

COMPASS

July 2023

Montvale Market Insights

Montvale

JULY 2023

UNDER CONTRACT

14
Total
Properties

\$922K
Average
Price

\$899K
Median
Price

17%
Increase From
Jul 2022

16%
Increase From
Jul 2022

16%
Increase From
Jul 2022

UNITS SOLD

14
Total
Properties

\$975K
Average
Price

\$1.0M
Median
Price

-30%
Decrease From
Jul 2022

34%
Increase From
Jul 2022

59%
Increase From
Jul 2022

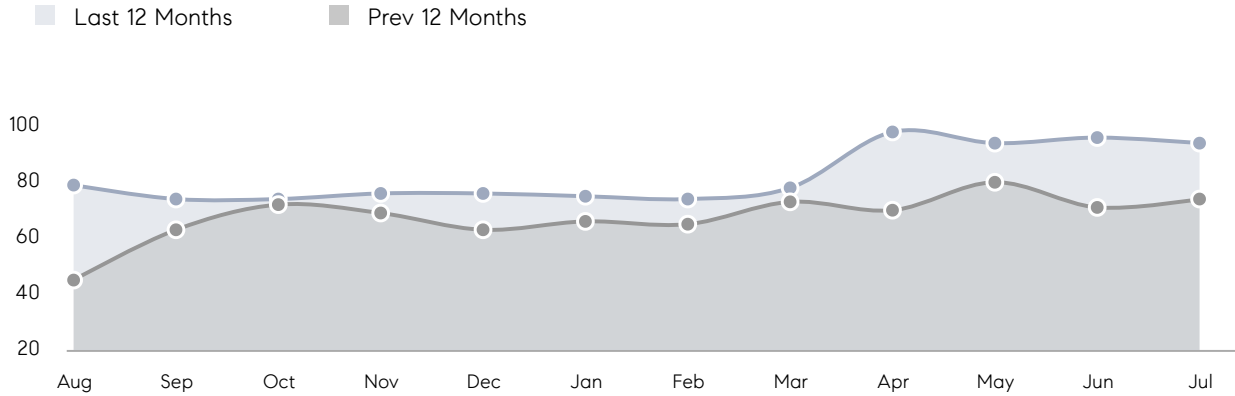
Property Statistics

| | | Jul 2023 | Jul 2022 | % Change |
|----------------|--------------------|-------------|-----------|----------|
| Overall | AVERAGE DOM | 58 | 32 | 81% |
| | % OF ASKING PRICE | 102% | 103% | |
| | AVERAGE SOLD PRICE | \$975,071 | \$726,804 | 34.2% |
| | # OF CONTRACTS | 14 | 12 | 16.7% |
| | NEW LISTINGS | 10 | 14 | -29% |
| Houses | AVERAGE DOM | 14 | 23 | -39% |
| | % OF ASKING PRICE | 108% | 104% | |
| | AVERAGE SOLD PRICE | \$1,160,417 | \$785,531 | 48% |
| | # OF CONTRACTS | 7 | 8 | -12% |
| | NEW LISTINGS | 7 | 9 | -22% |
| Condo/Co-op/TH | AVERAGE DOM | 91 | 49 | 86% |
| | % OF ASKING PRICE | 97% | 102% | |
| | AVERAGE SOLD PRICE | \$836,062 | \$617,741 | 35% |
| | # OF CONTRACTS | 7 | 4 | 75% |
| | NEW LISTINGS | 3 | 5 | -40% |

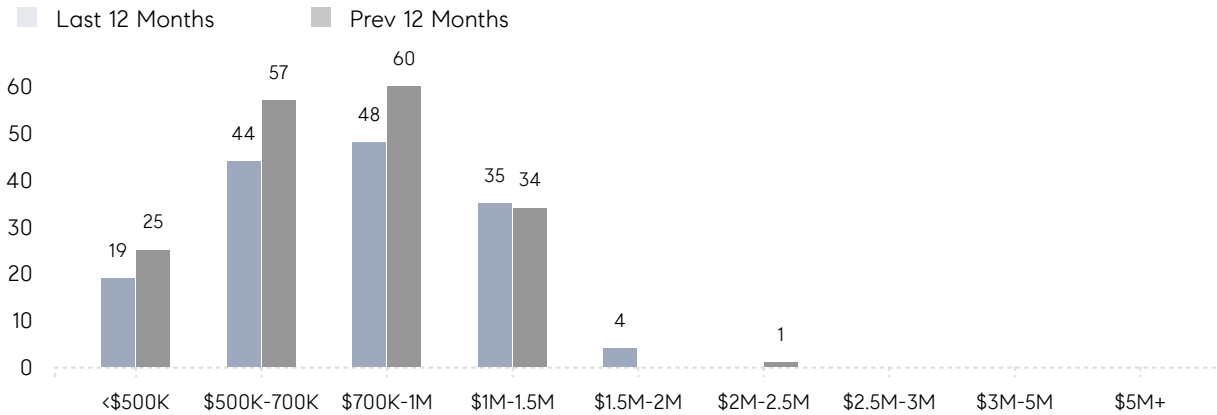
Montvale

JULY 2023

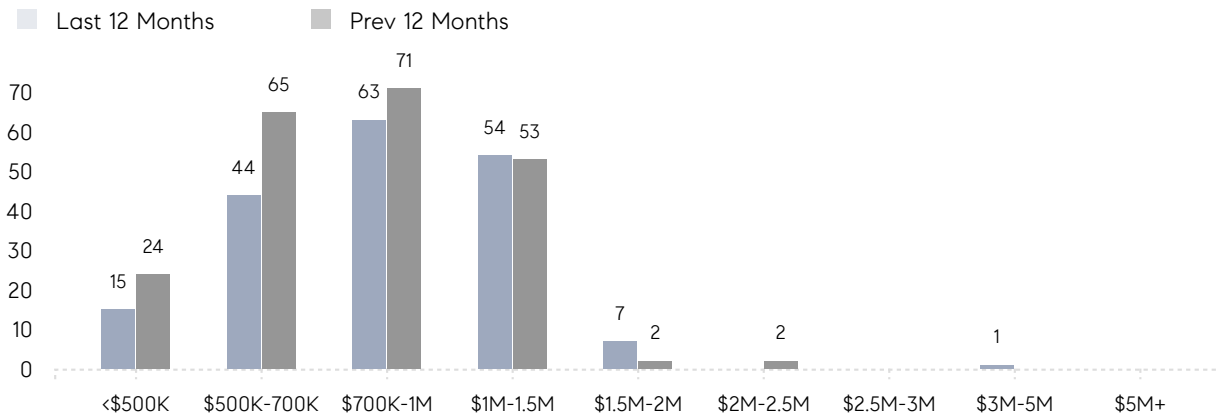
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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