



COMPASS

July 2023

# Montclair Market Insights

# Montclair

JULY 2023

## UNDER CONTRACT

**27**  
Total  
Properties

**\$967K**  
Average  
Price

**\$950K**  
Median  
Price

**-50%**  
Decrease From  
Jul 2022

**4%**  
Increase From  
Jul 2022

**26%**  
Increase From  
Jul 2022

## UNITS SOLD

**41**  
Total  
Properties

**\$1.2M**  
Average  
Price

**\$1.1M**  
Median  
Price

**-32%**  
Decrease From  
Jul 2022

**5%**  
Increase From  
Jul 2022

**-3%**  
Decrease From  
Jul 2022

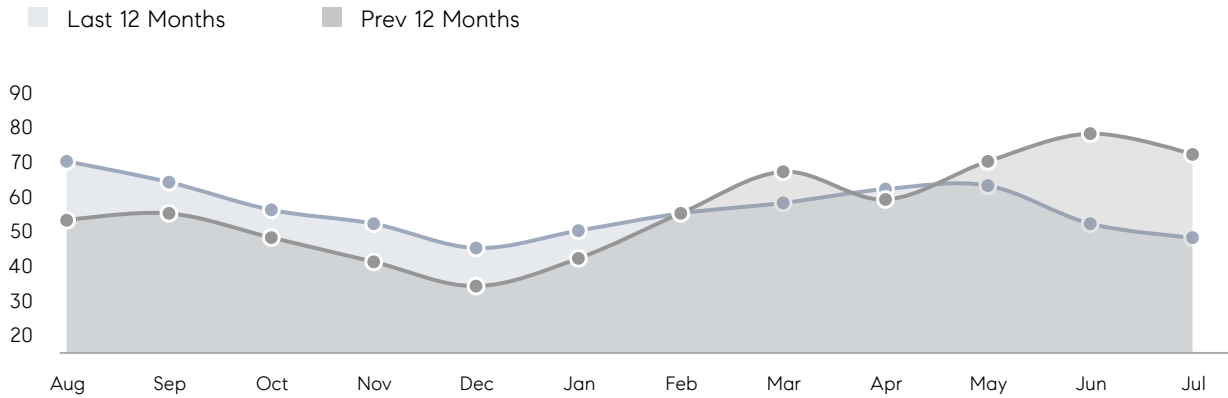
## Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	19	24	-21%
	% OF ASKING PRICE	125%	124%	
	AVERAGE SOLD PRICE	\$1,298,598	\$1,239,150	4.8%
	# OF CONTRACTS	27	54	-50.0%
	NEW LISTINGS	27	49	-45%
Houses	AVERAGE DOM	20	24	-17%
	% OF ASKING PRICE	127%	128%	
	AVERAGE SOLD PRICE	\$1,440,358	\$1,401,843	3%
	# OF CONTRACTS	22	44	-50%
	NEW LISTINGS	23	42	-45%
Condo/Co-op/TH	AVERAGE DOM	14	24	-42%
	% OF ASKING PRICE	112%	104%	
	AVERAGE SOLD PRICE	\$471,667	\$317,222	49%
	# OF CONTRACTS	5	10	-50%
	NEW LISTINGS	4	7	-43%

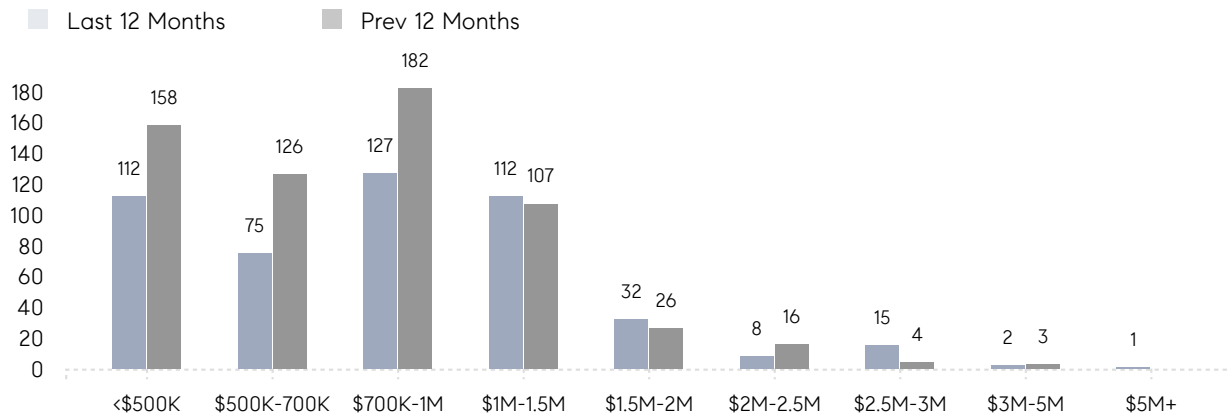
# Montclair

JULY 2023

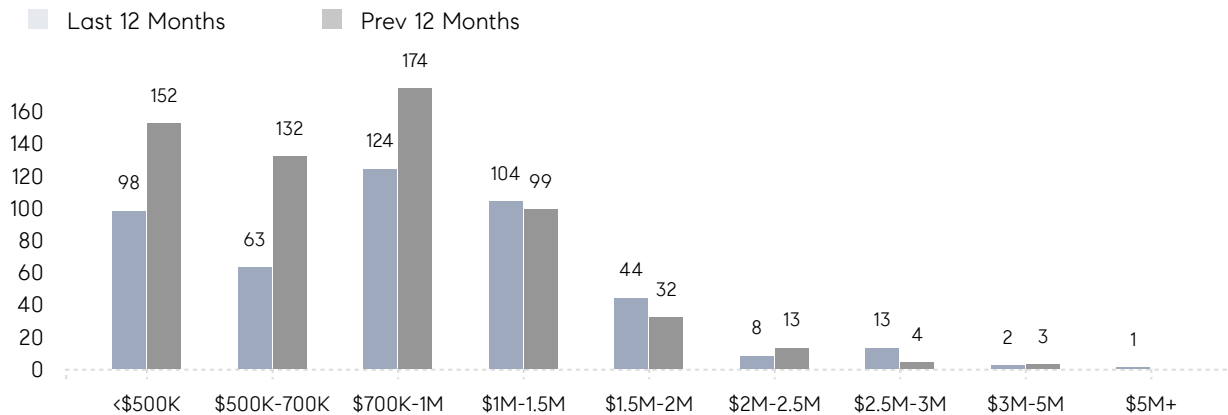
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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