



COMPASS

May 2023

# Montclair Market Insights

# Montclair

MAY 2023

## UNDER CONTRACT

<b>45</b>	<b>\$1.3M</b>	<b>\$1.0M</b>
Total Properties	Average Price	Median Price
<b>-18%</b>	<b>48%</b>	<b>24%</b>
Decrease From May 2022	Increase From May 2022	Increase From May 2022

## UNITS SOLD

<b>26</b>	<b>\$1.5M</b>	<b>\$1.3M</b>
Total Properties	Average Price	Median Price
<b>-54%</b>	<b>58%</b>	<b>38%</b>
Decrease From May 2022	Increase From May 2022	Increase From May 2022

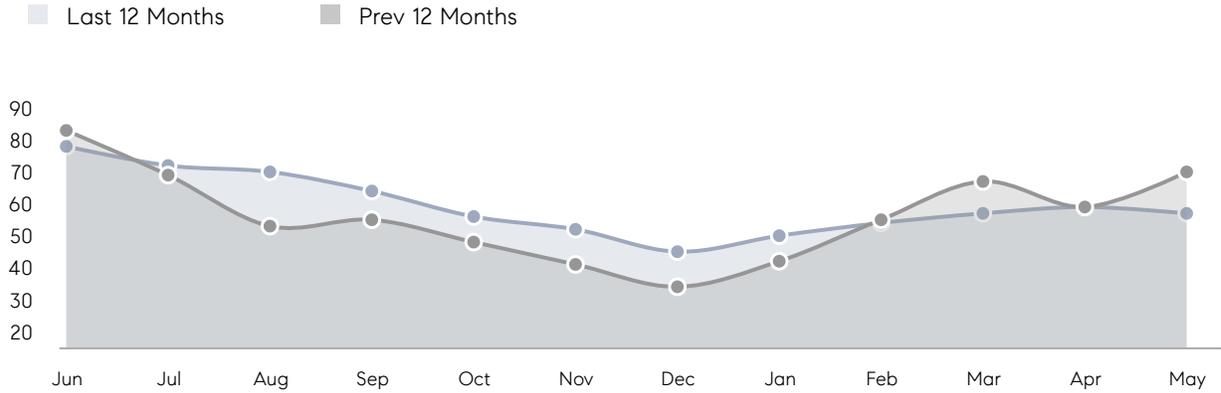
## Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	16	24	-33%
	% OF ASKING PRICE	132%	124%	
	AVERAGE SOLD PRICE	\$1,514,353	\$959,150	57.9%
	# OF CONTRACTS	45	55	-18.2%
	NEW LISTINGS	46	62	-26%
Houses	AVERAGE DOM	13	18	-28%
	% OF ASKING PRICE	133%	133%	
	AVERAGE SOLD PRICE	\$1,613,883	\$1,219,154	32%
	# OF CONTRACTS	37	45	-18%
	NEW LISTINGS	39	47	-17%
Condo/Co-op/TH	AVERAGE DOM	60	38	58%
	% OF ASKING PRICE	114%	103%	
	AVERAGE SOLD PRICE	\$320,000	\$362,671	-12%
	# OF CONTRACTS	8	10	-20%
	NEW LISTINGS	7	15	-53%

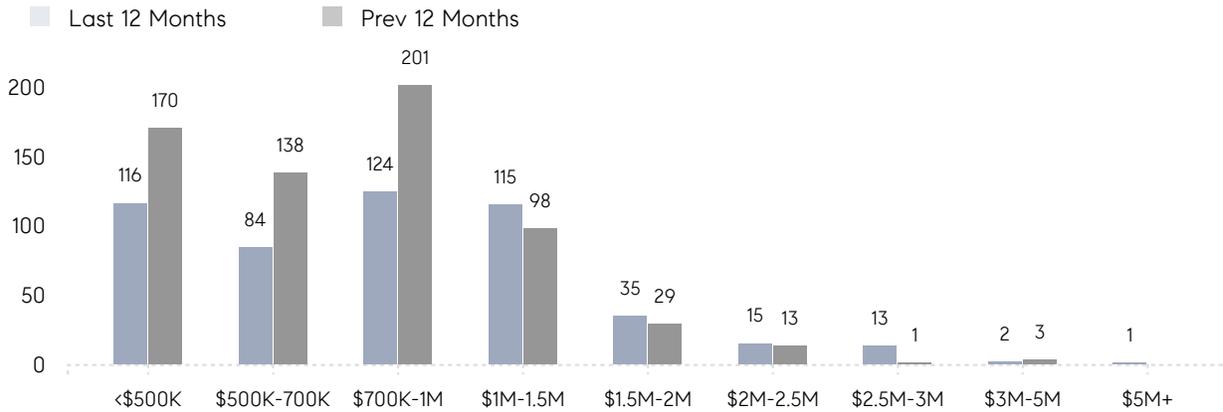
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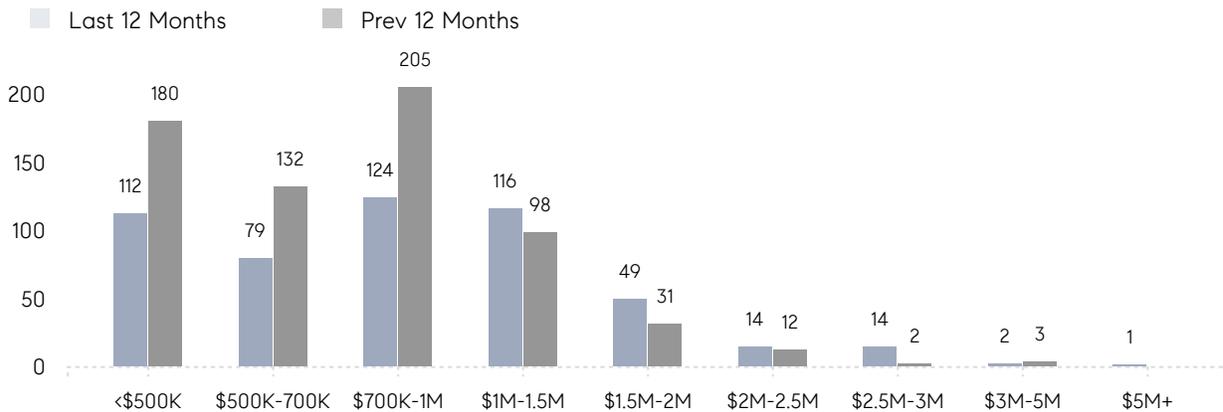
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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