

Q2 2023

Montclair Market Report

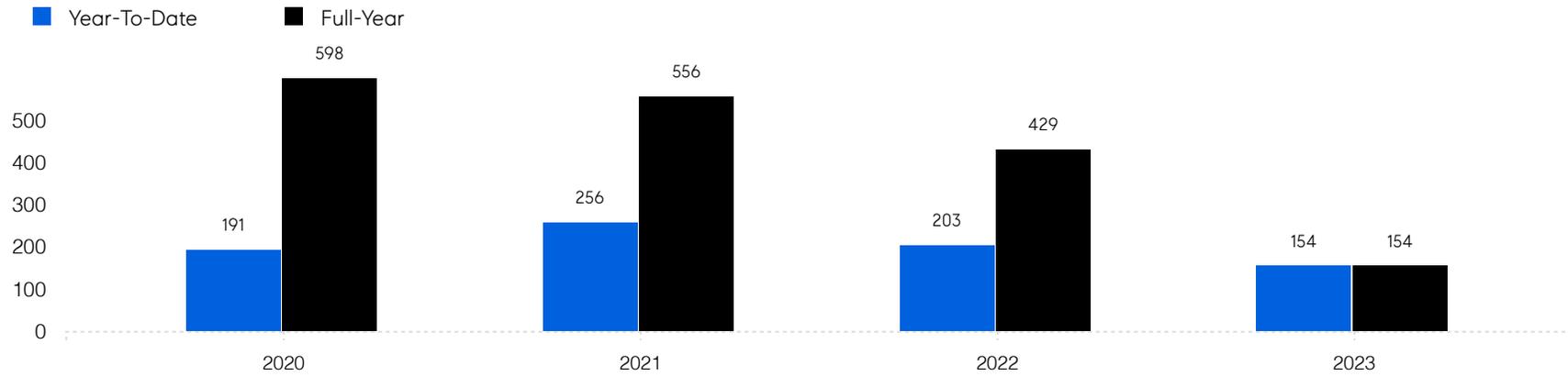
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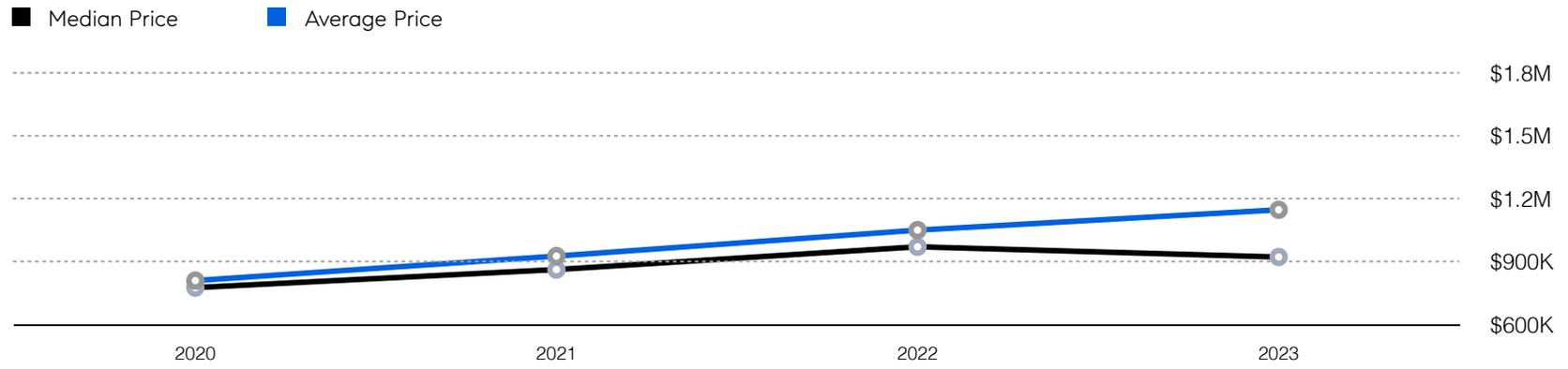
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	147	108	-26.5%
	SALES VOLUME	\$185,270,066	\$159,299,779	-14.0%
	MEDIAN PRICE	\$1,176,000	\$1,332,500	13.3%
	AVERAGE PRICE	\$1,260,341	\$1,474,998	17.0%
	AVERAGE DOM	22	23	4.5%
	# OF CONTRACTS	231	187	-19.0%
	# NEW LISTINGS	256	195	-23.8%
Condo/Co-op/Townhouse	# OF SALES	56	46	-17.9%
	SALES VOLUME	\$20,475,400	\$17,269,427	-15.7%
	MEDIAN PRICE	\$300,000	\$312,000	4.0%
	AVERAGE PRICE	\$365,632	\$375,422	2.7%
	AVERAGE DOM	44	36	-18.2%
	# OF CONTRACTS	70	59	-15.7%
	# NEW LISTINGS	77	51	-33.8%

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Historic Sales



Historic Sales Prices



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Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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