



COMPASS

December 2022

Montvale Market Insights

Montvale

DECEMBER 2022

UNDER CONTRACT

5	\$664K	\$619K
Total Properties	Average Price	Median Price
-50%	-32%	-37%
Decrease From Dec 2021	Decrease From Dec 2021	Decrease From Dec 2021

UNITS SOLD

10	\$676K	\$665K
Total Properties	Average Price	Median Price
43%	-13%	-2%
Increase From Dec 2021	Decrease From Dec 2021	Decrease From Dec 2021

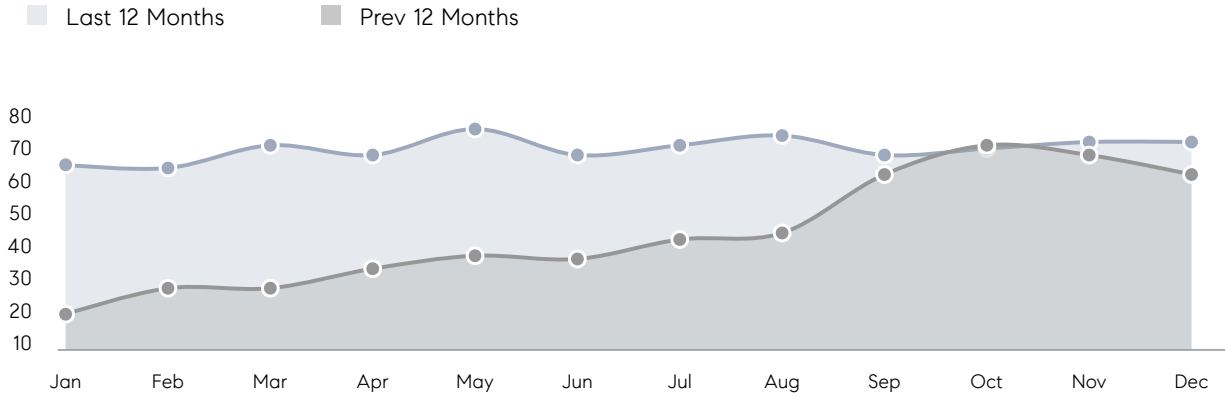
Property Statistics

		Dec 2022	Dec 2021	% Change
Overall	AVERAGE DOM	37	33	12%
	% OF ASKING PRICE	98%	102%	
	AVERAGE SOLD PRICE	\$676,875	\$777,857	-13.0%
	# OF CONTRACTS	5	10	-50.0%
	NEW LISTINGS	3	2	50%
Houses	AVERAGE DOM	29	9	222%
	% OF ASKING PRICE	100%	108%	
	AVERAGE SOLD PRICE	\$712,000	\$860,000	-17%
	# OF CONTRACTS	4	3	33%
	NEW LISTINGS	2	1	100%
Condo/Co-op/TH	AVERAGE DOM	48	64	-25%
	% OF ASKING PRICE	96%	95%	
	AVERAGE SOLD PRICE	\$624,186	\$668,333	-7%
	# OF CONTRACTS	1	7	-86%
	NEW LISTINGS	1	1	0%

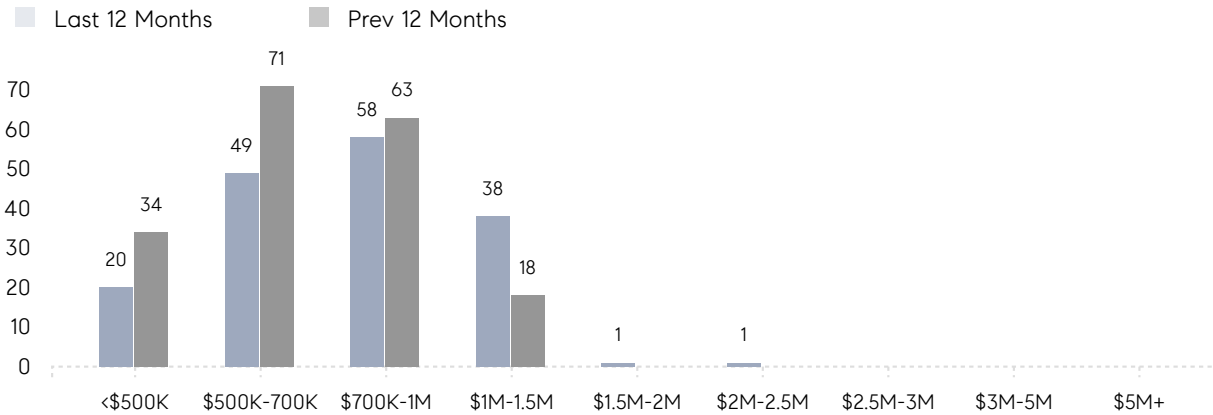
Montvale

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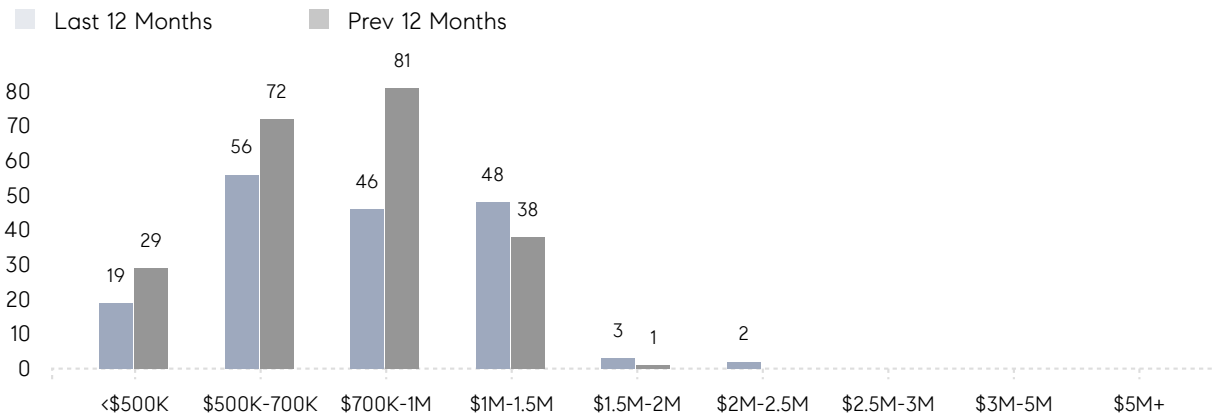
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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