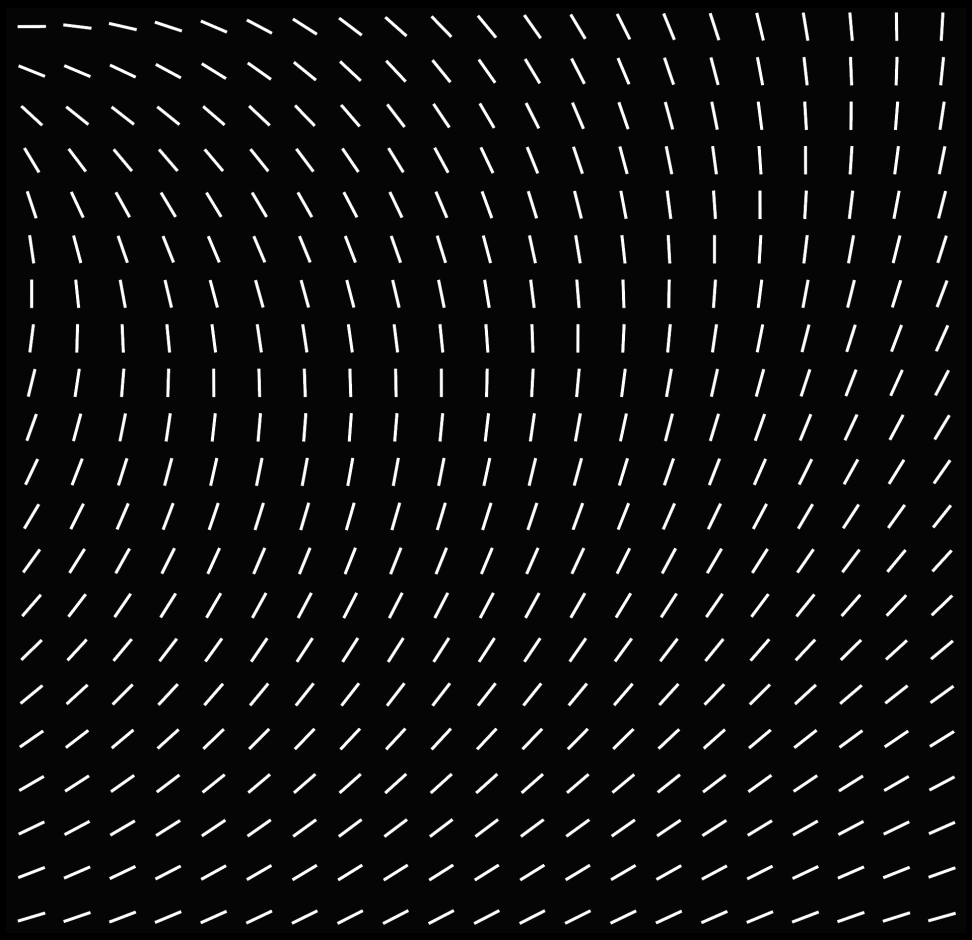


COMPASS

January 2023

Montvale
Market Insights

Montvale

JANUARY 2023

UNDER CONTRACT

12	$956K	$1.0M
Total Properties	Average Price	Median Price
50%	11%	4%
Increase From Jan 2022	Increase From Jan 2022	Increase From Jan 2022

UNITS SOLD

4	$791K	$730K
Total Properties	Average Price	Median Price
-56%	-1%	-19%
Decrease From Jan 2022	Decrease From Jan 2022	Decrease From Jan 2022

Property Statistics

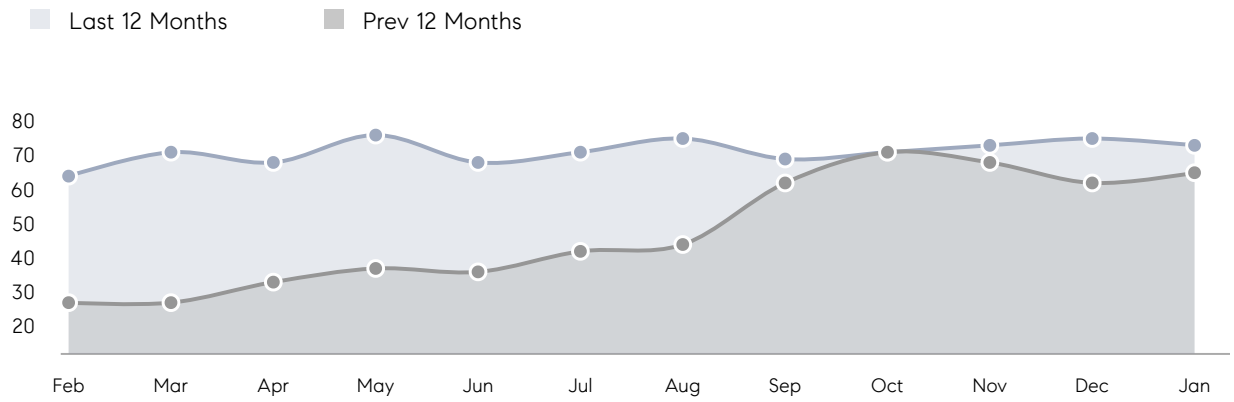
		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	22	54	-59%
	% OF ASKING PRICE	103%	99%	
	AVERAGE SOLD PRICE	$791,500	$802,521	-1.4%
	# OF CONTRACTS	12	8	50.0%
	NEW LISTINGS	10	11	-9%
Houses	AVERAGE DOM	13	24	-46%
	% OF ASKING PRICE	108%	99%	
	AVERAGE SOLD PRICE	$669,500	$744,000	-10%
	# OF CONTRACTS	2	5	-60%
	NEW LISTINGS	5	6	-17%
Condo/Co-op/TH	AVERAGE DOM	25	91	-73%
	% OF ASKING PRICE	101%	98%	
	AVERAGE SOLD PRICE	$832,167	$875,673	-5%
	# OF CONTRACTS	10	3	233%
	NEW LISTINGS	5	5	0%

Sources: Garden State MLS, Hudson MLS, NJ MLS

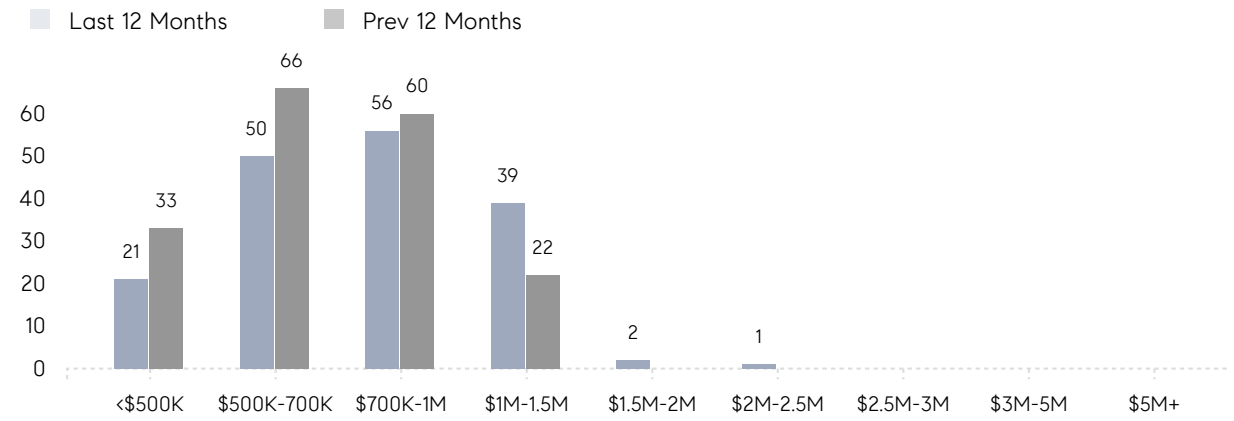
Montvale

JANUARY 2023

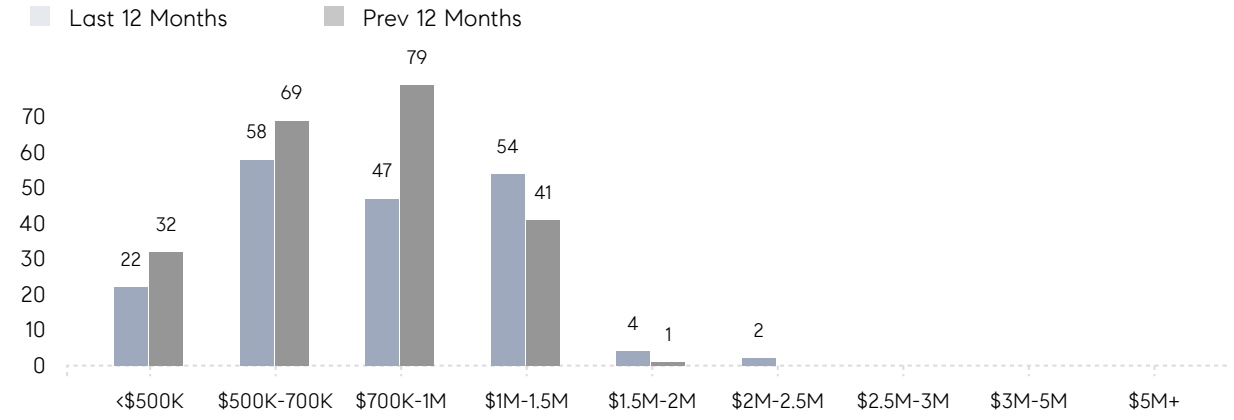
Monthly Inventory



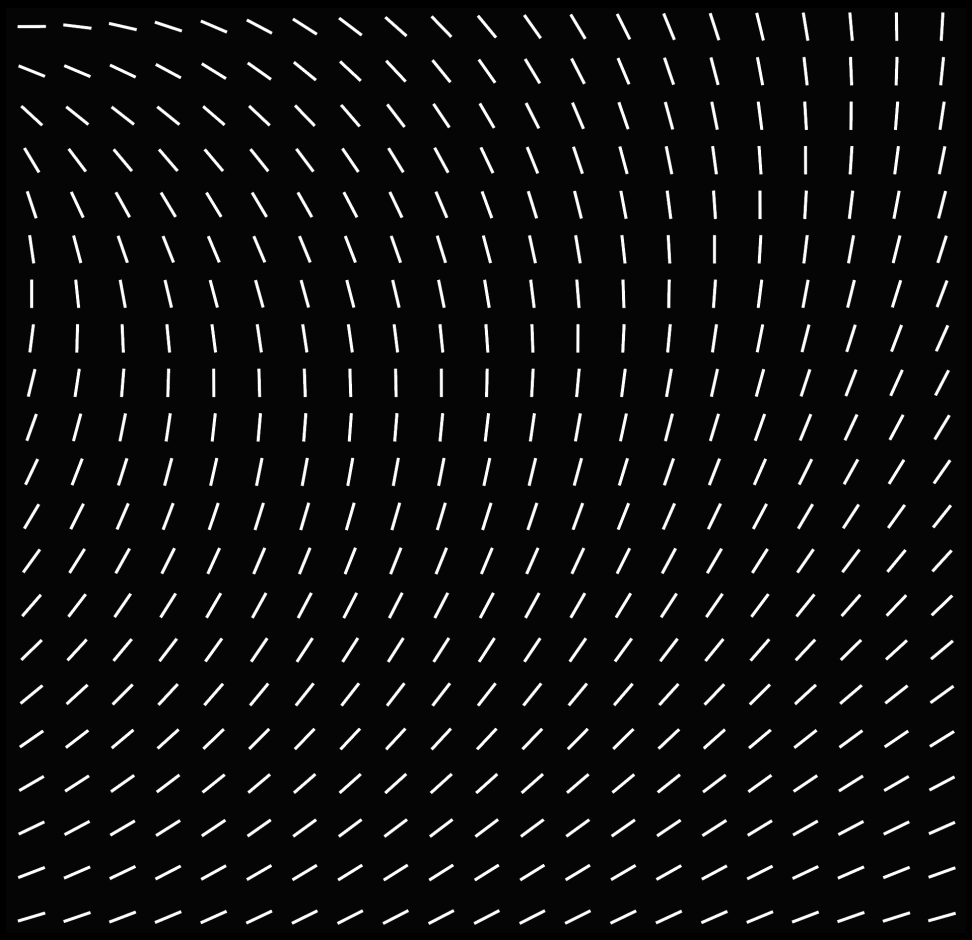
Contracts By Price Range



Listings By Price Range



Sources: Garden State MLS, Hudson MLS, NJ MLS



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