



COMPASS

March 2023

Montvale Market Insights

Montvale

MARCH 2023

UNDER CONTRACT

11	\$806K	\$669K
Total Properties	Average Price	Median Price
-35%	-10%	-31%
Decrease From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

UNITS SOLD

12	\$805K	\$732K
Total Properties	Average Price	Median Price
0%	-12%	-18%
Change From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

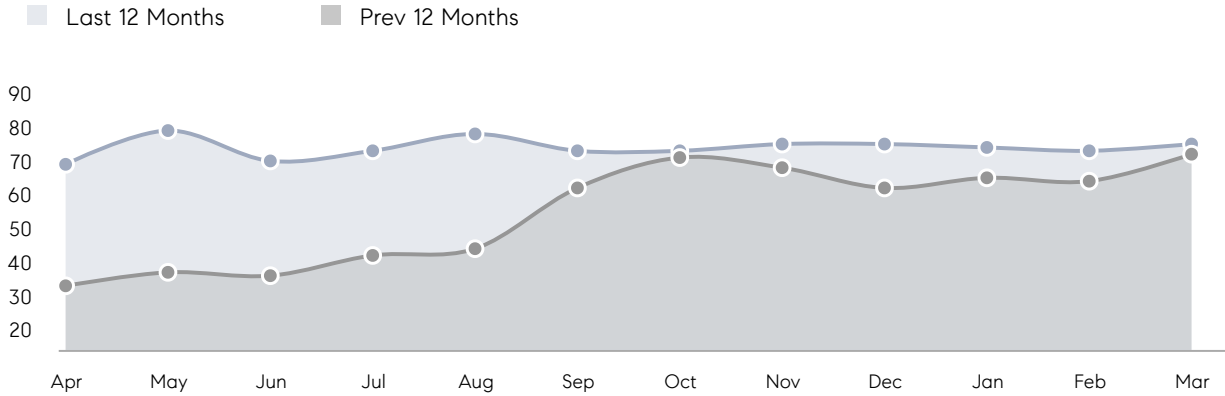
Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	75	73	3%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$805,083	\$918,301	-12.3%
	# OF CONTRACTS	11	17	-35.3%
	NEW LISTINGS	19	25	-24%
Houses	AVERAGE DOM	81	32	153%
	% OF ASKING PRICE	100%	97%	
	AVERAGE SOLD PRICE	\$908,080	\$732,000	24%
	# OF CONTRACTS	4	5	-20%
	NEW LISTINGS	7	9	-22%
Condo/Co-op/TH	AVERAGE DOM	70	93	-25%
	% OF ASKING PRICE	97%	101%	
	AVERAGE SOLD PRICE	\$731,514	\$1,011,452	-28%
	# OF CONTRACTS	7	12	-42%
	NEW LISTINGS	12	16	-25%

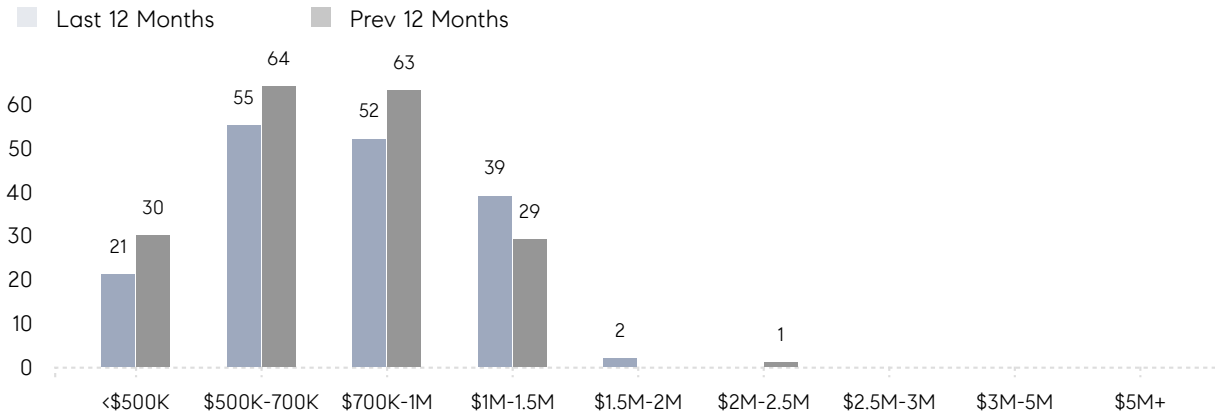
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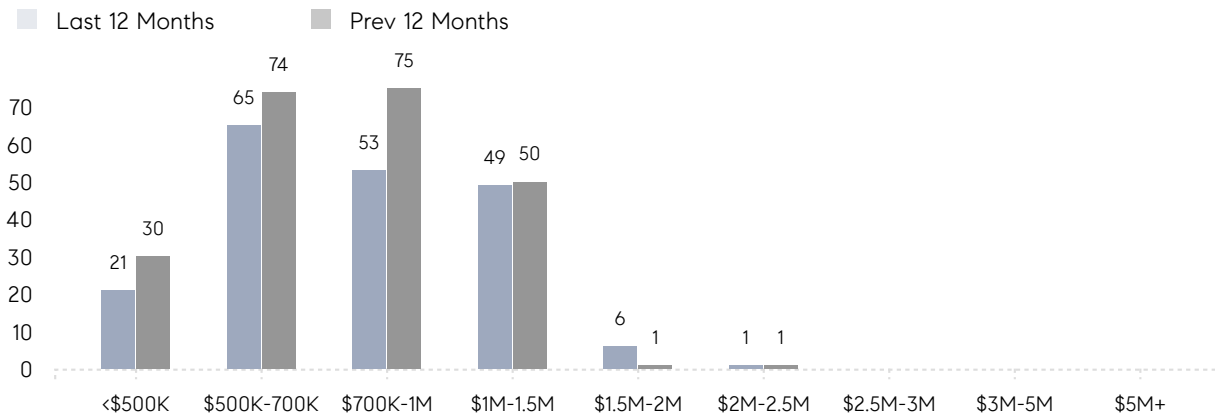
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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