



COMPASS

September 2022

Montclair Market Insights

Montclair

SEPTEMBER 2022

UNDER CONTRACT

48
Total
Properties

\$973K
Average
Price

\$899K
Median
Price

14%
Increase From
Sep 2021

35%
Increase From
Sep 2021

29%
Increase From
Sep 2021

UNITS SOLD

33
Total
Properties

\$1.0M
Average
Price

\$997K
Median
Price

-49%
Decrease From
Sep 2021

29%
Increase From
Sep 2021

26%
Increase From
Sep 2021

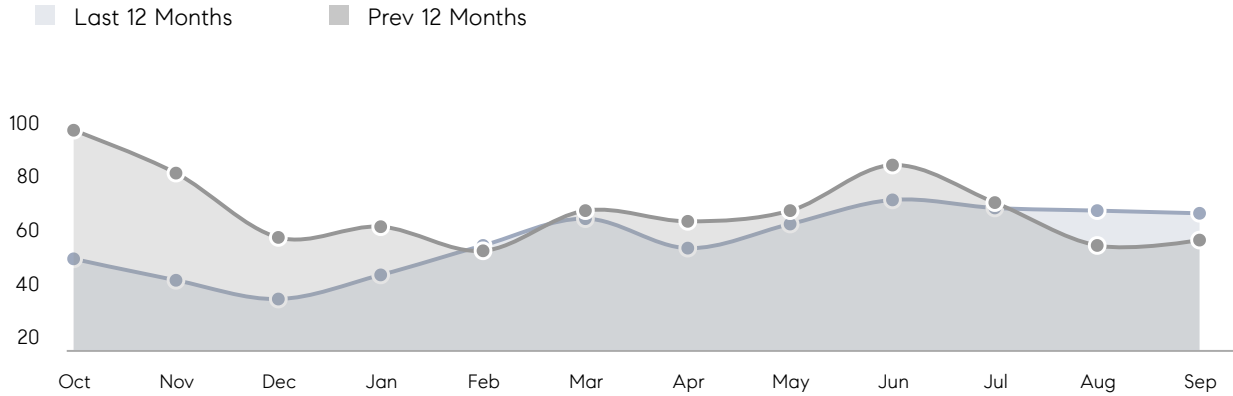
Property Statistics

		Sep 2022	Sep 2021	% Change
Overall	AVERAGE DOM	20	28	-29%
	% OF ASKING PRICE	117%	114%	
	AVERAGE SOLD PRICE	\$1,098,485	\$854,280	28.6%
	# OF CONTRACTS	48	42	14.3%
	NEW LISTINGS	41	48	-15%
Houses	AVERAGE DOM	17	24	-29%
	% OF ASKING PRICE	121%	120%	
	AVERAGE SOLD PRICE	\$1,293,480	\$1,035,076	25%
	# OF CONTRACTS	37	33	12%
	NEW LISTINGS	32	35	-9%
Condo/Co-op/TH	AVERAGE DOM	31	42	-26%
	% OF ASKING PRICE	106%	98%	
	AVERAGE SOLD PRICE	\$489,125	\$300,594	63%
	# OF CONTRACTS	11	9	22%
	NEW LISTINGS	9	13	-31%

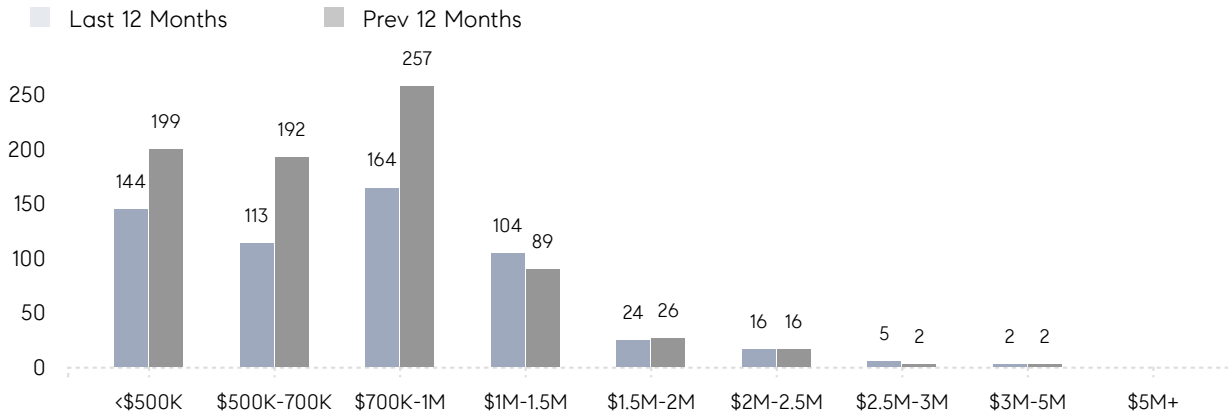
Montclair

SEPTEMBER 2022

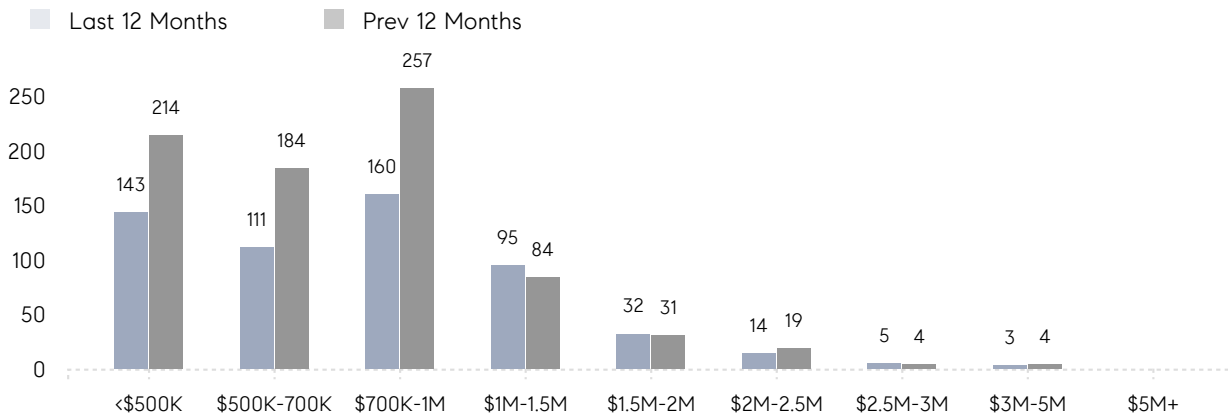
Monthly Inventory



Contracts By Price Range



Listings By Price Range





COMPASS

Compass makes no representations or warranties, express or implied, with respect to future market conditions or prices of residential product at the time the subject property or any competitive property is complete and ready for occupancy or with respect to any report, study, finding, recommendation or other information provided by Compass herein. Moreover, no warranty, express or implied, is made or should be assumed regarding the accuracy, adequacy, completeness, legality, reliability, merchantability or fitness for a particular purpose of any information, in part or whole, contained herein. All material is presented with the understanding that Compass shall not be deemed to provide legal, accounting or other professional services. This is not intended to solicit the purchase or sale of any property. Any and all such warranties are hereby expressly disclaimed. Equal Housing Opportunity.

© Compass. All Rights Reserved. This information may not be copied, used or distributed without Compass' consent.