



COMPASS

October 2022

Montclair Market Insights

Montclair

OCTOBER 2022

UNDER CONTRACT

37
Total
Properties

\$720K
Average
Price

\$624K
Median
Price

-14%
Decrease From
Oct 2021

-8%
Decrease From
Oct 2021

-13%
Decrease From
Oct 2021

UNITS SOLD

28
Total
Properties

\$858K
Average
Price

\$675K
Median
Price

-32%
Decrease From
Oct 2021

3%
Increase From
Oct 2021

-4%
Decrease From
Oct 2021

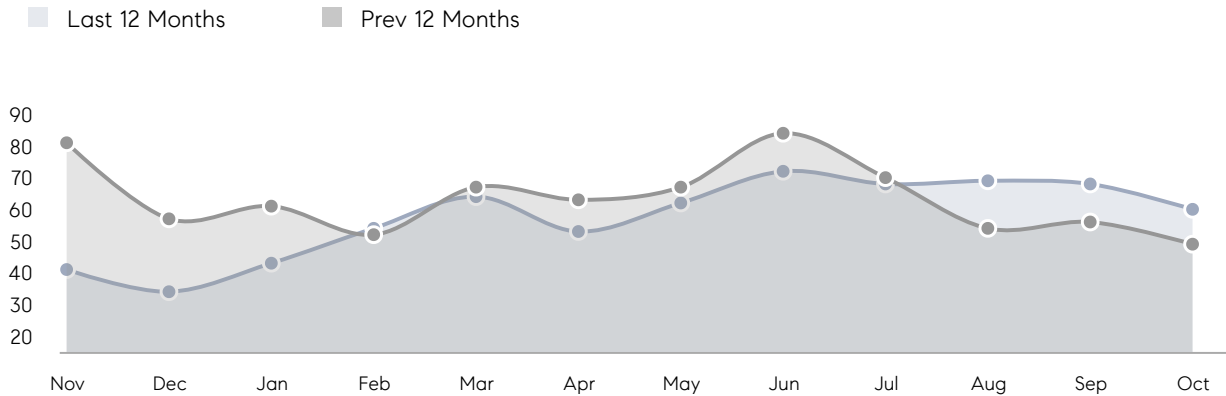
Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	28	33	-15%
	% OF ASKING PRICE	112%	109%	
	AVERAGE SOLD PRICE	\$858,271	\$836,145	2.6%
	# OF CONTRACTS	37	43	-14.0%
	NEW LISTINGS	28	43	-35%
Houses	AVERAGE DOM	24	26	-8%
	% OF ASKING PRICE	116%	113%	
	AVERAGE SOLD PRICE	\$1,156,175	\$1,036,648	12%
	# OF CONTRACTS	28	34	-18%
	NEW LISTINGS	23	30	-23%
Condo/Co-op/TH	AVERAGE DOM	33	49	-33%
	% OF ASKING PRICE	106%	100%	
	AVERAGE SOLD PRICE	\$461,067	\$289,318	59%
	# OF CONTRACTS	9	9	0%
	NEW LISTINGS	5	13	-62%

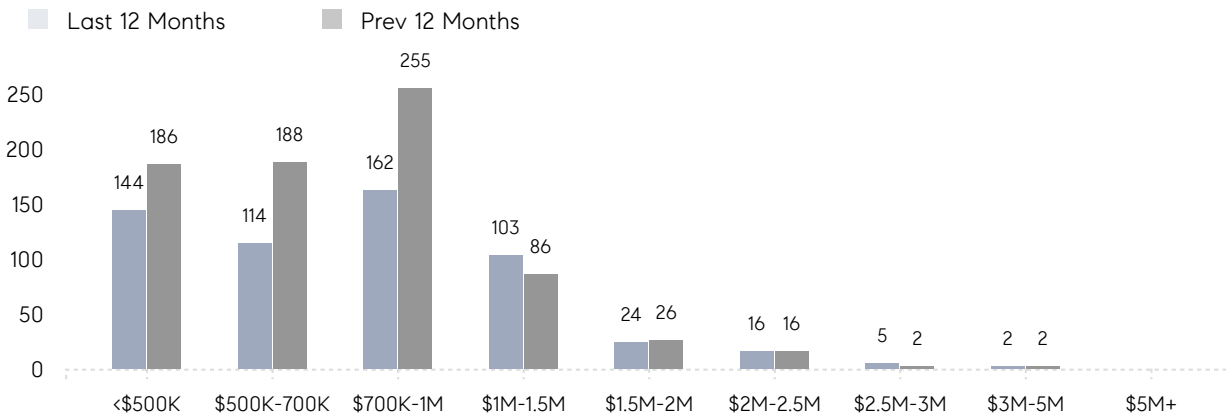
Montclair

OCTOBER 2022

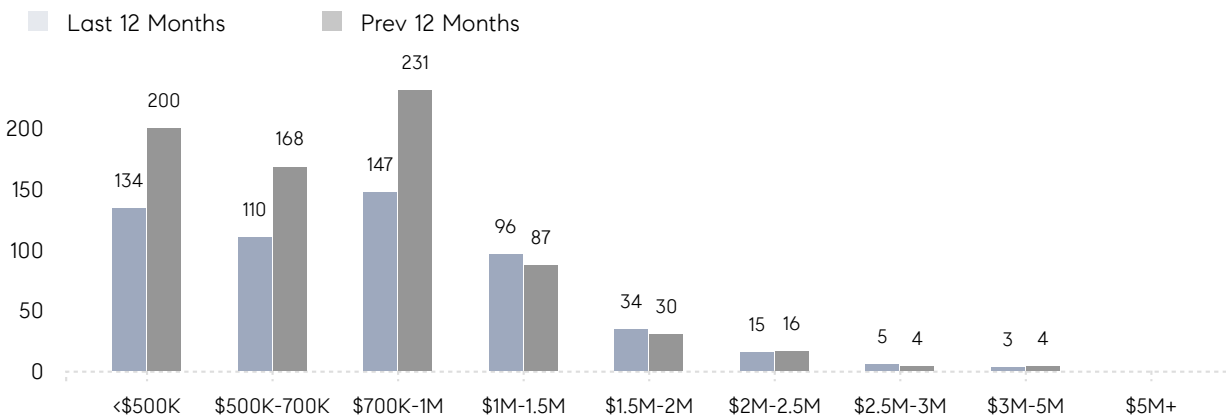
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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