



COMPASS

October 2021

# Montclair Market Insights

# Montclair

OCTOBER 2021

## UNDER CONTRACT

**42**  
Total  
Properties

**\$760K**  
Average  
Price

**\$722K**  
Median  
Price

**-56%**  
Decrease From  
Oct 2020

**5%**  
Increase From  
Oct 2020

**3%**  
Increase From  
Oct 2020

## UNITS SOLD

**41**  
Total  
Properties

**\$836K**  
Average  
Price

**\$700K**  
Median  
Price

**-34%**  
Decrease From  
Oct 2020

**-9%**  
Decrease From  
Oct 2020

**-21%**  
Decrease From  
Oct 2020

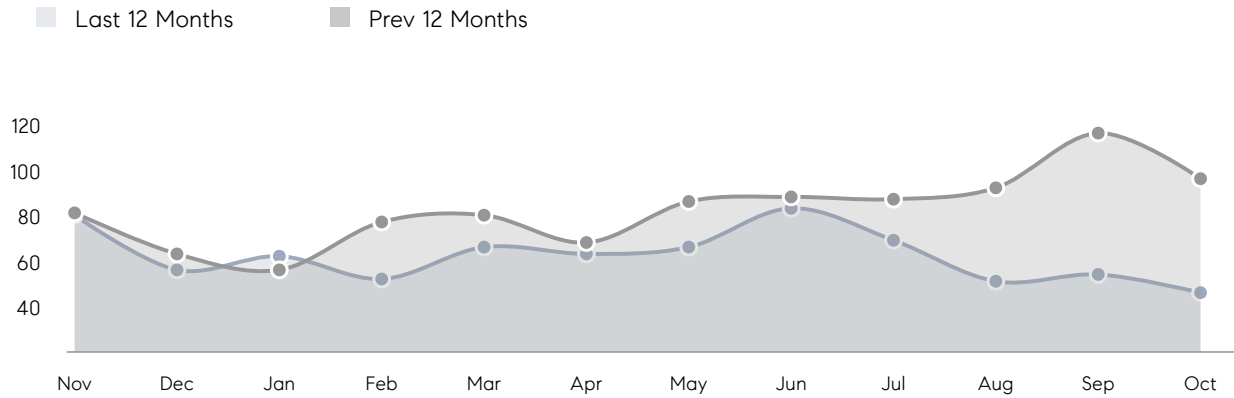
## Property Statistics

		Oct 2021	Oct 2020	% Change
Overall	AVERAGE DOM	33	20	65%
	% OF ASKING PRICE	109%	118%	
	AVERAGE SOLD PRICE	\$836,145	\$918,244	-8.9%
	# OF CONTRACTS	42	96	-56.2%
	NEW LISTINGS	42	84	-50%
Houses	AVERAGE DOM	26	20	30%
	% OF ASKING PRICE	113%	120%	
	AVERAGE SOLD PRICE	\$1,036,648	\$1,008,483	3%
	# OF CONTRACTS	33	77	-57%
	NEW LISTINGS	30	58	-48%
Condo/Co-op/TH	AVERAGE DOM	49	23	113%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$289,318	\$449,000	-36%
	# OF CONTRACTS	9	19	-53%
	NEW LISTINGS	12	26	-54%

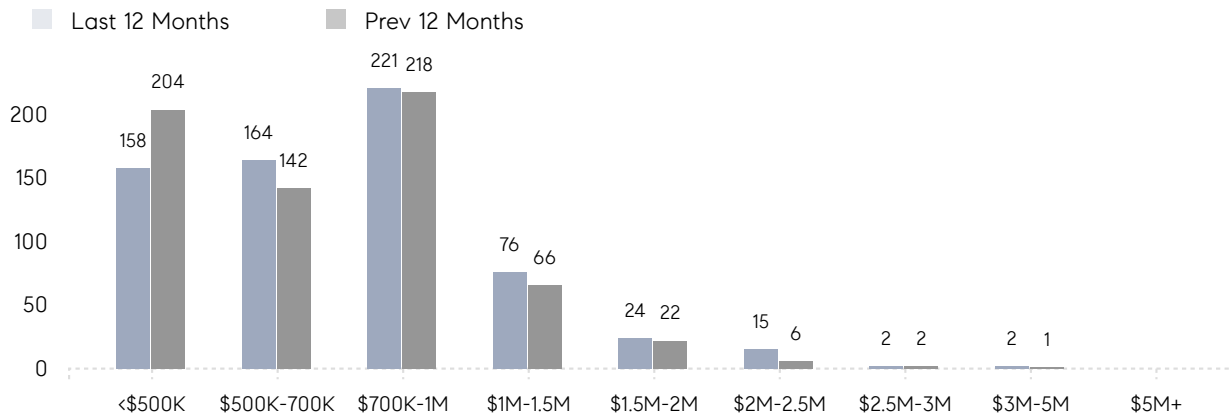
# Montclair

OCTOBER 2021

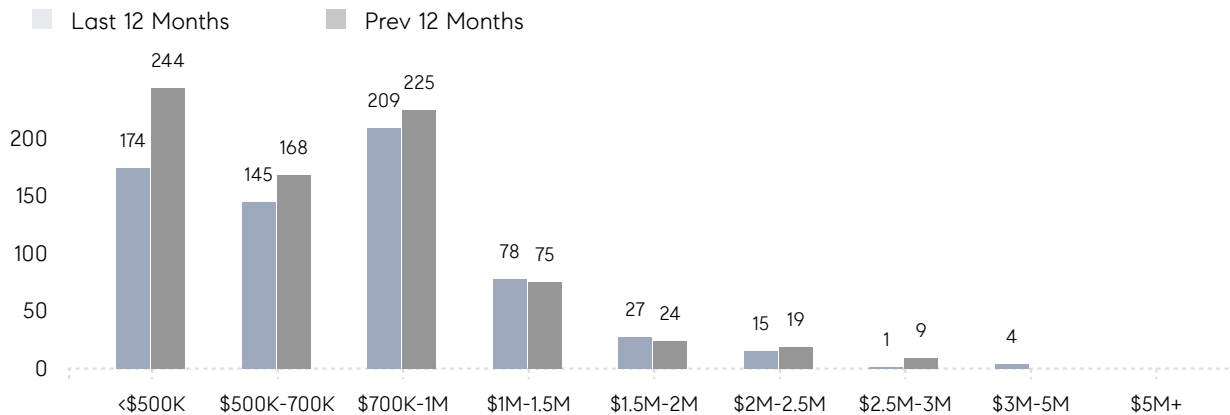
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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