



COMPASS

August 2022

# Montclair Market Insights

# Montclair

AUGUST 2022

## UNDER CONTRACT

**32**  
Total  
Properties

**\$681K**  
Average  
Price

**\$677K**  
Median  
Price

**-42%**  
Decrease From  
Aug 2021

**-18%**  
Decrease From  
Aug 2021

**0%**  
Change From  
Aug 2021

## UNITS SOLD

**48**  
Total  
Properties

**\$1.0M**  
Average  
Price

**\$939K**  
Median  
Price

**-9%**  
Decrease From  
Aug 2021

**3%**  
Increase From  
Aug 2021

**2%**  
Increase From  
Aug 2021

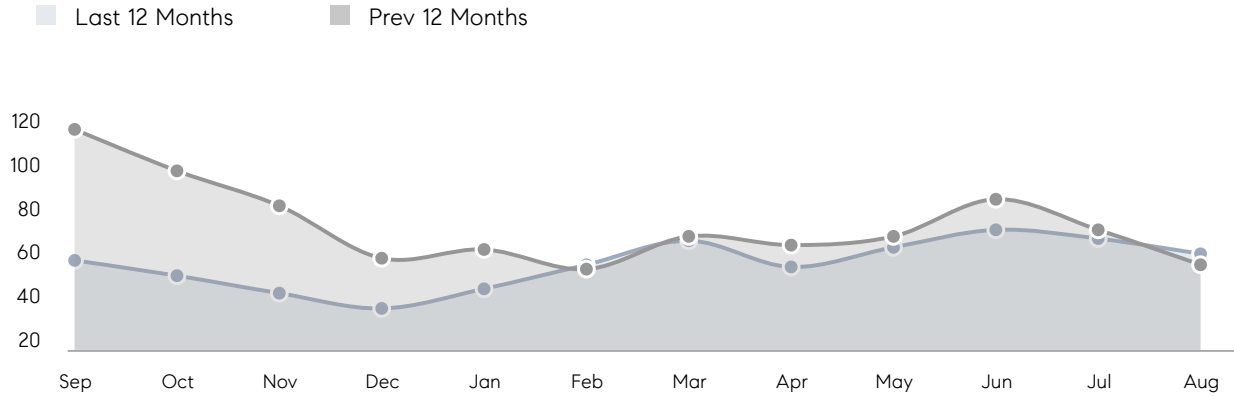
## Property Statistics

		Aug 2022	Aug 2021	% Change
Overall	AVERAGE DOM	26	26	0%
	% OF ASKING PRICE	114%	117%	
	AVERAGE SOLD PRICE	\$1,085,483	\$1,058,591	2.5%
	# OF CONTRACTS	32	55	-41.8%
	NEW LISTINGS	26	41	-37%
Houses	AVERAGE DOM	28	23	22%
	% OF ASKING PRICE	118%	119%	
	AVERAGE SOLD PRICE	\$1,315,176	\$1,201,471	9%
	# OF CONTRACTS	21	38	-45%
	NEW LISTINGS	18	24	-25%
Condo/Co-op/TH	AVERAGE DOM	20	43	-53%
	% OF ASKING PRICE	102%	106%	
	AVERAGE SOLD PRICE	\$467,077	\$360,067	30%
	# OF CONTRACTS	11	17	-35%
	NEW LISTINGS	8	17	-53%

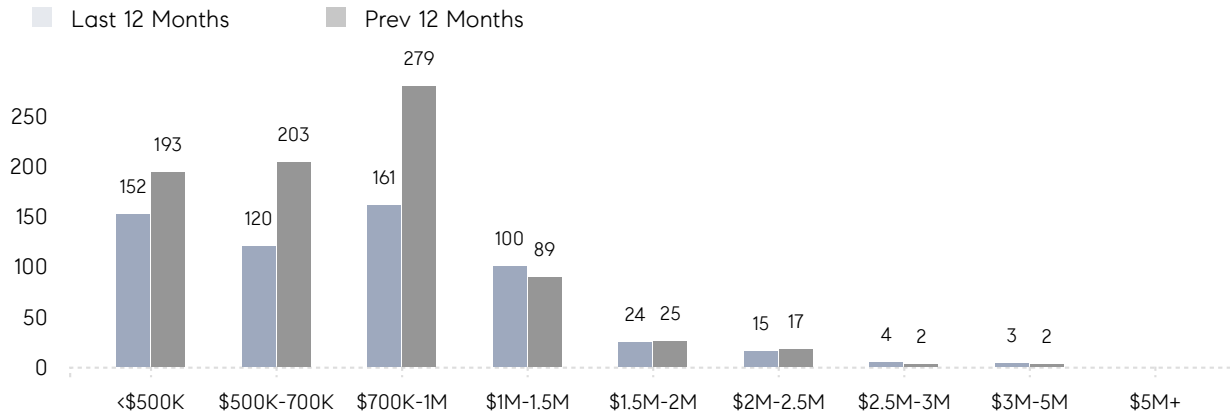
# Montclair

AUGUST 2022

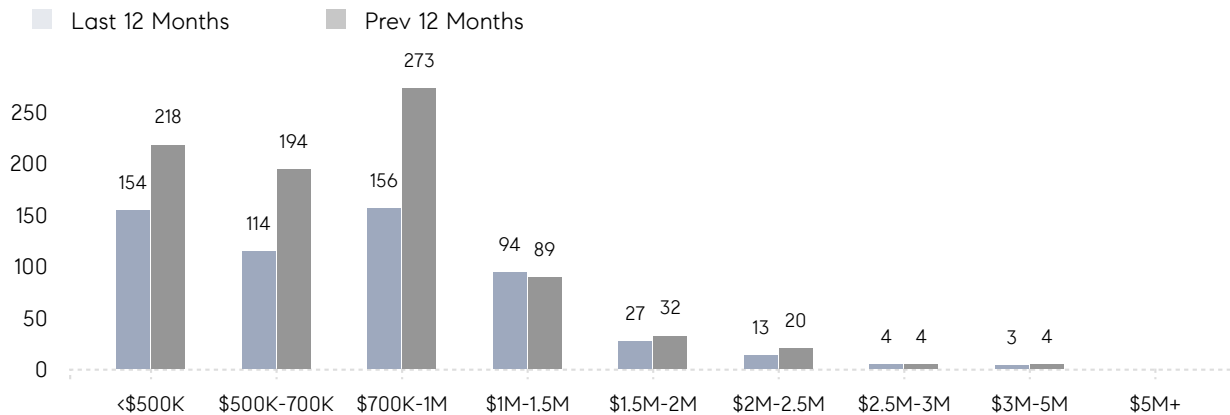
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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