



COMPASS

March 2023

# Montclair Market Insights

# Montclair

MARCH 2023

## UNDER CONTRACT

**39**  
Total  
Properties

**\$942K**  
Average  
Price

**\$899K**  
Median  
Price

**-42%**  
Decrease From  
Mar 2022

**13%**  
Increase From  
Mar 2022

**14%**  
Increase From  
Mar 2022

## UNITS SOLD

**19**  
Total  
Properties

**\$773K**  
Average  
Price

**\$718K**  
Median  
Price

**-37%**  
Decrease From  
Mar 2022

**-8%**  
Decrease From  
Mar 2022

**2%**  
Increase From  
Mar 2022

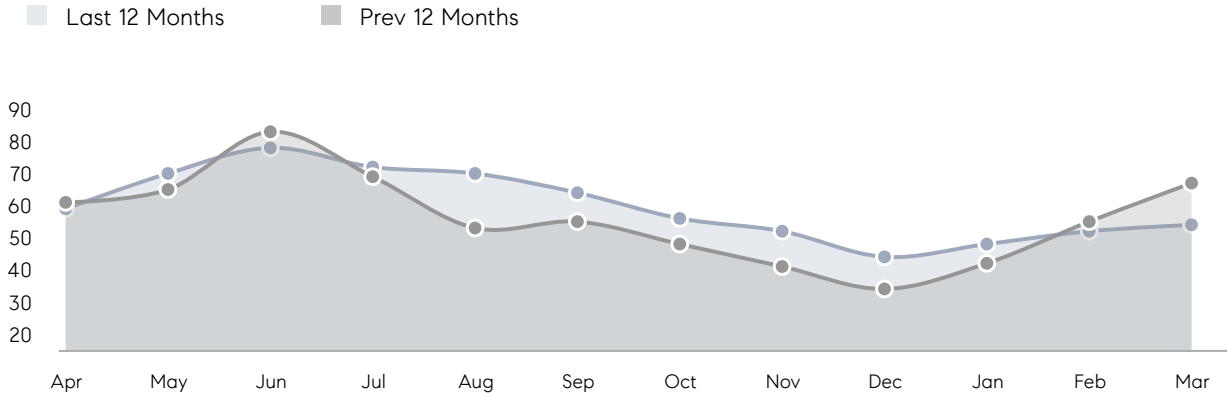
## Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	34	22	55%
	% OF ASKING PRICE	118%	122%	
	AVERAGE SOLD PRICE	\$773,343	\$843,017	-8.3%
	# OF CONTRACTS	39	67	-41.8%
	NEW LISTINGS	43	74	-42%
Houses	AVERAGE DOM	23	18	28%
	% OF ASKING PRICE	120%	132%	
	AVERAGE SOLD PRICE	\$1,145,135	\$1,147,553	0%
	# OF CONTRACTS	31	56	-45%
	NEW LISTINGS	38	60	-37%
Condo/Co-op/TH	AVERAGE DOM	43	30	43%
	% OF ASKING PRICE	116%	105%	
	AVERAGE SOLD PRICE	\$438,730	\$317,000	38%
	# OF CONTRACTS	8	11	-27%
	NEW LISTINGS	5	14	-64%

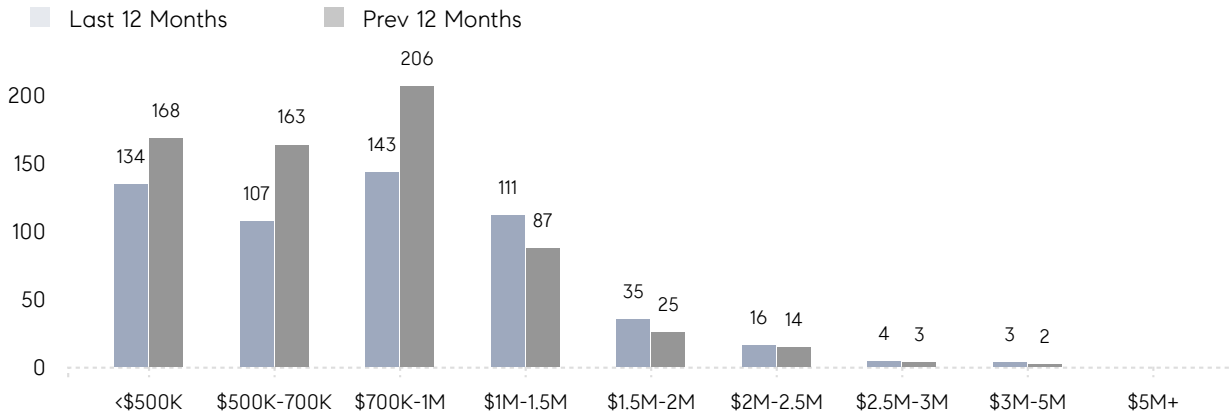
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MARCH 2023

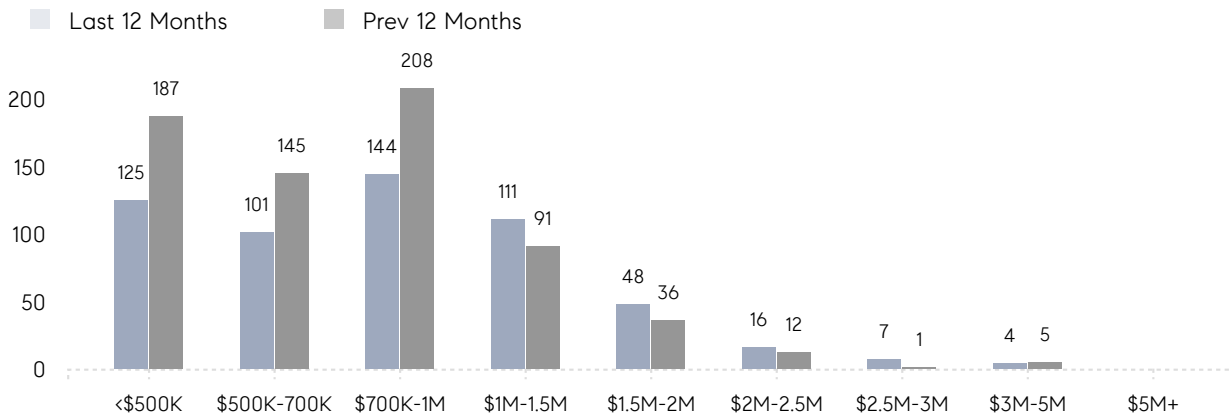
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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