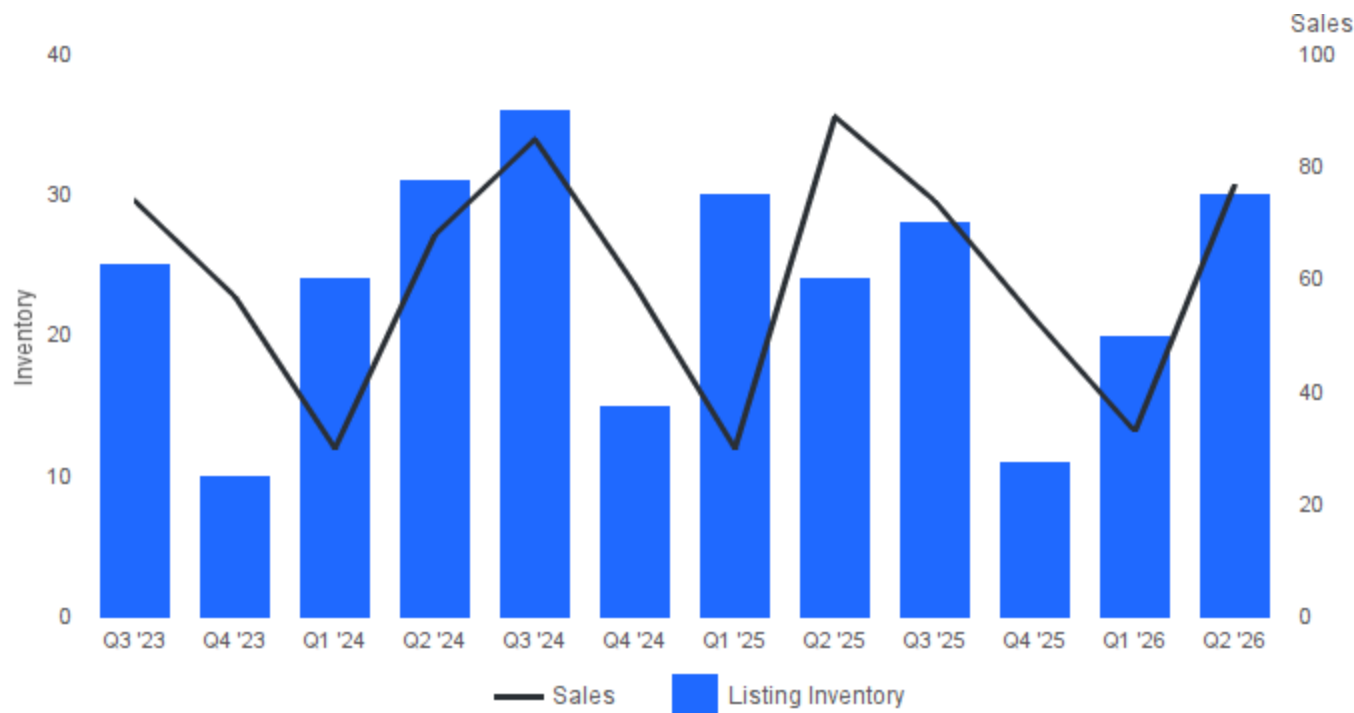
Q2 2026 | Single Family Homes ?

-13.48% ↓ PROPERTIES SOLD SINGLE FAMILY HOMES	-2.73% ↓ AVERAGE SOLD PRICE SINGLE FAMILY HOMES	-0.19% ↓ MEDIAN SOLD PRICE SINGLE FAMILY HOMES
-0.76% ↓ NEW LISTINGS SINGLE FAMILY HOMES	-6.48% ↓ AVERAGE LIST PRICE SINGLE FAMILY HOMES	-5.92% ↓ MEDIAN LIST PRICE SINGLE FAMILY HOMES
2.16% ↑ LIST/SELL PRICE RATIO SINGLE FAMILY HOMES	-21.05% ↓ AVERAGE DAYS ON MARKET SINGLE FAMILY HOMES	0.00% MEDIAN DAYS ON MARKET SINGLE FAMILY HOMES

LISTING INVENTORY AND NUMBER OF SALES

Q2 2026 | Single Family Homes ?

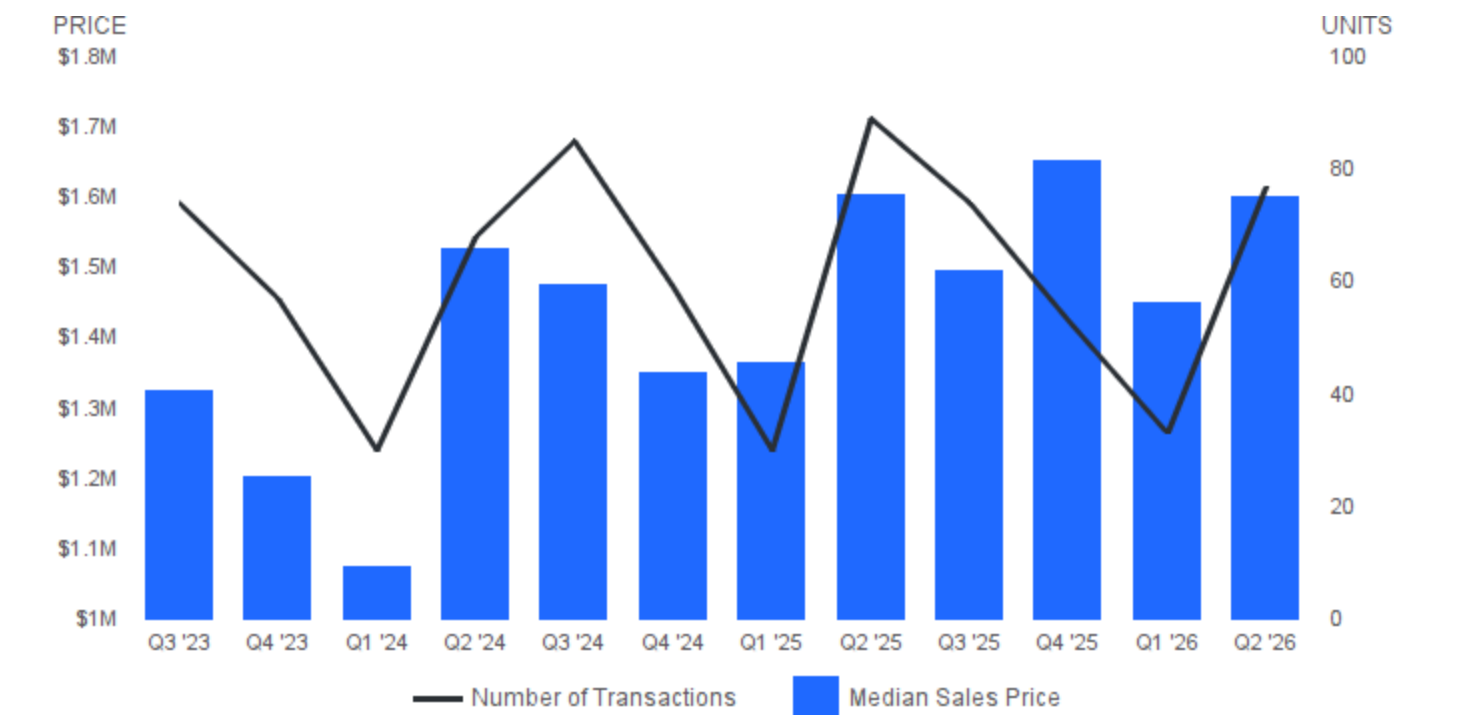
Quarterly inventory of properties for sale along with number of sales



MEDIAN SALES PRICE AND NUMBER OF SALES

Q2 2026 | Single Family Homes ?

Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

Q2 2026 | Single Family Homes ?

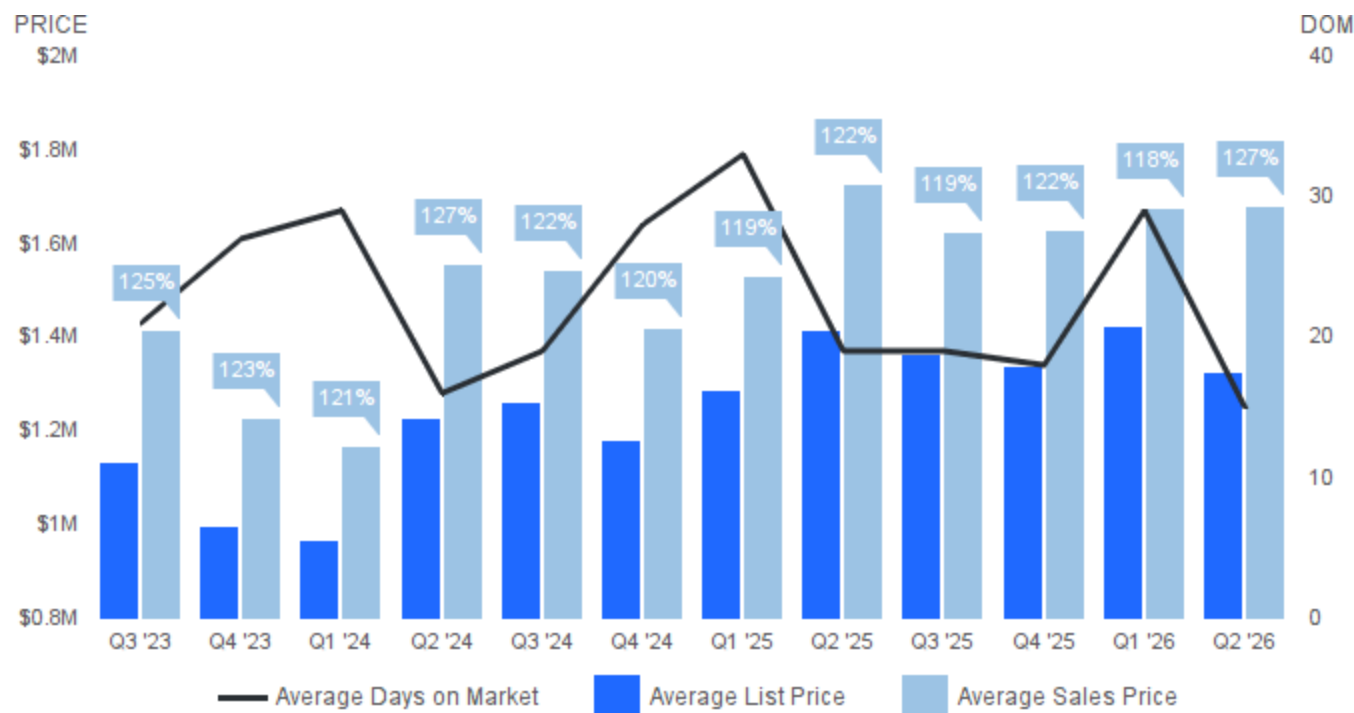
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE & AVERAGE DOM

Q2 2026 | Single Family Homes ?

Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.
Average Days on Market | Average days on market for all properties sold.



AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

Q2 2026 | Single Family Homes ?

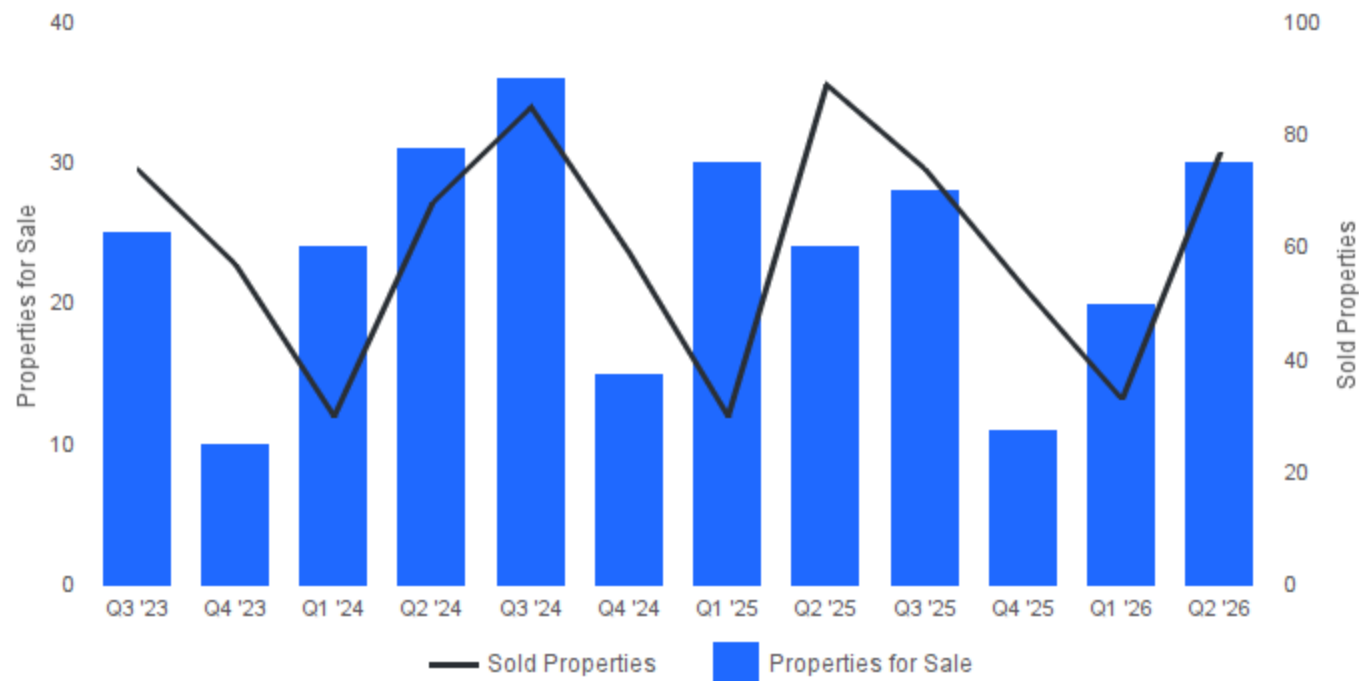
Average Sales Price | Average sales price for all properties sold.
Properties for Sale | Number of properties listed for sale at the end of quarter.



PROPERTIES FOR SALE AND SOLD PROPERTIES

Q2 2026 | Single Family Homes ?

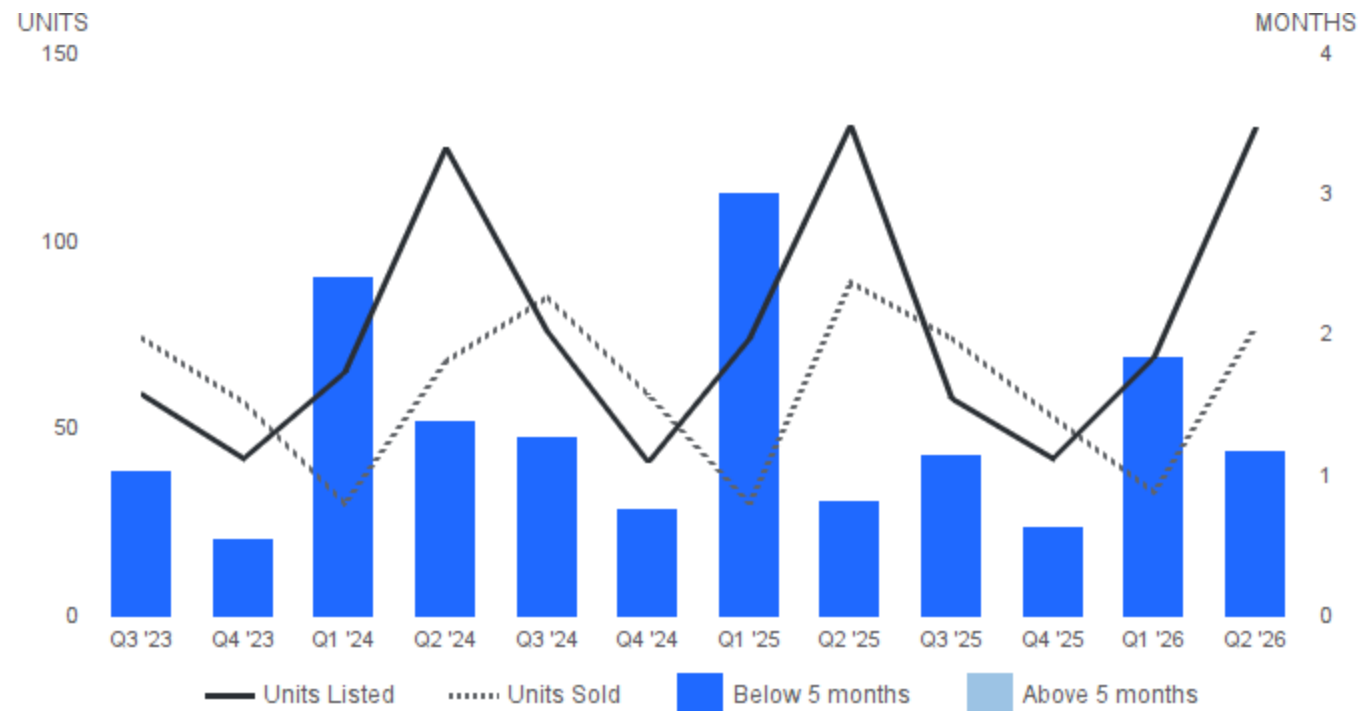
Properties for Sale | Number of properties listed for sale at the end of quarter.
Sold Properties | Number of properties sold.



MONTHS SUPPLY OF INVENTORY

Q2 2026 | Single Family Homes ?

Months Supply of Inventory | Properties for sale divided by number of properties sold.
Units Listed | Number of properties listed for sale at the end of month.
Units Sold | Number of properties sold.



REAL ESTATE SNAPSHOT

ESSEX COUNTY | MONTCLAIR TWP

MARKET OVERVIEW

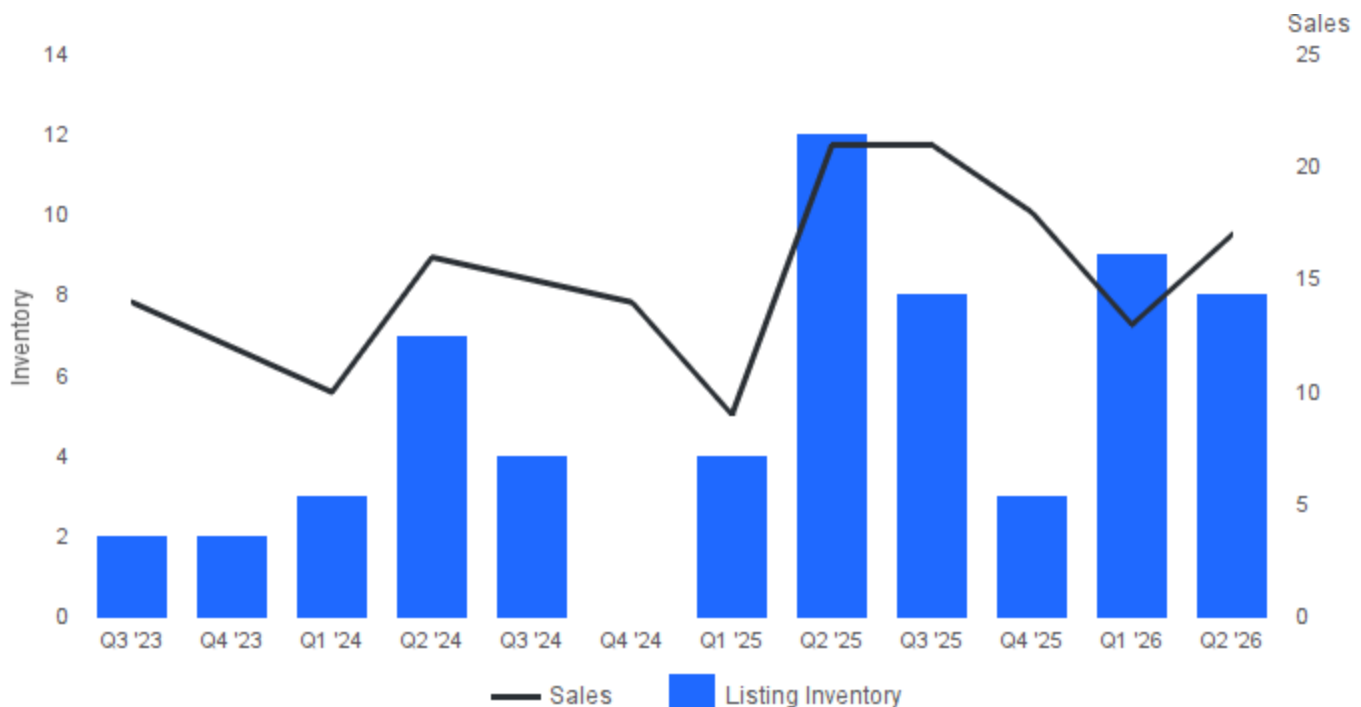
Q2 2026 | Condo/Townhouse ?

-19.05%  PROPERTIES SOLD CONDO/TOWNHOUSE	37.27%  AVERAGE SOLD PRICE CONDO/TOWNHOUSE	37.36%  MEDIAN SOLD PRICE CONDO/TOWNHOUSE
3.45%  NEW LISTINGS CONDO/TOWNHOUSE	48.62%  AVERAGE LIST PRICE CONDO/TOWNHOUSE	43.98%  MEDIAN LIST PRICE CONDO/TOWNHOUSE
-6.06%  LIST/SELL PRICE RATIO CONDO/TOWNHOUSE	61.11%  AVERAGE DAYS ON MARKET CONDO/TOWNHOUSE	21.43%  MEDIAN DAYS ON MARKET CONDO/TOWNHOUSE

LISTING INVENTORY AND NUMBER OF SALES

Q2 2026 | Condo/Townhouse ?

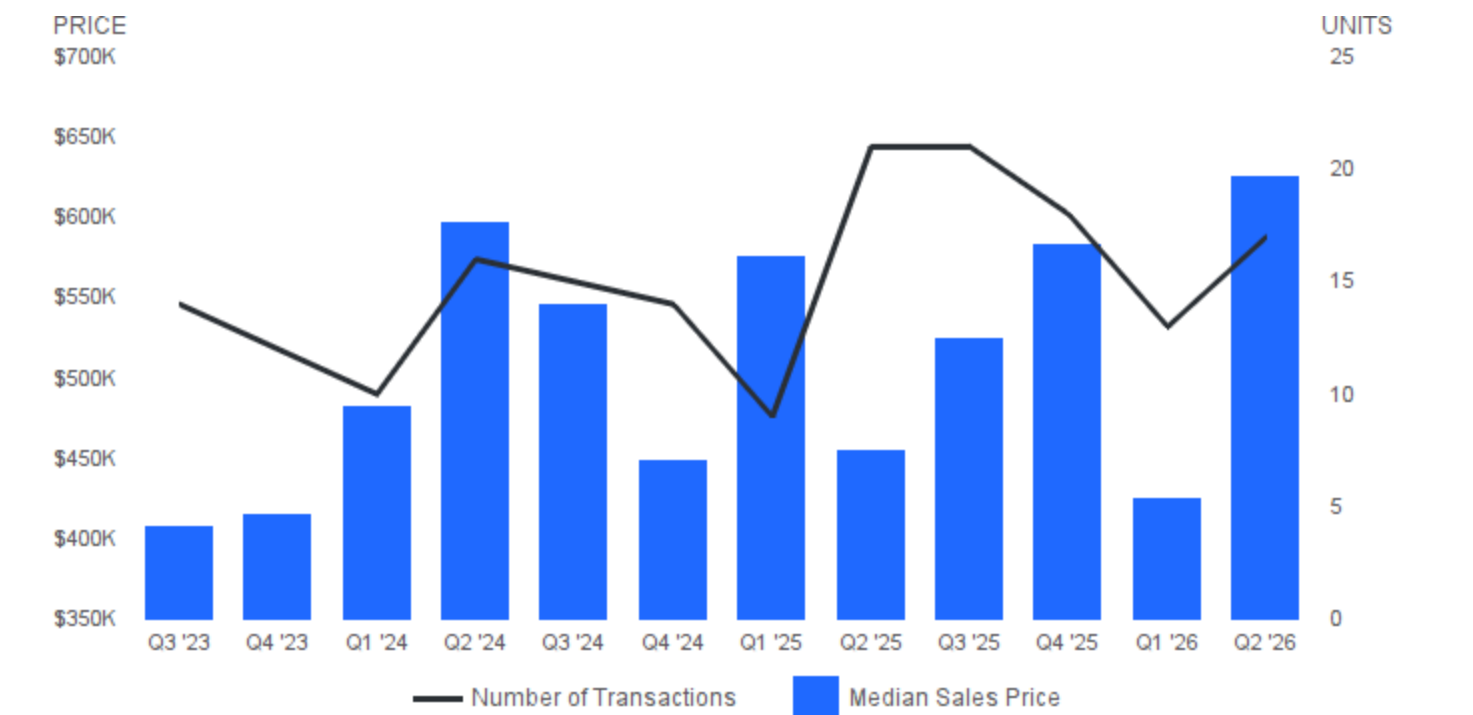
Quarterly inventory of properties for sale along with number of sales



MEDIAN SALES PRICE AND NUMBER OF SALES

Q2 2026 | Condo/Townhouse ?

Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

Q2 2026 | Condo/Townhouse ?

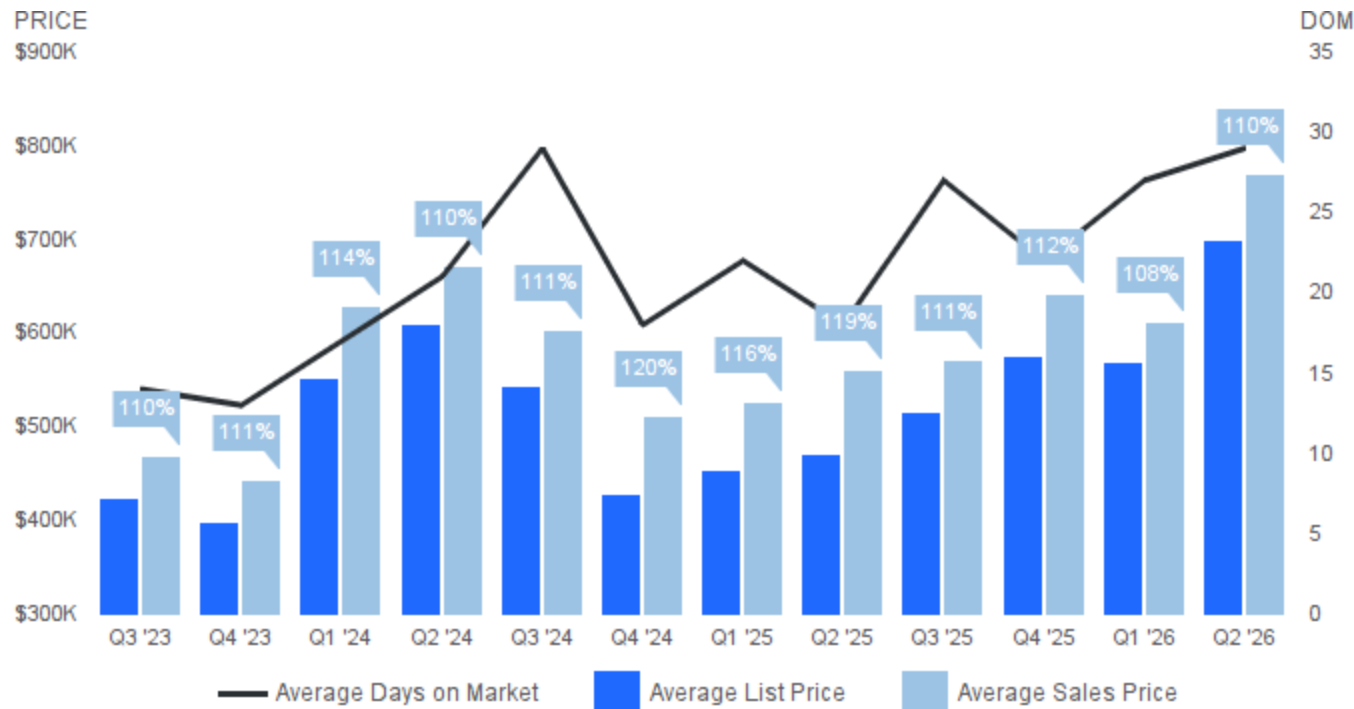
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE & AVERAGE DOM

Q2 2026 | Condo/Townhouse ?

Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.
Average Days on Market | Average days on market for all properties sold.



AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

Q2 2026 | Condo/Townhouse ?

Average Sales Price | Average sales price for all properties sold.
Properties for Sale | Number of properties listed for sale at the end of quarter.



PROPERTIES FOR SALE AND SOLD PROPERTIES

Q2 2026 | Condo/Townhouse ?

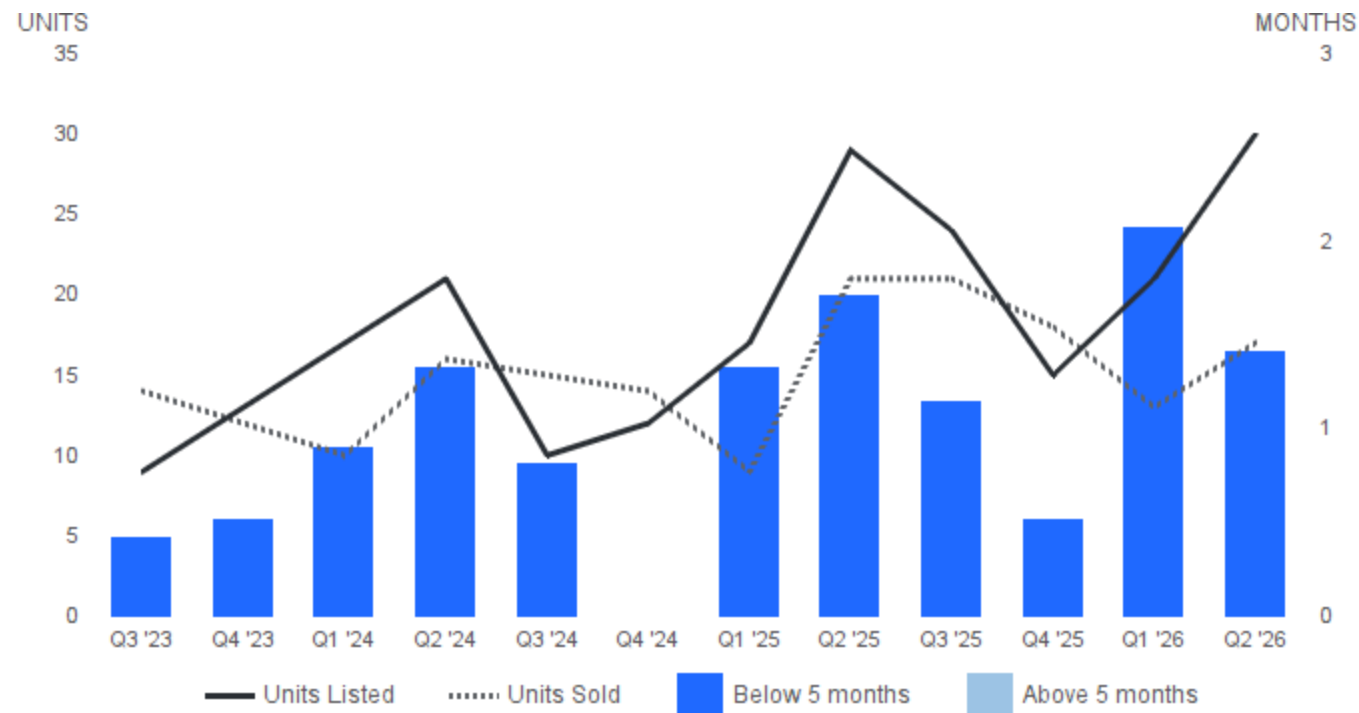
Properties for Sale | Number of properties listed for sale at the end of quarter.
Sold Properties | Number of properties sold.



MONTHS SUPPLY OF INVENTORY

Q2 2026 | Condo/Townhouse ?

Months Supply of Inventory | Properties for sale divided by number of properties sold.
Units Listed | Number of properties listed for sale at the end of month.
Units Sold | Number of properties sold.



The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. ©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.  