



COMPASS

October 2021

Montvale Market Insights

Montvale

OCTOBER 2021

UNDER CONTRACT

11	\$694K	\$619K
Total Properties	Average Price	Median Price
-56%	-5%	-5%
Decrease From Oct 2020	Decrease From Oct 2020	Decrease From Oct 2020

UNITS SOLD

15	\$653K	\$625K
Total Properties	Average Price	Median Price
-6%	-10%	-18%
Decrease From Oct 2020	Decrease From Oct 2020	Decrease From Oct 2020

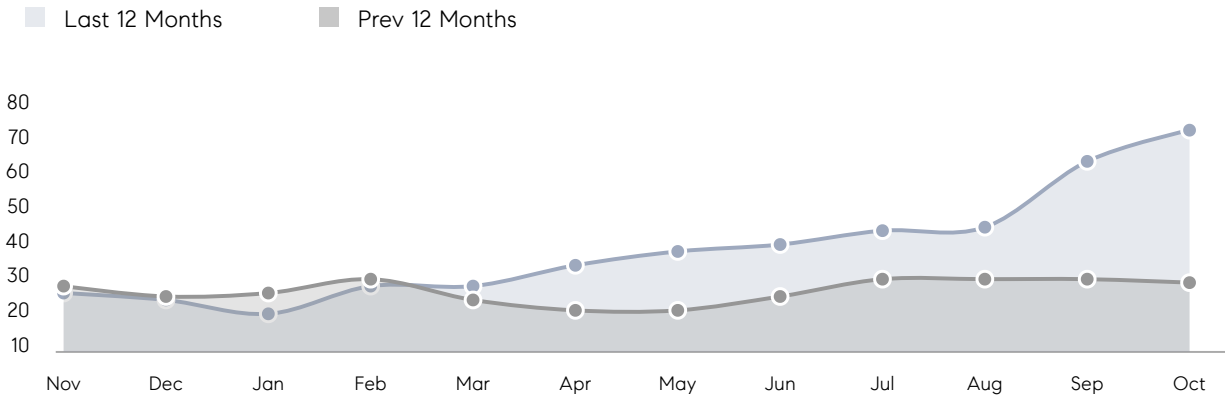
Property Statistics

		Oct 2021	Oct 2020	% Change
Overall	AVERAGE DOM	42	69	-39%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$653,121	\$721,931	-9.5%
	# OF CONTRACTS	11	25	-56.0%
	NEW LISTINGS	19	26	-27%
Houses	AVERAGE DOM	69	62	11%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$712,429	\$754,158	-6%
	# OF CONTRACTS	8	18	-56%
	NEW LISTINGS	8	17	-53%
Condo/Co-op/TH	AVERAGE DOM	19	87	-78%
	% OF ASKING PRICE	99%	94%	
	AVERAGE SOLD PRICE	\$601,228	\$625,250	-4%
	# OF CONTRACTS	3	7	-57%
	NEW LISTINGS	11	9	22%

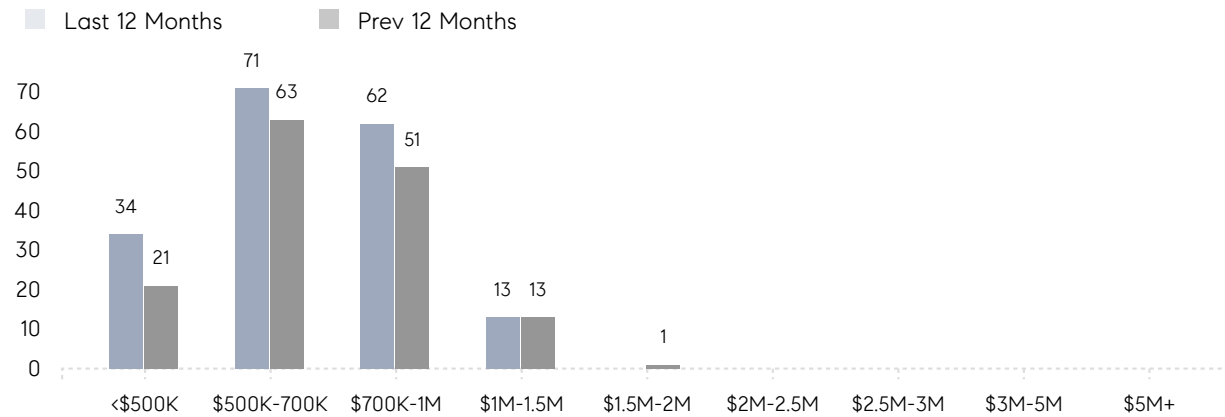
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OCTOBER 2021

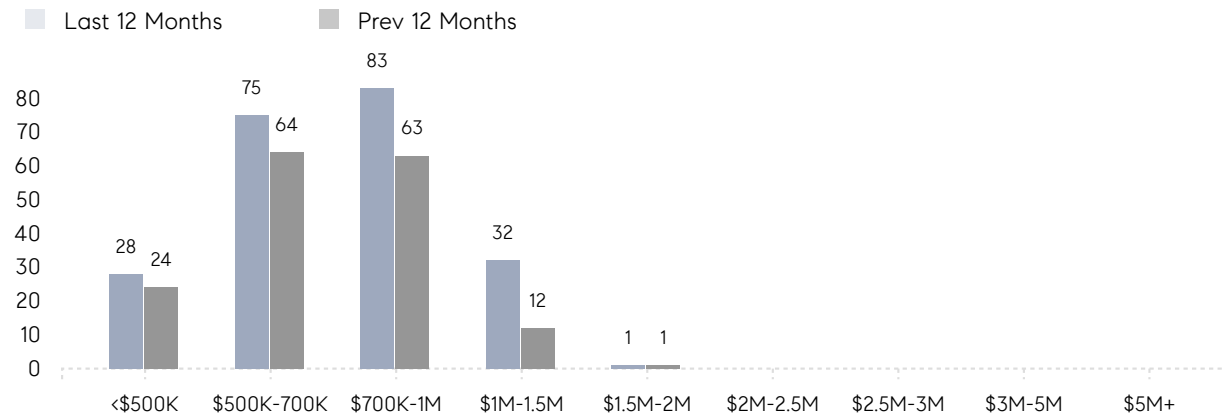
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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