



COMPASS

January 2022

Montclair Market Insights

Montclair

JANUARY 2022

UNDER CONTRACT

17
Total
Properties

\$785K
Average
Price

\$625K
Median
Price

-45%
Decrease From
Jan 2021

12%
Increase From
Jan 2021

1%
Change From
Jan 2021

UNITS SOLD

21
Total
Properties

\$808K
Average
Price

\$765K
Median
Price

-16%
Decrease From
Jan 2021

-7%
Decrease From
Jan 2021

8%
Increase From
Jan 2021

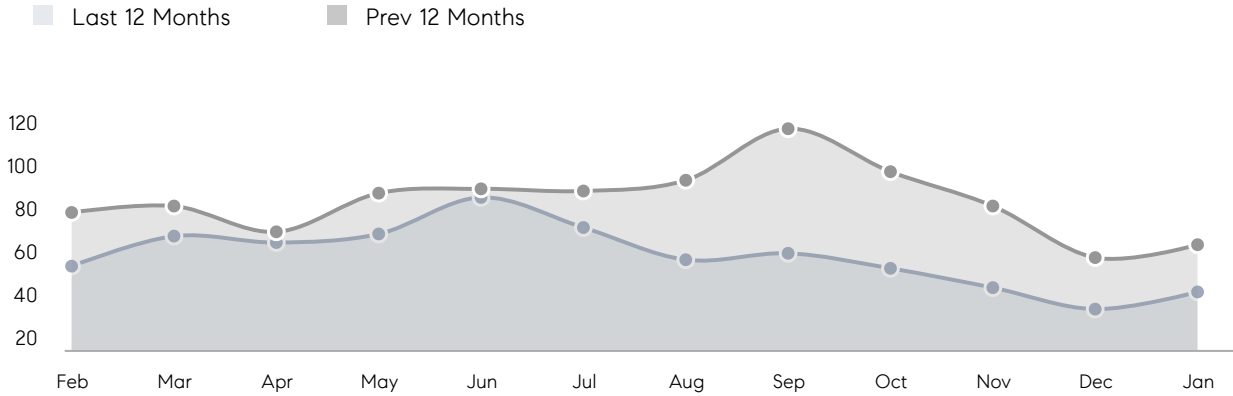
Property Statistics

		Jan 2022	Jan 2021	% Change
Overall	AVERAGE DOM	39	36	8%
	% OF ASKING PRICE	111%	112%	
	AVERAGE SOLD PRICE	\$808,649	\$872,170	-7.3%
	# OF CONTRACTS	17	31	-45.2%
	NEW LISTINGS	24	46	-48%
Houses	AVERAGE DOM	43	34	26%
	% OF ASKING PRICE	120%	114%	
	AVERAGE SOLD PRICE	\$1,145,968	\$987,813	16%
	# OF CONTRACTS	10	21	-52%
	NEW LISTINGS	13	32	-59%
Condo/Co-op/TH	AVERAGE DOM	35	47	-26%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$358,889	\$409,600	-12%
	# OF CONTRACTS	7	10	-30%
	NEW LISTINGS	11	14	-21%

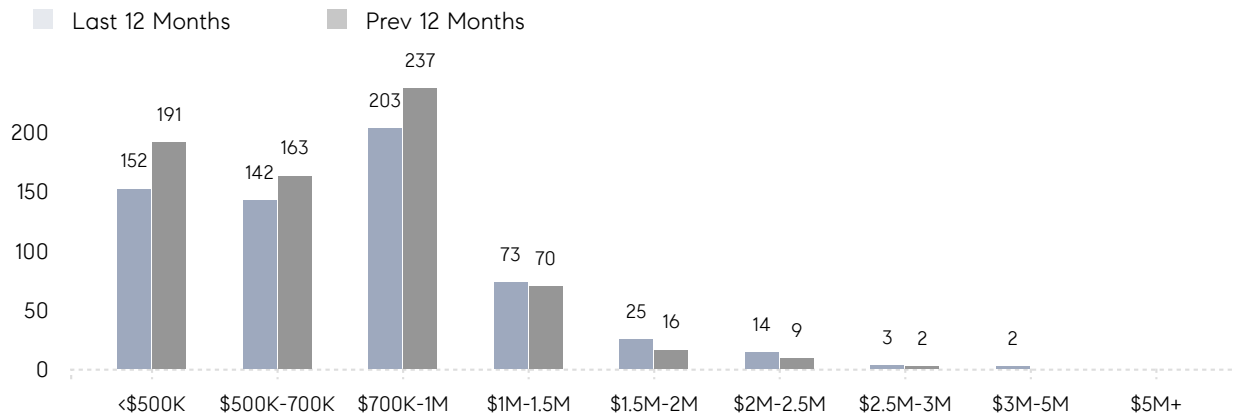
Montclair

JANUARY 2022

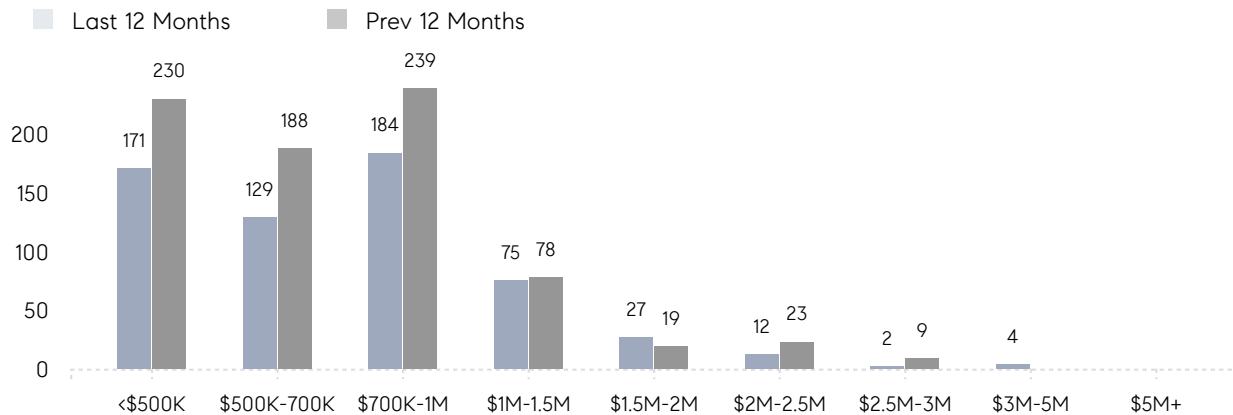
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Compass New Jersey Market Report

Sources: Garden State MLS, Hudson MLS, NJ MLS



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