



May 2026

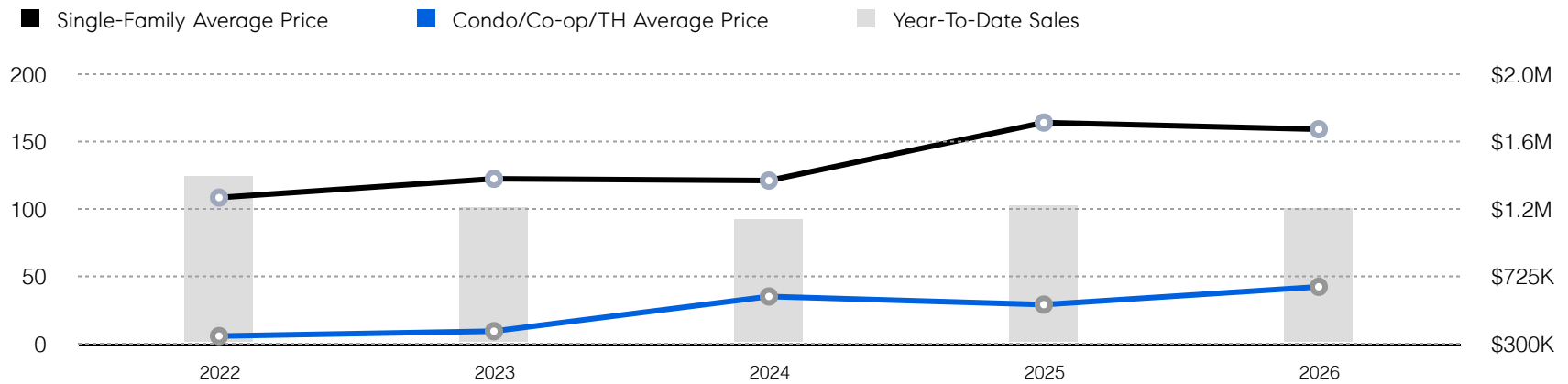
Montclair Market Report

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Montclair

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	127	124	-2.4%	53	40	-24.5%
	ACTIVE LISTINGS	32	46	43.8%	32	46	43.8%
	# OF SALES	80	77	-3.7%	33	27	-18.2%
	SALES VOLUME	\$135,592,182	\$127,257,721	-6.1%	\$62,781,256	\$44,727,724	-28.8%
	MEDIAN PRICE	\$1,562,204	\$1,450,000	-7.2%	\$1,800,000	\$1,525,000	-15.3%
	AVERAGE PRICE	\$1,694,902	\$1,652,698	-2.5%	\$1,902,462	\$1,656,582	-12.9%
	AVERAGE DOM	24	22	-8.3%	21	16	-23.8%
	% OF ASKING PRICE	124.9%	126.7%	1.8%	122.7%	134.0%	11.3%
Condo/Co-op/TH	CONTRACTS SIGNED	27	32	18.5%	7	10	42.9%
	ACTIVE LISTINGS	5	14	180.0%	5	14	180.0%
	# OF SALES	21	22	4.8%	9	5	-44.4%
	SALES VOLUME	\$11,478,779	\$14,496,000	26.3%	\$4,375,236	\$2,162,000	-50.6%
	MEDIAN PRICE	\$455,000	\$462,500	1.6%	\$410,000	\$385,000	-6.1%
	AVERAGE PRICE	\$546,609	\$658,909	20.5%	\$486,137	\$432,400	-11.1%
	AVERAGE DOM	17	32	88.2%	13	36	176.9%
	% OF ASKING PRICE	121.1%	107.6%	-13.4%	119.3%	107.4%	-11.9%

Historic Sales Trends



* Line graphs may be hidden due to limited sales data

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Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 05/31/2025 vs. 01/01/2026 - 05/31/2026

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