



COMPASS

February 2023

# Montclair Market Insights

# Montclair

FEBRUARY 2023

## UNDER CONTRACT

**32**  
Total  
Properties

**\$834K**  
Average  
Price

**\$644K**  
Median  
Price

**-11%**  
Decrease From  
Feb 2022

**25%**  
Increase From  
Feb 2022

**8%**  
Increase From  
Feb 2022

## UNITS SOLD

**24**  
Total  
Properties

**\$813K**  
Average  
Price

**\$595K**  
Median  
Price

**71%**  
Increase From  
Feb 2022

**0%**  
Change From  
Feb 2022

**-7%**  
Decrease From  
Feb 2022

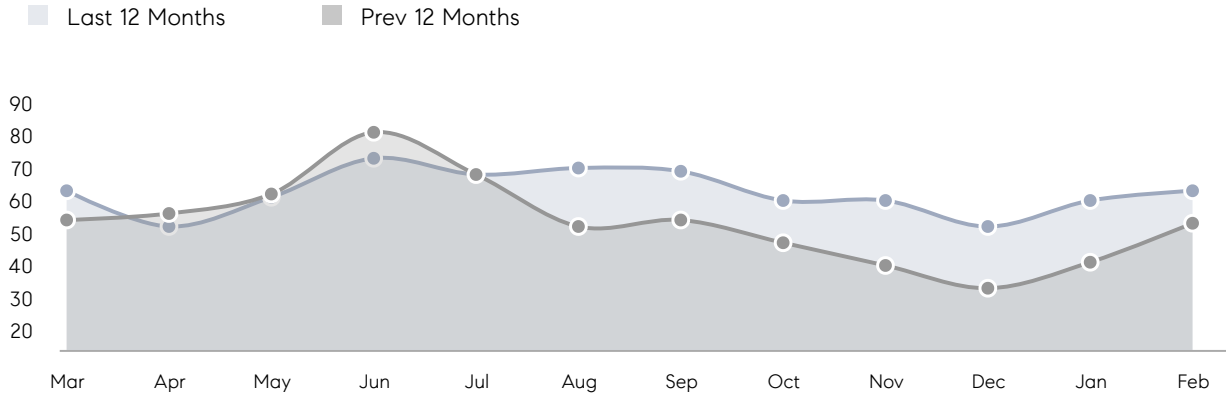
## Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	33	47	-30%
	% OF ASKING PRICE	108%	120%	
	AVERAGE SOLD PRICE	\$813,917	\$810,643	0.4%
	# OF CONTRACTS	32	36	-11.1%
	NEW LISTINGS	33	45	-27%
Houses	AVERAGE DOM	39	37	5%
	% OF ASKING PRICE	111%	126%	
	AVERAGE SOLD PRICE	\$1,066,563	\$1,015,900	5%
	# OF CONTRACTS	16	24	-33%
	NEW LISTINGS	21	35	-40%
Condo/Co-op/TH	AVERAGE DOM	21	71	-70%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$308,625	\$297,500	4%
	# OF CONTRACTS	16	12	33%
	NEW LISTINGS	12	10	20%

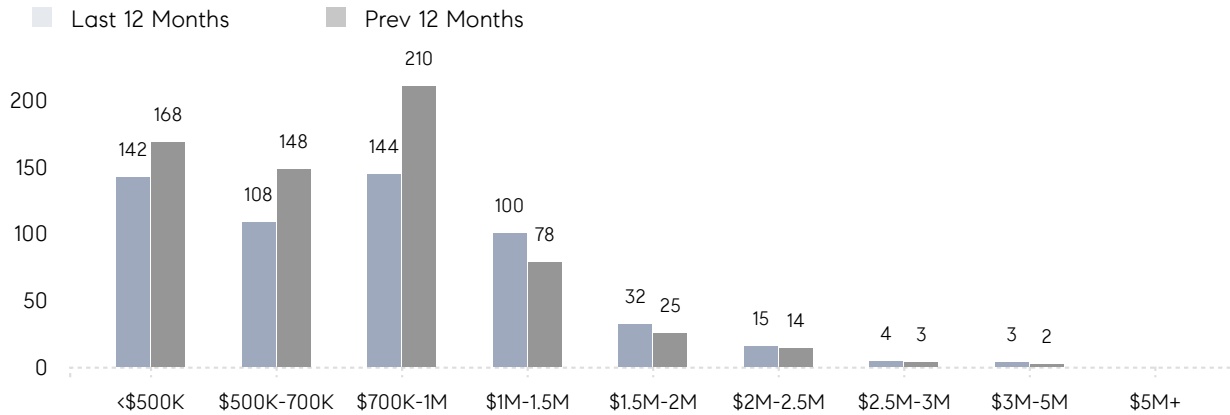
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FEBRUARY 2023

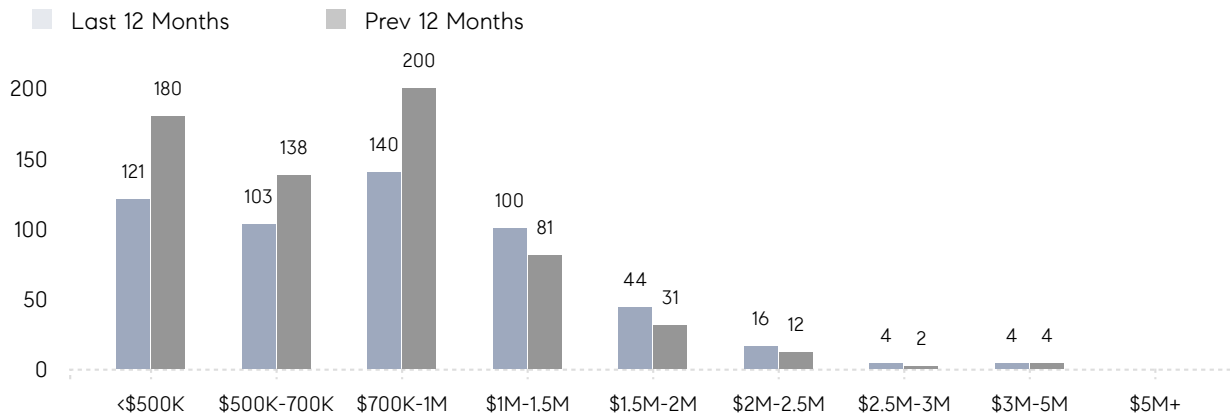
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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