



COMPASS

January 2023

Montclair Market Insights

Montclair

JANUARY 2023

UNDER CONTRACT

23
Total
Properties

\$756K
Average
Price

\$649K
Median
Price

28%
Increase From
Jan 2022

1%
Increase From
Jan 2022

13%
Increase From
Jan 2022

UNITS SOLD

12
Total
Properties

\$730K
Average
Price

\$615K
Median
Price

-43%
Decrease From
Jan 2022

-10%
Decrease From
Jan 2022

-20%
Decrease From
Jan 2022

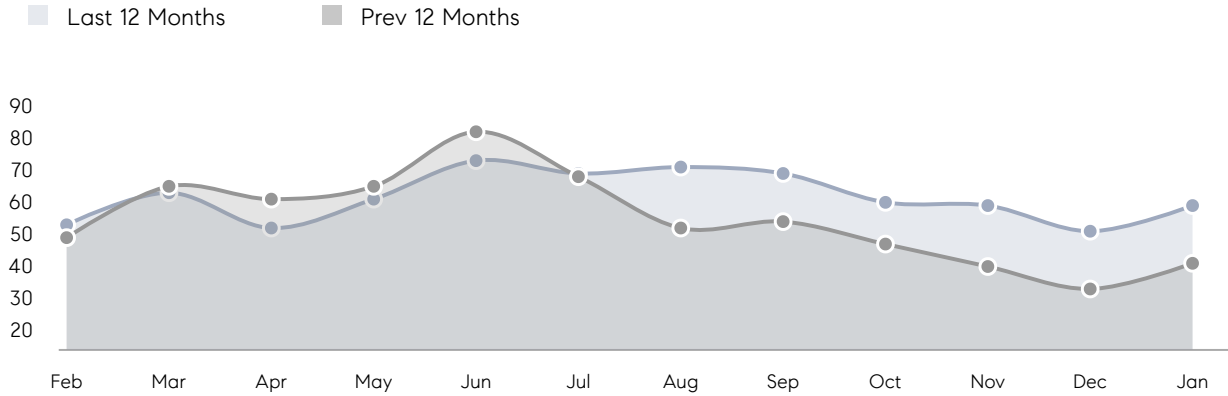
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	26	39	-33%
	% OF ASKING PRICE	113%	111%	
	AVERAGE SOLD PRICE	\$730,429	\$808,649	-9.7%
	# OF CONTRACTS	23	18	27.8%
	NEW LISTINGS	32	25	28%
Houses	AVERAGE DOM	29	43	-33%
	% OF ASKING PRICE	112%	120%	
	AVERAGE SOLD PRICE	\$1,095,670	\$1,145,968	-4%
	# OF CONTRACTS	14	10	40%
	NEW LISTINGS	19	13	46%
Condo/Co-op/TH	AVERAGE DOM	23	35	-34%
	% OF ASKING PRICE	113%	99%	
	AVERAGE SOLD PRICE	\$365,188	\$358,889	2%
	# OF CONTRACTS	9	8	13%
	NEW LISTINGS	13	12	8%

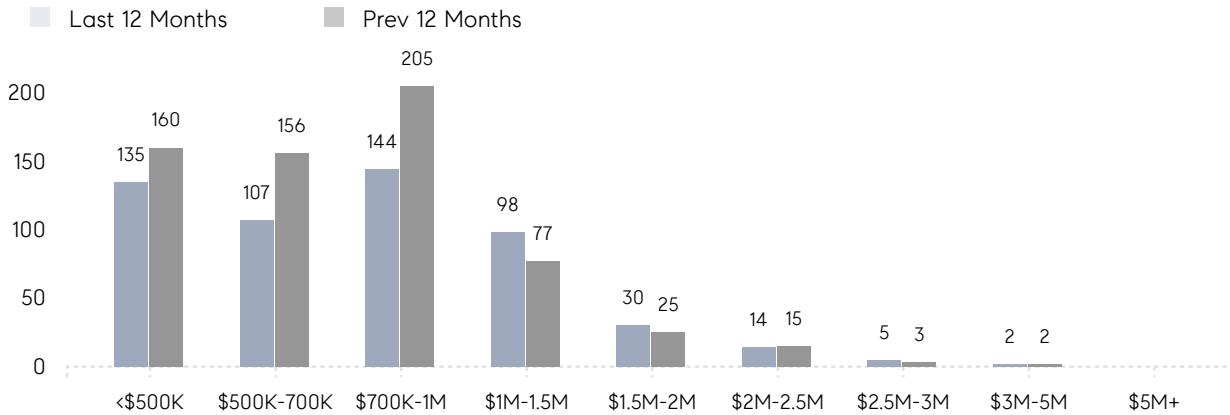
Montclair

JANUARY 2023

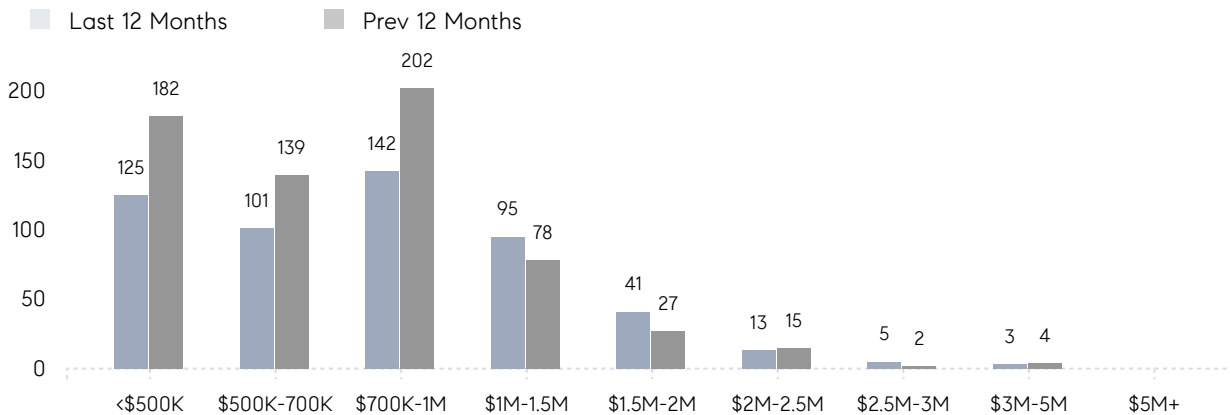
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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