



COMPASS

December 2022

Montclair Market Insights

Montclair

DECEMBER 2022

UNDER CONTRACT

16
Total
Properties

\$725K
Average
Price

\$649K
Median
Price

7%
Increase From
Dec 2021

81%
Increase From
Dec 2021

103%
Increase From
Dec 2021

UNITS SOLD

29
Total
Properties

\$1.0M
Average
Price

\$700K
Median
Price

-6%
Decrease From
Dec 2021

5%
Increase From
Dec 2021

-14%
Decrease From
Dec 2021

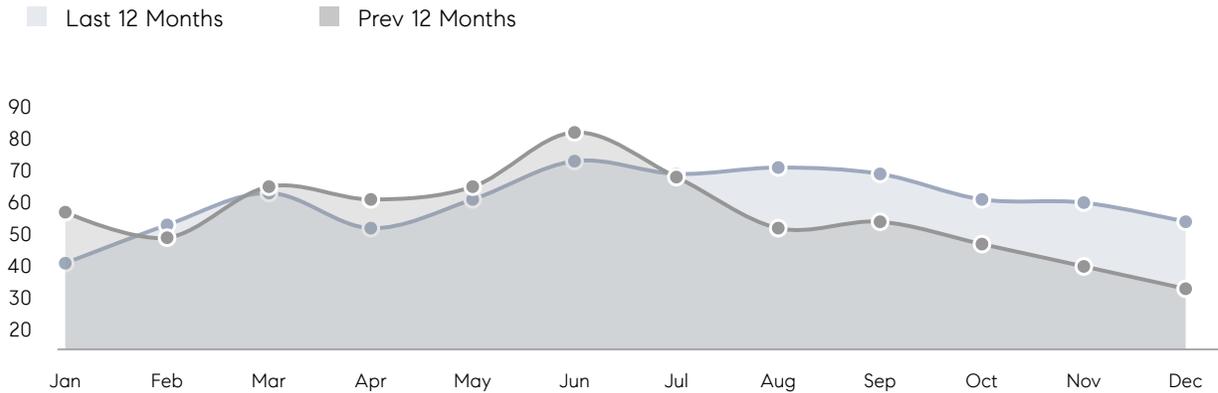
Property Statistics

| | | Dec 2022 | Dec 2021 | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall | AVERAGE DOM | 32 | 29 | 10% |
| | % OF ASKING PRICE | 111% | 120% | |
| | AVERAGE SOLD PRICE | \$1,016,983 | \$972,935 | 4.5% |
| | # OF CONTRACTS | 16 | 15 | 6.7% |
| | NEW LISTINGS | 13 | 10 | 30% |
| Houses | AVERAGE DOM | 32 | 18 | 78% |
| | % OF ASKING PRICE | 111% | 128% | |
| | AVERAGE SOLD PRICE | \$1,113,780 | \$1,167,087 | -5% |
| | # OF CONTRACTS | 14 | 7 | 100% |
| | NEW LISTINGS | 8 | 7 | 14% |
| Condo/Co-op/TH | AVERAGE DOM | 30 | 60 | -50% |
| | % OF ASKING PRICE | 111% | 98% | |
| | AVERAGE SOLD PRICE | \$412,000 | \$414,750 | -1% |
| | # OF CONTRACTS | 2 | 8 | -75% |
| | NEW LISTINGS | 5 | 3 | 67% |

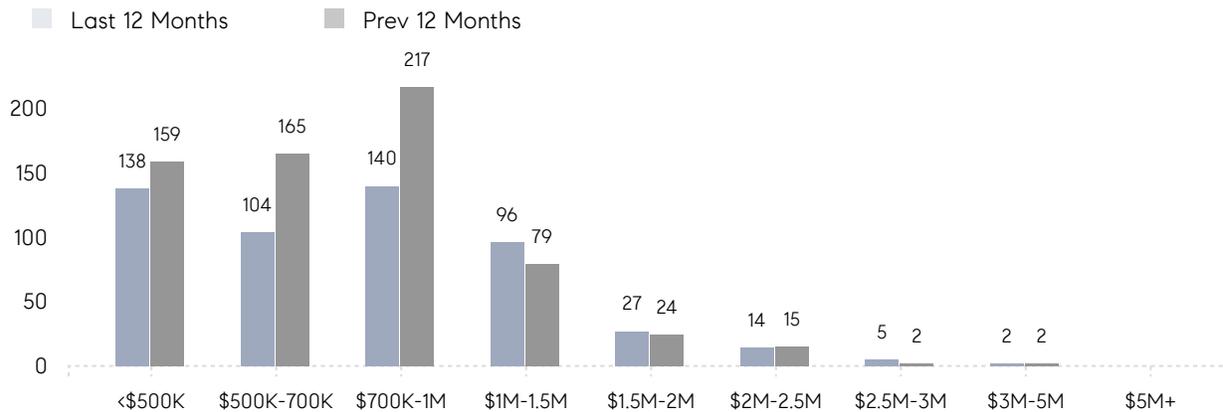
Montclair

DECEMBER 2022

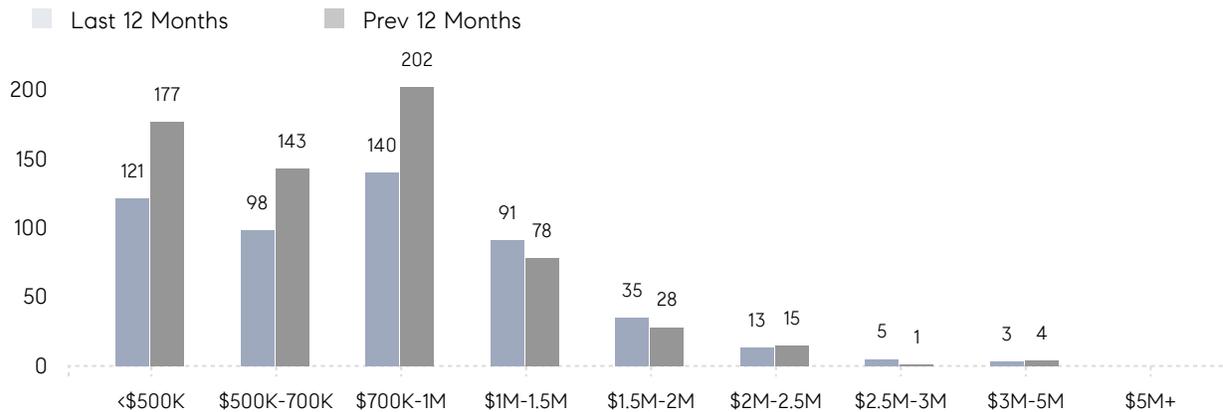
Monthly Inventory



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.