



REAL ESTATE REPORT

Q2 2026

MONTCLAIR TWP



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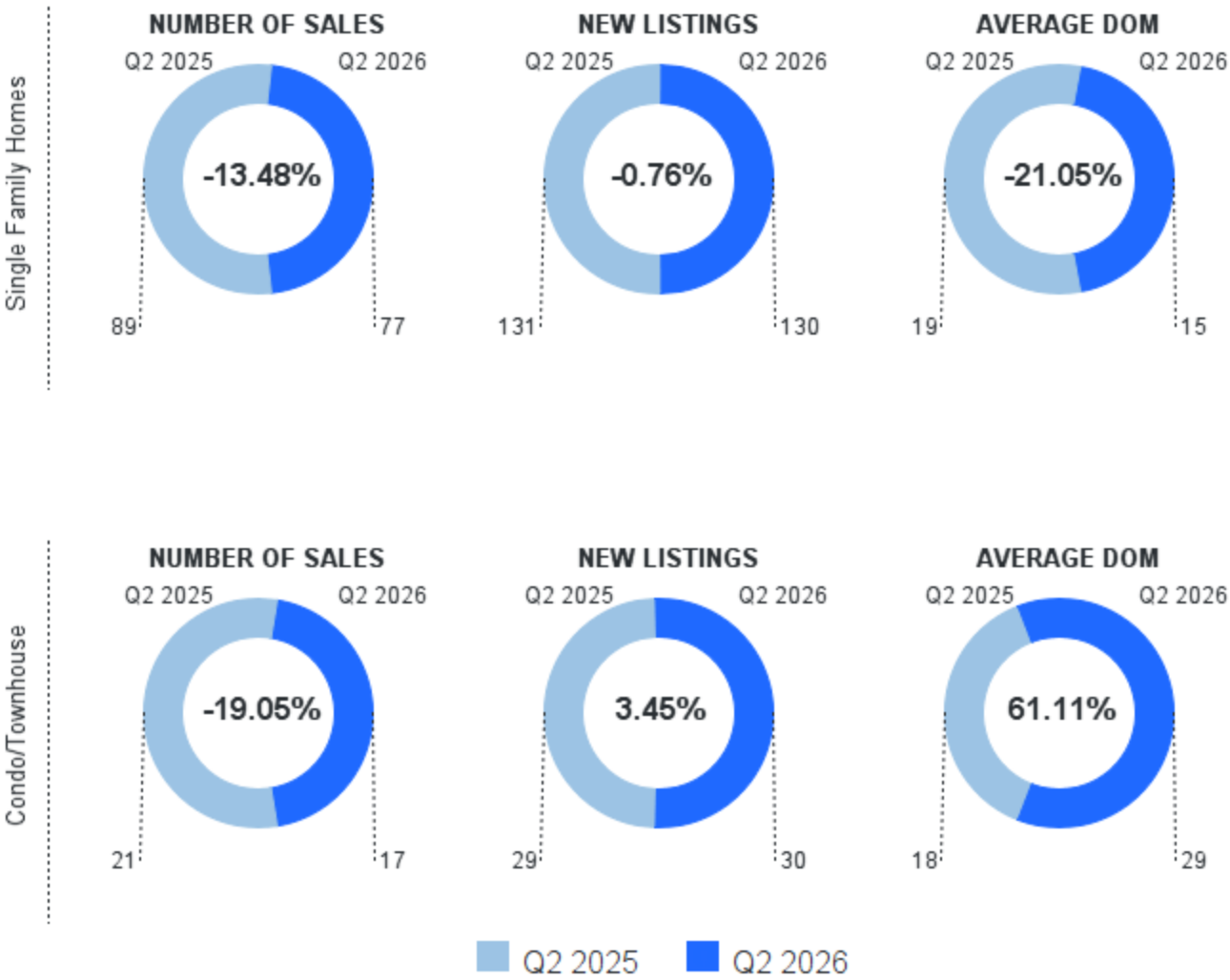
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**COLDWELL BANKER
REALTY**

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 ?

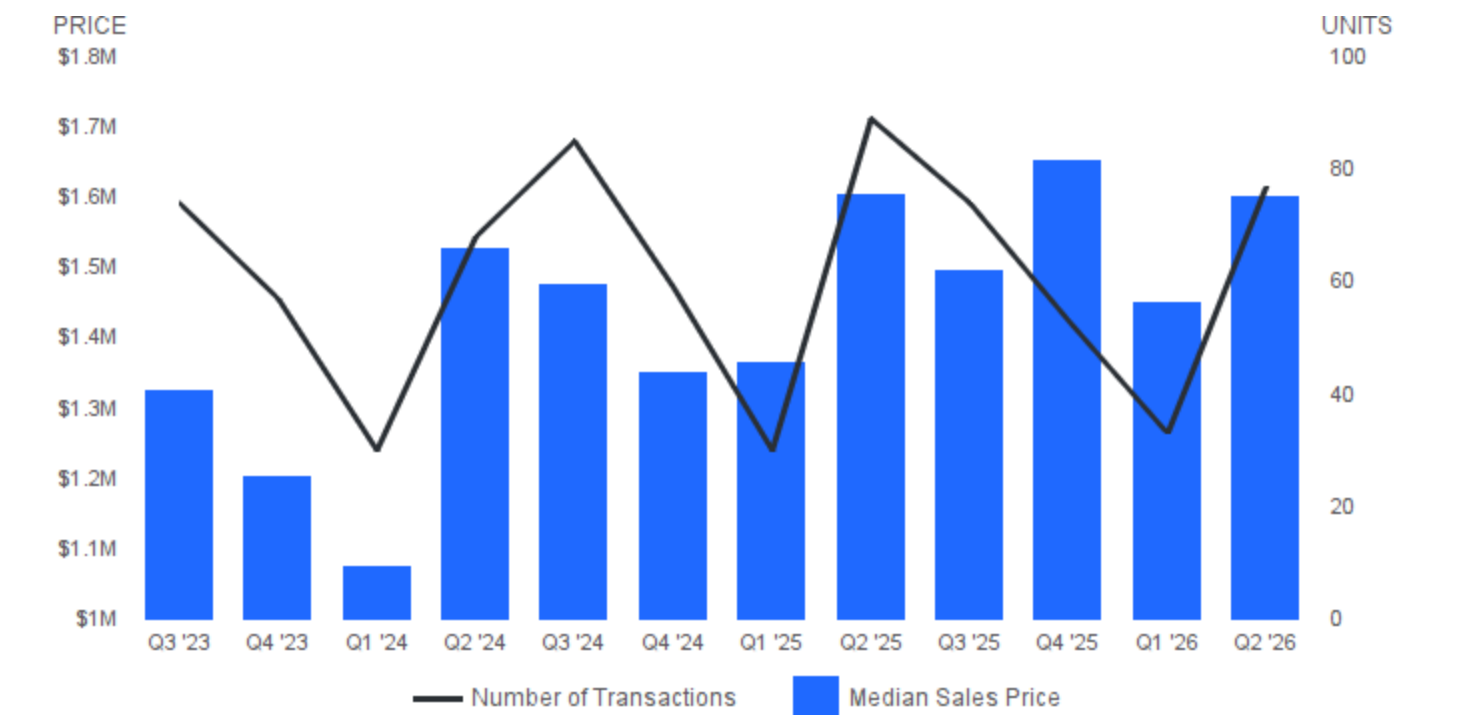
Quarterly inventory of properties for sale along with number of sales



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 ?

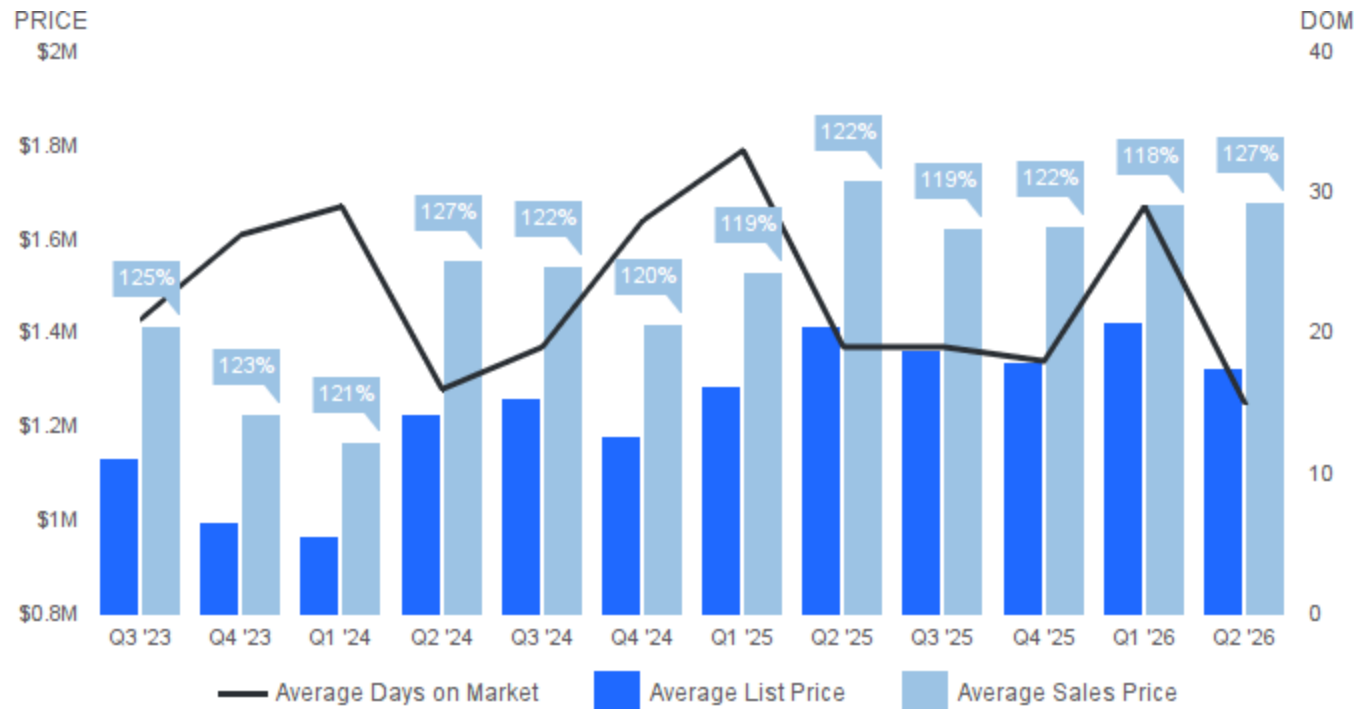
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE & AVERAGE DOM

Q2 2026 | Single Family Homes ?

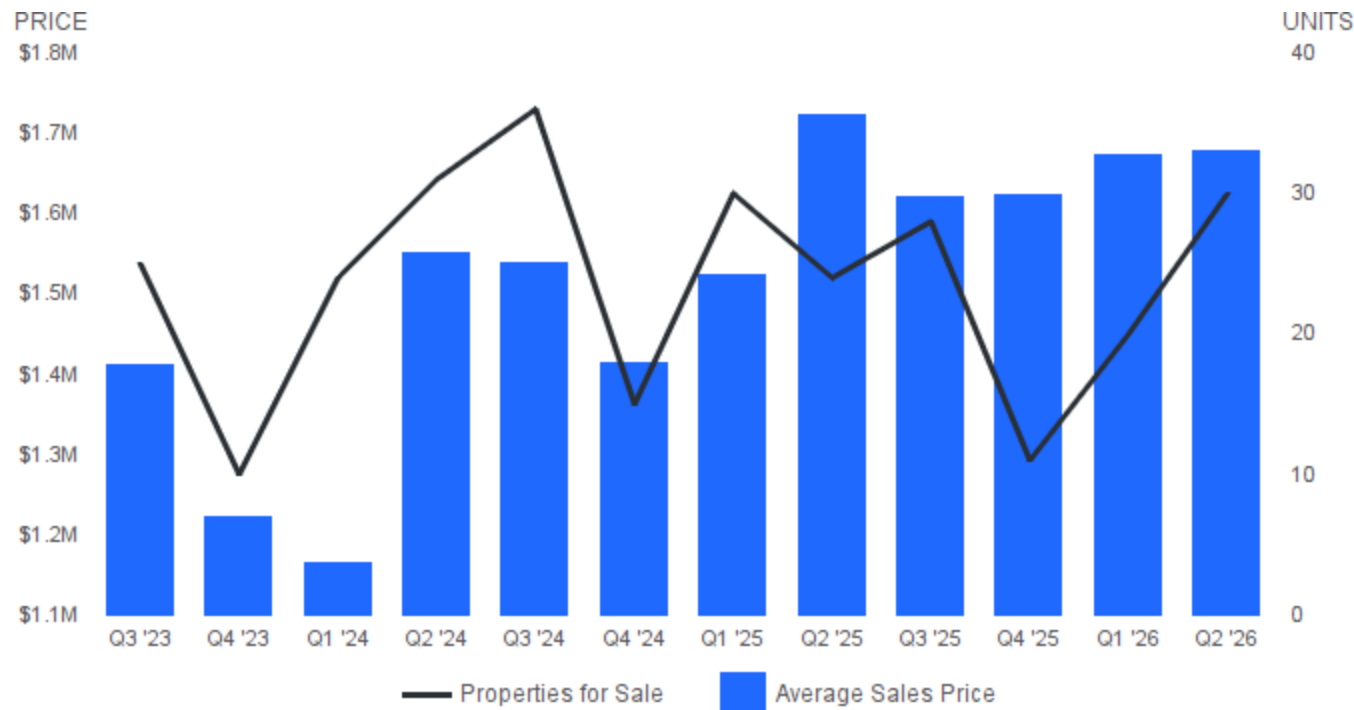
Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.
Average Days on Market | Average days on market for all properties sold.



AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

Q2 2026 | Single Family Homes ?

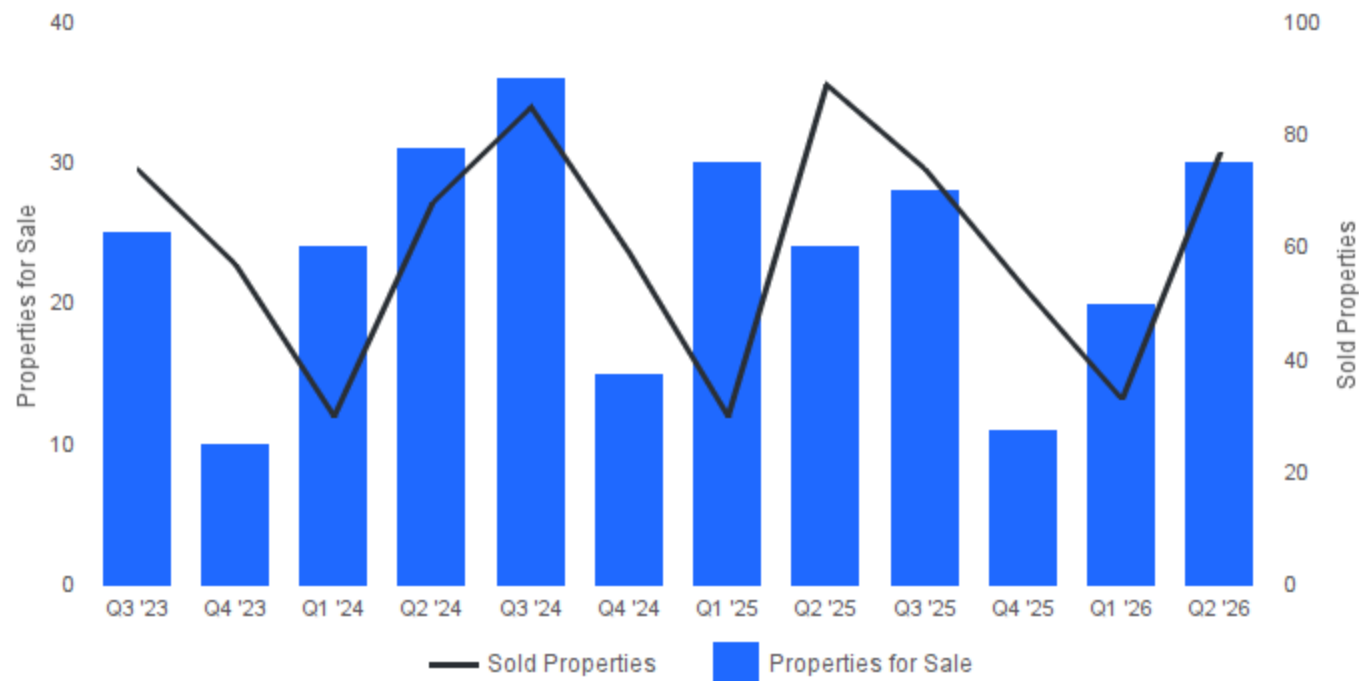
Average Sales Price | Average sales price for all properties sold.
Properties for Sale | Number of properties listed for sale at the end of quarter.



PROPERTIES FOR SALE AND SOLD PROPERTIES

Q2 2026 | Single Family Homes ?

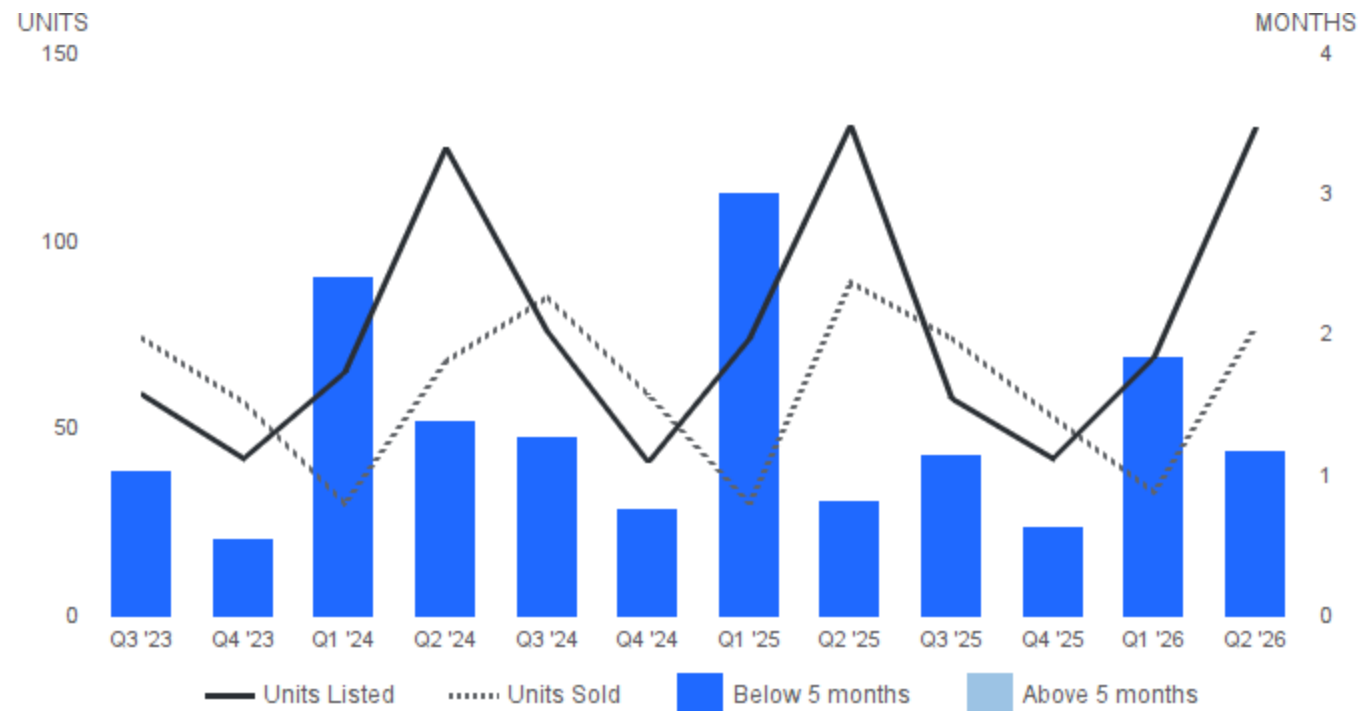
Properties for Sale | Number of properties listed for sale at the end of quarter.
Sold Properties | Number of properties sold.



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

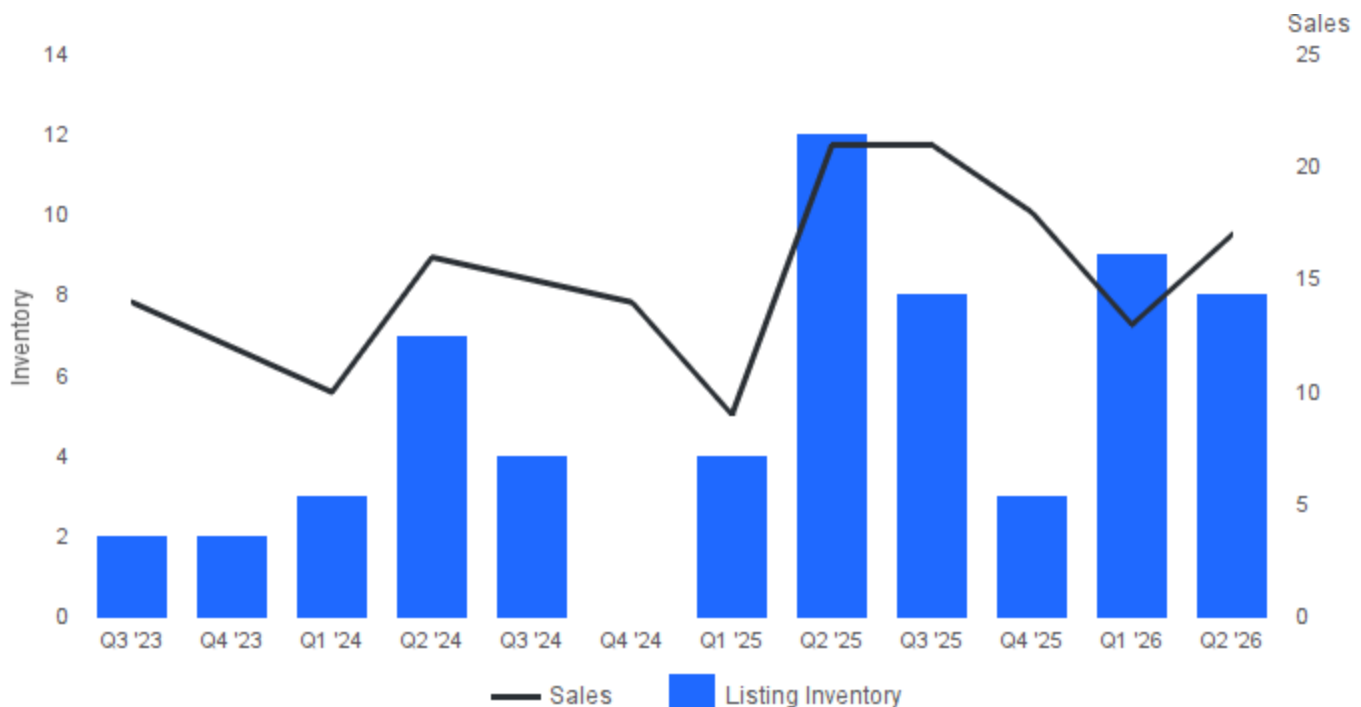
Q2 2026 | Condo/Townhouse ?

-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

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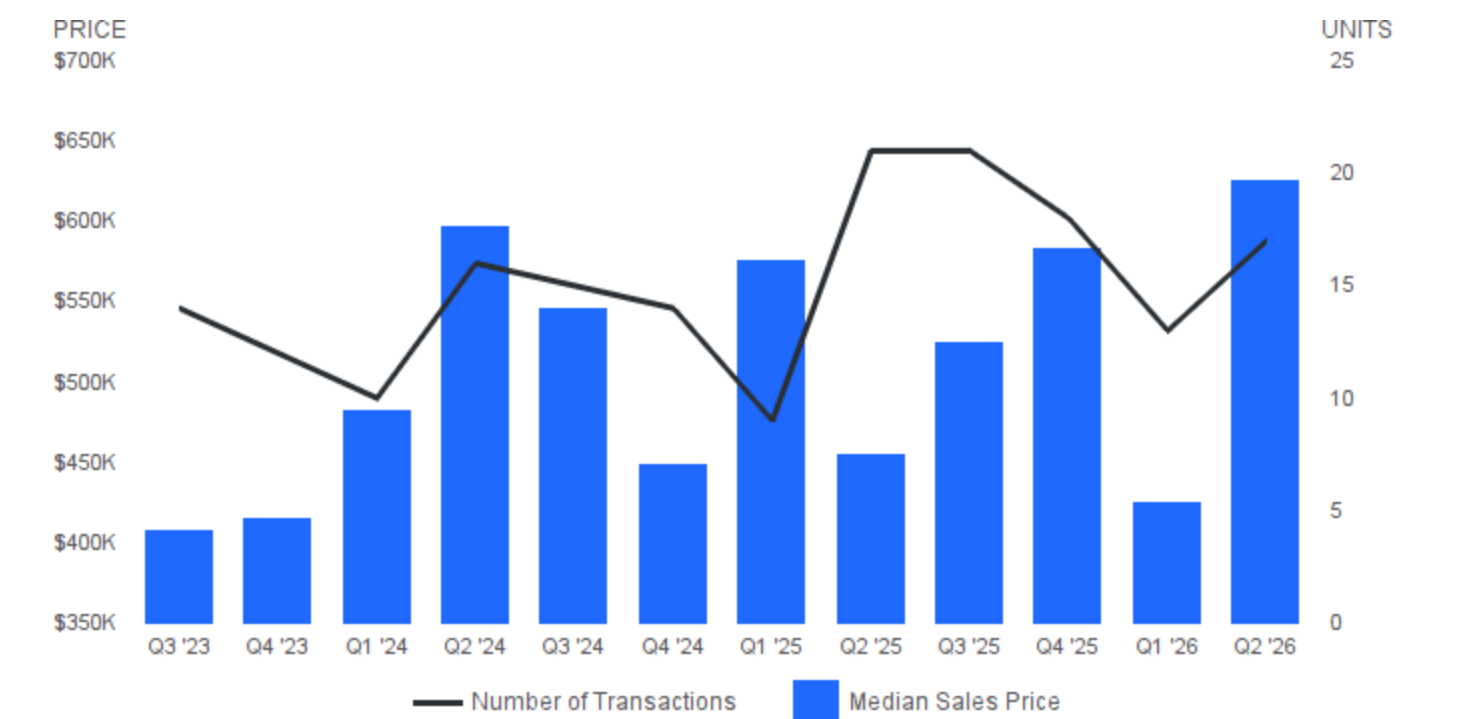
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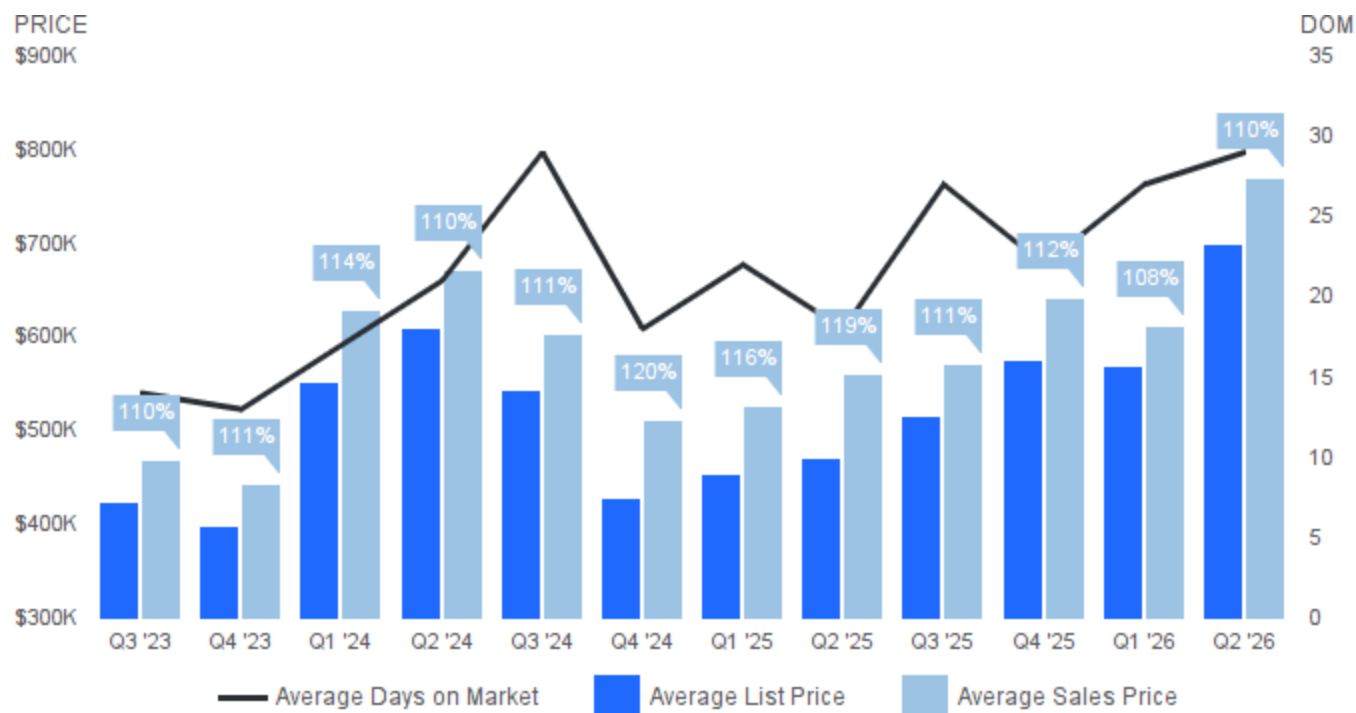
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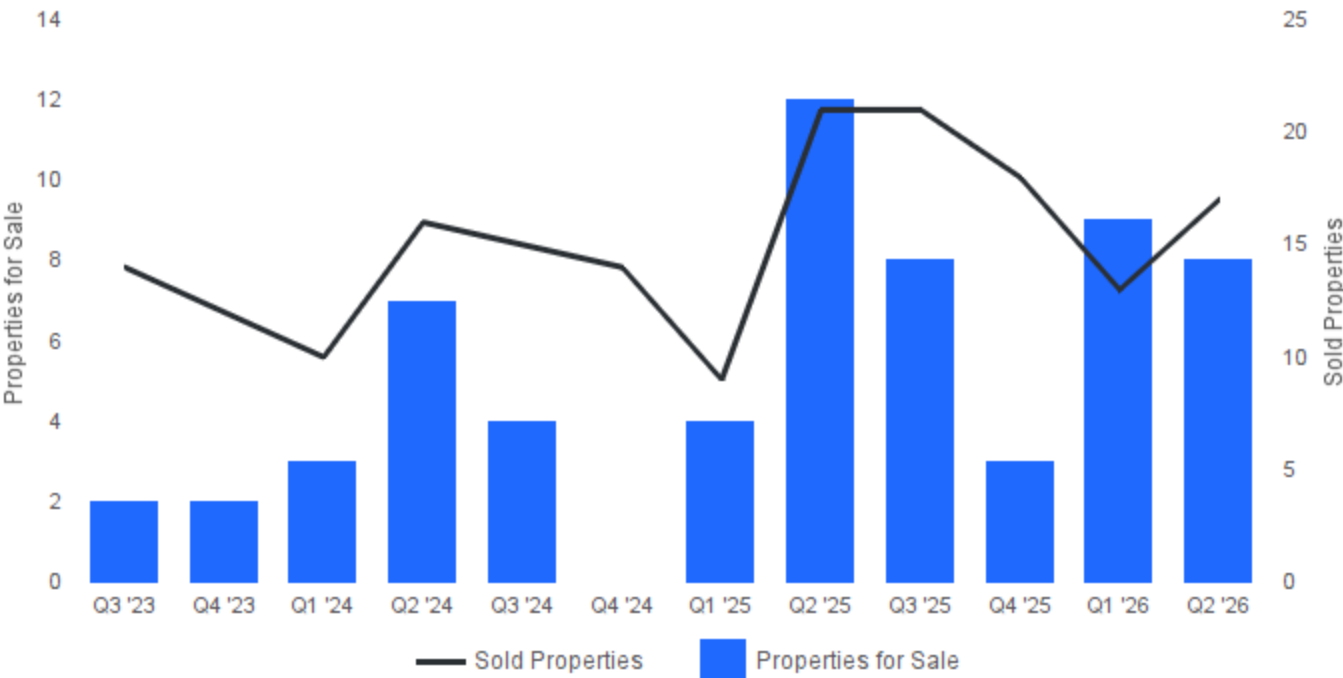
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PROPERTIES FOR SALE AND SOLD PROPERTIES

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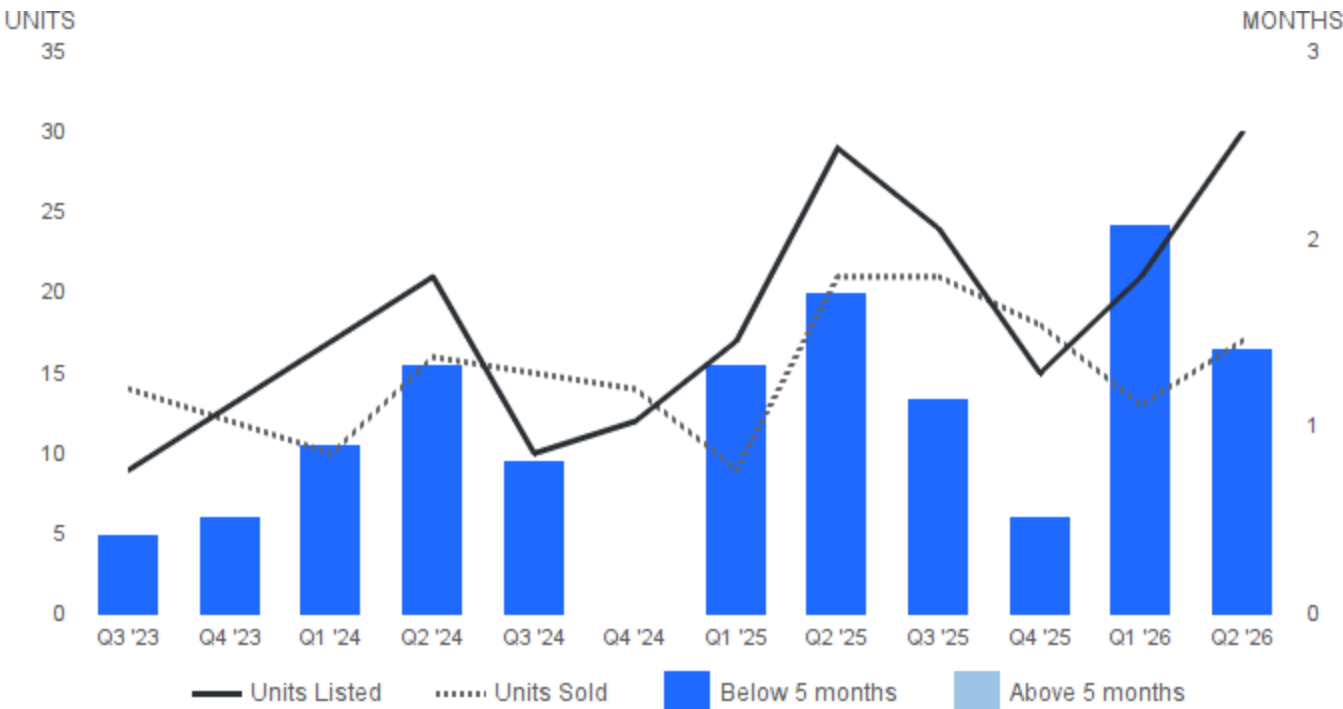
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