



COMPASS

December 2021

Montclair Market Insights

Montclair

DECEMBER 2021

UNDER CONTRACT

19	\$487K	\$449K
Total Properties	Average Price	Median Price
-47%	-35%	-38%
Decrease From Dec 2020	Decrease From Dec 2020	Decrease From Dec 2020

UNITS SOLD

36	\$954K	\$809K
Total Properties	Average Price	Median Price
-55%	28%	14%
Decrease From Dec 2020	Increase From Dec 2020	Increase From Dec 2020

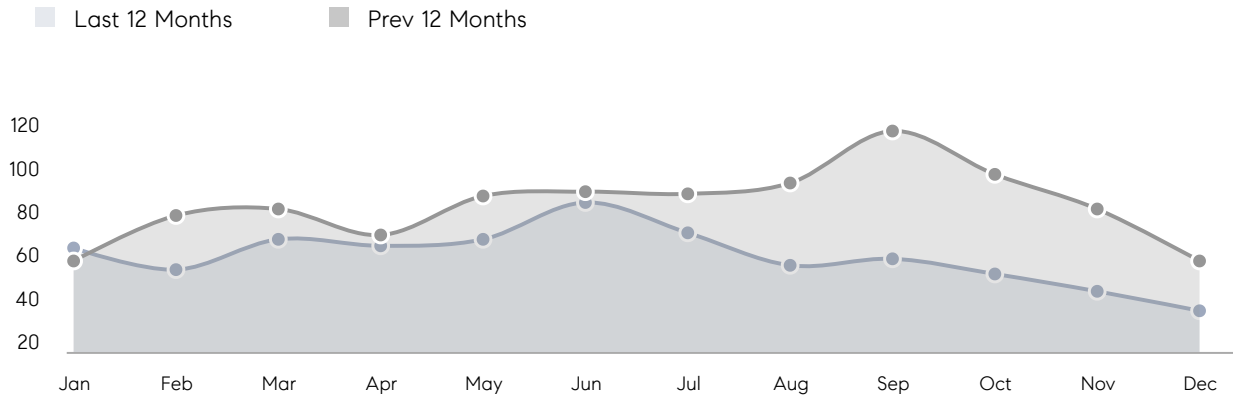
Property Statistics

		Dec 2021	Dec 2020	% Change
Overall	AVERAGE DOM	28	25	12%
	% OF ASKING PRICE	118%	111%	
	AVERAGE SOLD PRICE	\$954,583	\$744,185	28.3%
	# OF CONTRACTS	19	36	-47.2%
	NEW LISTINGS	12	23	-48%
Houses	AVERAGE DOM	19	19	0%
	% OF ASKING PRICE	124%	116%	
	AVERAGE SOLD PRICE	\$1,108,821	\$927,152	20%
	# OF CONTRACTS	11	29	-62%
	NEW LISTINGS	8	15	-47%
Condo/Co-op/TH	AVERAGE DOM	60	36	67%
	% OF ASKING PRICE	98%	102%	
	AVERAGE SOLD PRICE	\$414,750	\$422,414	-2%
	# OF CONTRACTS	8	7	14%
	NEW LISTINGS	4	8	-50%

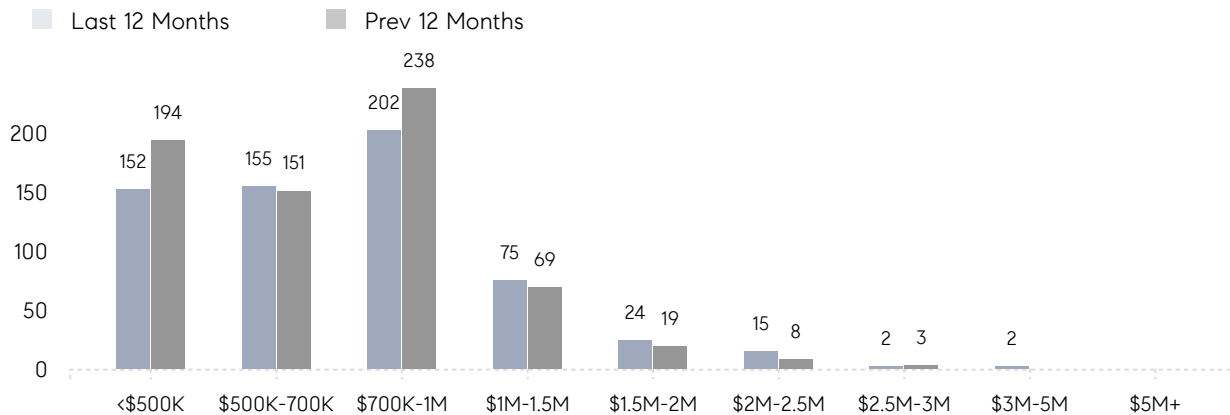
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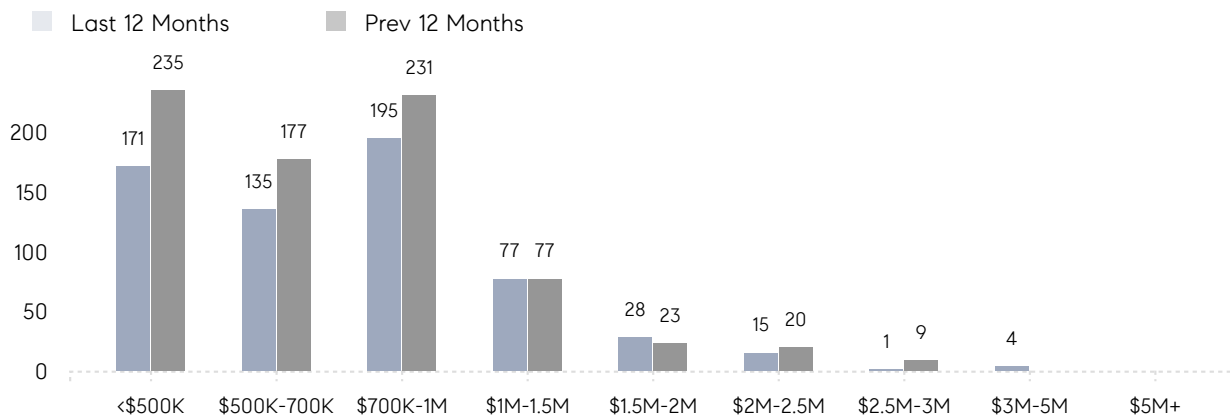
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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