



COMPASS

July 2022

Montclair Market Insights

Montclair

JULY 2022

UNDER CONTRACT

54	\$918K	\$749K
Total Properties	Average Price	Median Price
-31%	12%	-4%
Decrease From Jul 2021	Increase From Jul 2021	Decrease From Jul 2021

UNITS SOLD

60	\$1.2M	\$1.1M
Total Properties	Average Price	Median Price
-10%	35%	28%
Decrease From Jul 2021	Increase From Jul 2021	Increase From Jul 2021

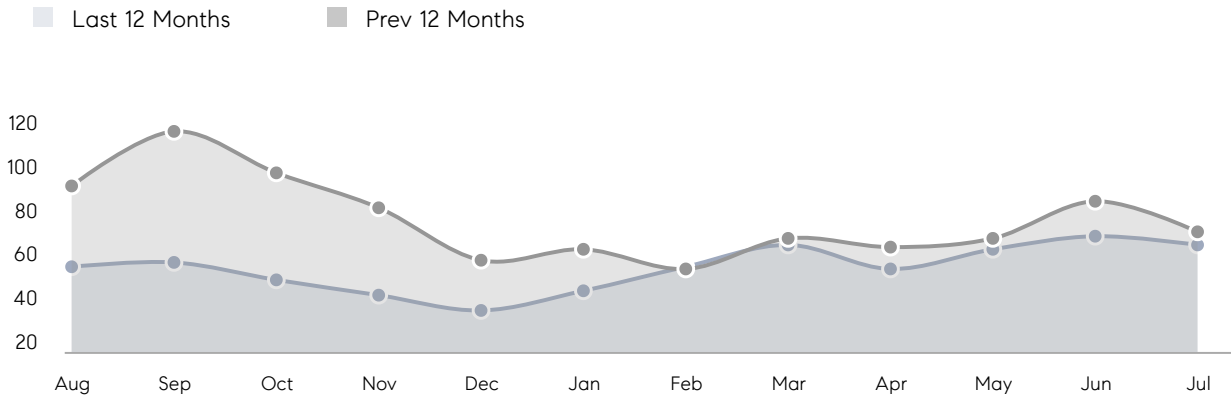
Property Statistics

		Jul 2022	Jul 2021	% Change
Overall	AVERAGE DOM	24	19	26%
	% OF ASKING PRICE	124%	117%	
	AVERAGE SOLD PRICE	\$1,239,150	\$914,730	35.5%
	# OF CONTRACTS	54	78	-30.8%
	NEW LISTINGS	48	63	-24%
Houses	AVERAGE DOM	24	17	41%
	% OF ASKING PRICE	128%	123%	
	AVERAGE SOLD PRICE	\$1,401,843	\$1,125,783	25%
	# OF CONTRACTS	44	68	-35%
	NEW LISTINGS	41	56	-27%
Condo/Co-op/TH	AVERAGE DOM	24	27	-11%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$317,222	\$293,988	8%
	# OF CONTRACTS	10	10	0%
	NEW LISTINGS	7	7	0%

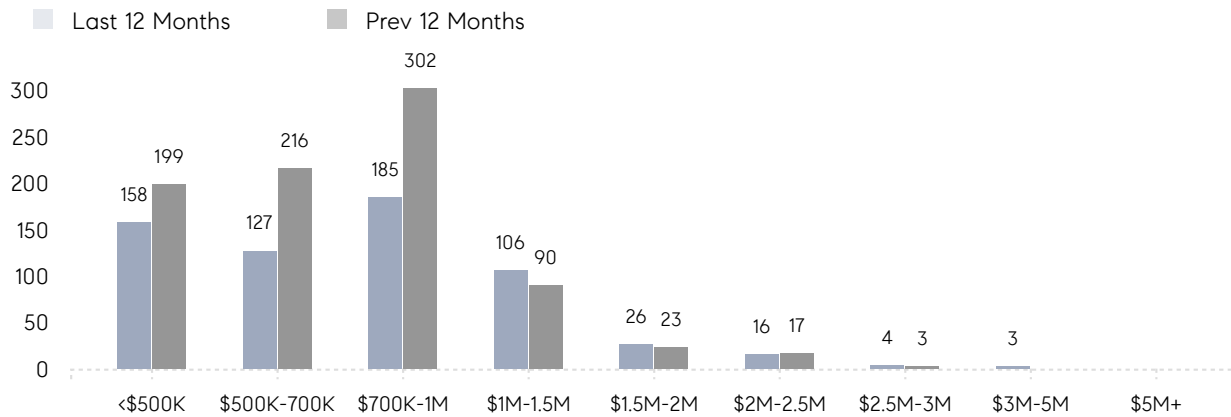
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JULY 2022

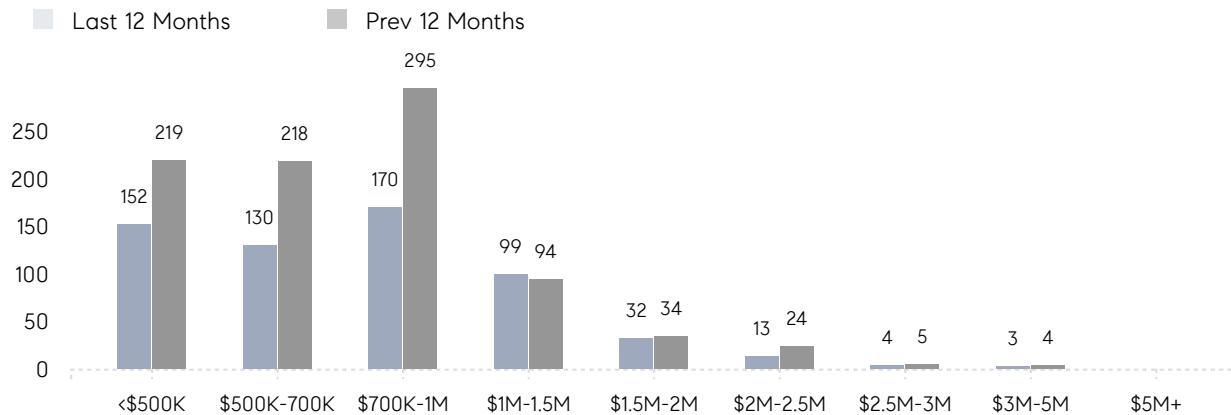
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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