



COMPASS

April 2023

Montclair Market Insights

Montclair

APRIL 2023

UNDER CONTRACT

44	\$1.2M	\$1.0M
Total Properties	Average Price	Median Price
-37%	44%	41%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

UNITS SOLD

30	\$1.0M	\$736K
Total Properties	Average Price	Median Price
0%	-13%	-37%
Change From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

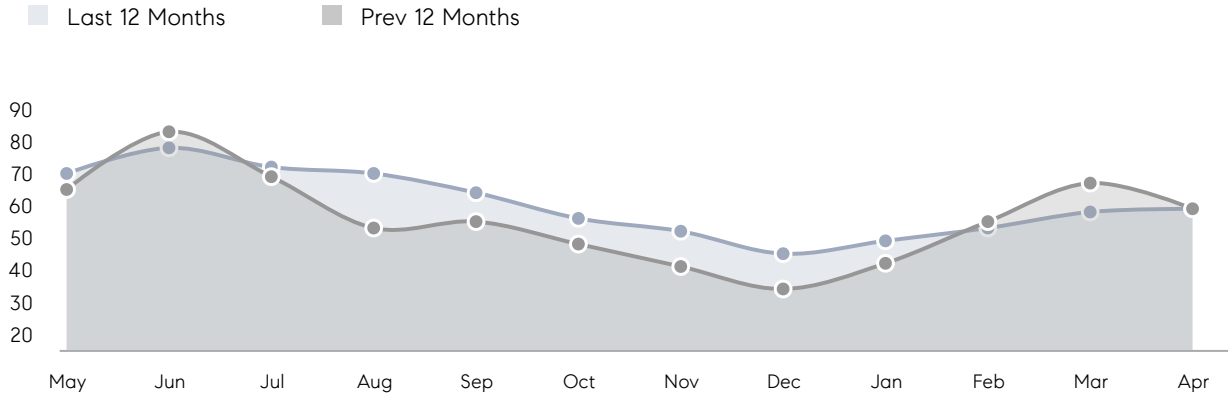
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	18	16	13%
	% OF ASKING PRICE	115%	130%	
	AVERAGE SOLD PRICE	\$1,000,992	\$1,152,672	-13.2%
	# OF CONTRACTS	44	70	-37.1%
	NEW LISTINGS	43	61	-30%
Houses	AVERAGE DOM	16	15	7%
	% OF ASKING PRICE	119%	138%	
	AVERAGE SOLD PRICE	\$1,399,210	\$1,392,050	1%
	# OF CONTRACTS	39	49	-20%
	NEW LISTINGS	41	49	-16%
Condo/Co-op/TH	AVERAGE DOM	20	17	18%
	% OF ASKING PRICE	109%	104%	
	AVERAGE SOLD PRICE	\$403,667	\$366,143	10%
	# OF CONTRACTS	5	21	-76%
	NEW LISTINGS	2	12	-83%

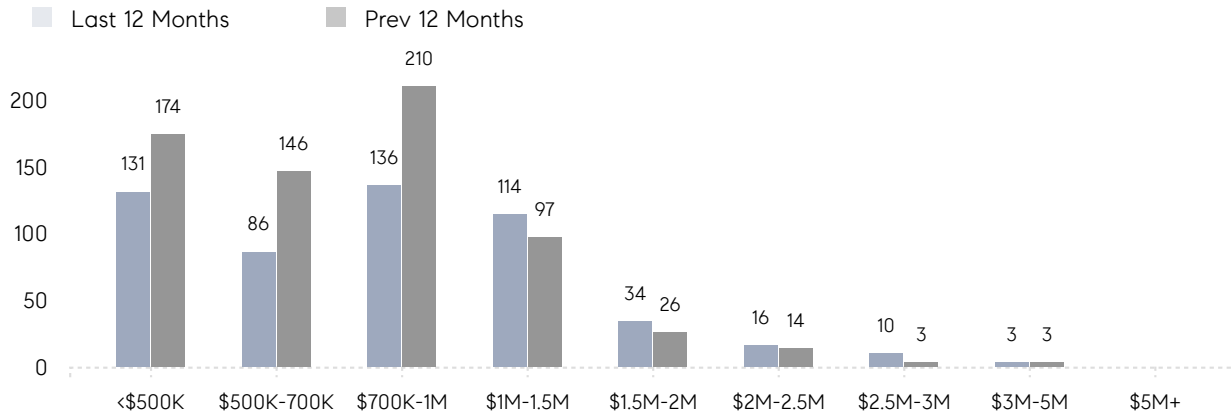
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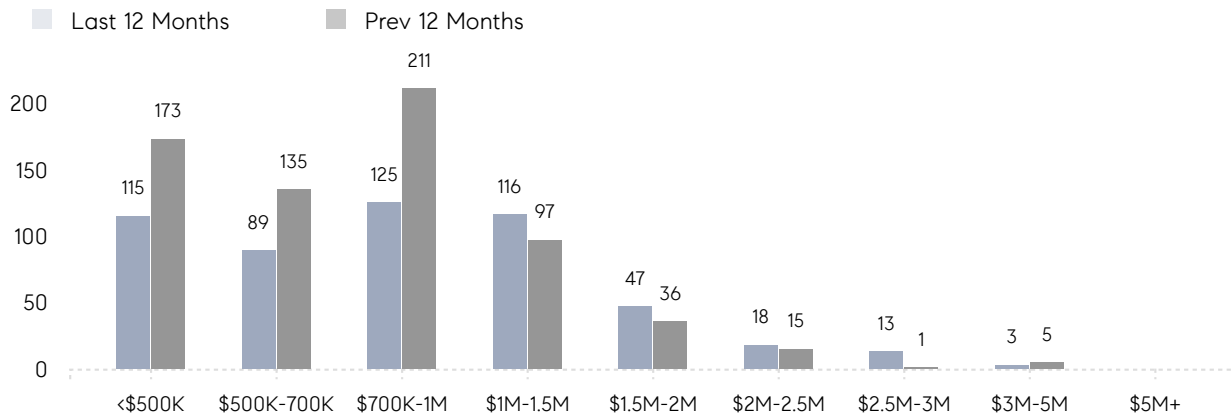
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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