



COMPASS

February 2022

Montclair Market Insights

Montclair

FEBRUARY 2022

UNDER CONTRACT

35	\$671K	\$599K
Total Properties	Average Price	Median Price
-26%	-22%	-30%
Decrease From Feb 2021	Decrease From Feb 2021	Decrease From Feb 2021

UNITS SOLD

14	\$810K	\$640K
Total Properties	Average Price	Median Price
-66%	-4%	-17%
Decrease From Feb 2021	Decrease From Feb 2021	Decrease From Feb 2021

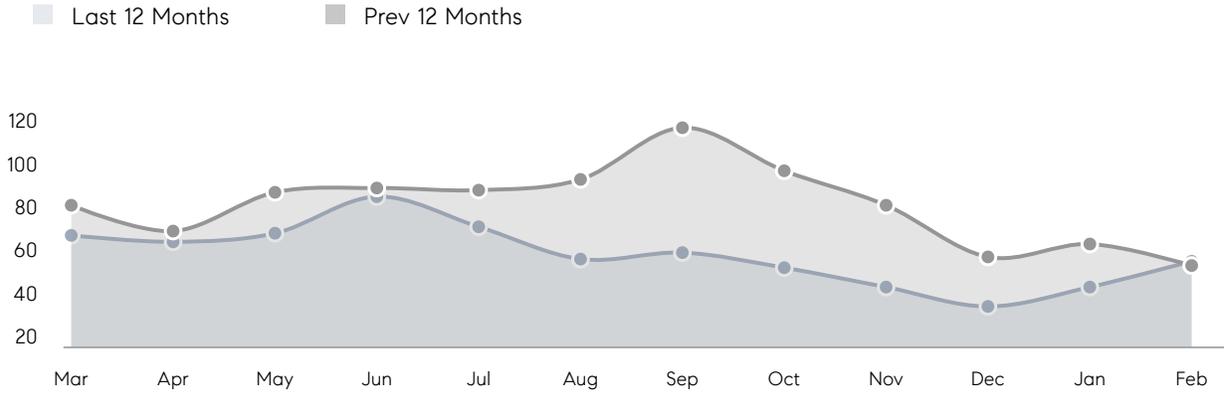
Property Statistics

		Feb 2022	Feb 2021	% Change
Overall	AVERAGE DOM	47	36	31%
	% OF ASKING PRICE	120%	111%	
	AVERAGE SOLD PRICE	\$810,643	\$840,337	-3.5%
	# OF CONTRACTS	35	47	-25.5%
	NEW LISTINGS	45	39	15%
Houses	AVERAGE DOM	37	23	61%
	% OF ASKING PRICE	126%	115%	
	AVERAGE SOLD PRICE	\$1,015,900	\$1,007,367	1%
	# OF CONTRACTS	23	40	-42%
	NEW LISTINGS	35	33	6%
Condo/Co-op/TH	AVERAGE DOM	71	70	1%
	% OF ASKING PRICE	104%	100%	
	AVERAGE SOLD PRICE	\$297,500	\$384,800	-23%
	# OF CONTRACTS	12	7	71%
	NEW LISTINGS	10	6	67%

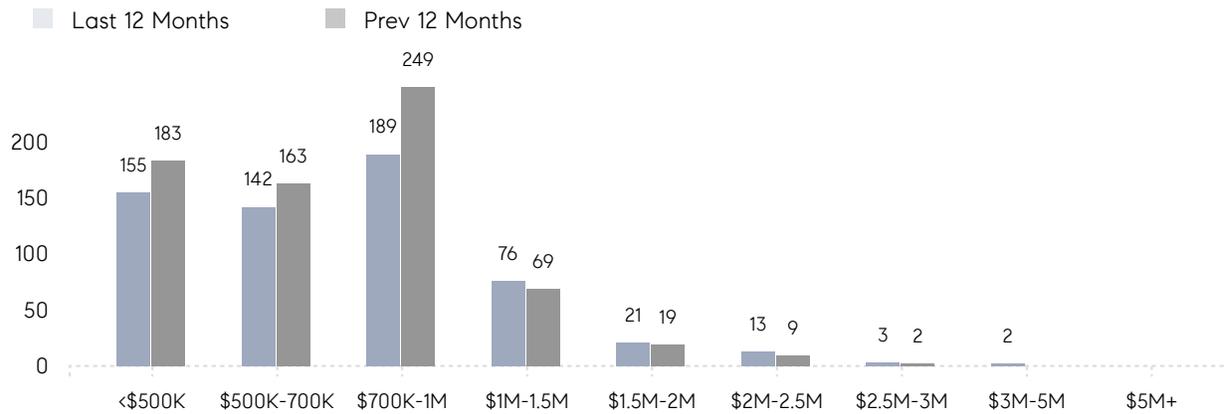
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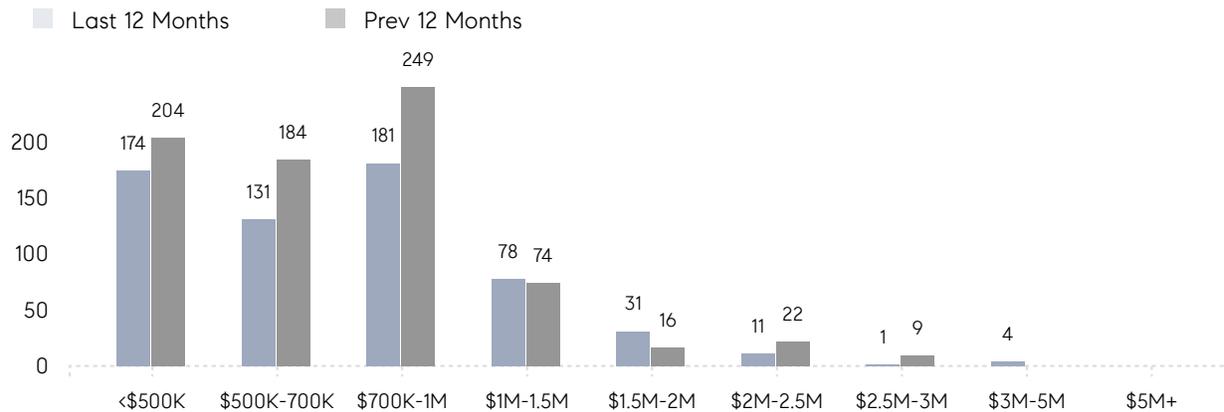
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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