

COMPASS

February 2024

# Montclair Market Insights

# Montclair

FEBRUARY 2024

## UNDER CONTRACT

**31**  
Total  
Properties

**\$931K**  
Average  
Price

**\$799K**  
Median  
Price

**3%**  
Increase From  
Feb 2023

**12%**  
Increase From  
Feb 2023

**24%**  
Increase From  
Feb 2023

## UNITS SOLD

**18**  
Total  
Properties

**\$1.0M**  
Average  
Price

**\$887K**  
Median  
Price

**-25%**  
Decrease From  
Feb 2023

**26%**  
Increase From  
Feb 2023

**49%**  
Increase From  
Feb 2023

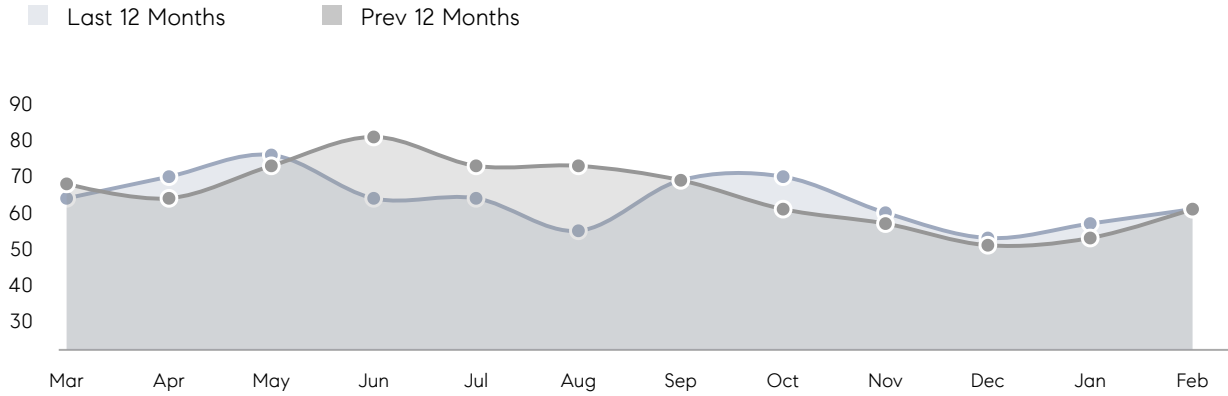
## Property Statistics

		Feb 2024	Feb 2023	% Change
Overall	AVERAGE DOM	30	35	-14%
	% OF ASKING PRICE	113%	108%	
	AVERAGE SOLD PRICE	\$1,024,550	\$813,917	25.9%
	# OF CONTRACTS	31	30	3.3%
	NEW LISTINGS	36	35	3%
Houses	AVERAGE DOM	35	42	-17%
	% OF ASKING PRICE	113%	111%	
	AVERAGE SOLD PRICE	\$1,002,838	\$1,066,563	-6%
	# OF CONTRACTS	20	15	33%
	NEW LISTINGS	23	22	5%
Condo/Co-op/TH	AVERAGE DOM	17	21	-19%
	% OF ASKING PRICE	114%	102%	
	AVERAGE SOLD PRICE	\$1,081,000	\$308,625	250%
	# OF CONTRACTS	11	15	-27%
	NEW LISTINGS	13	13	0%

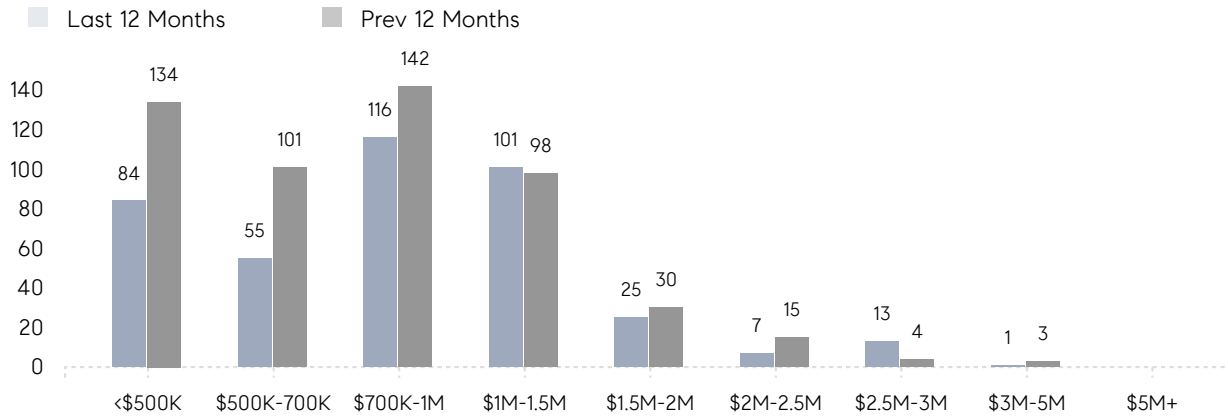
# Montclair

FEBRUARY 2024

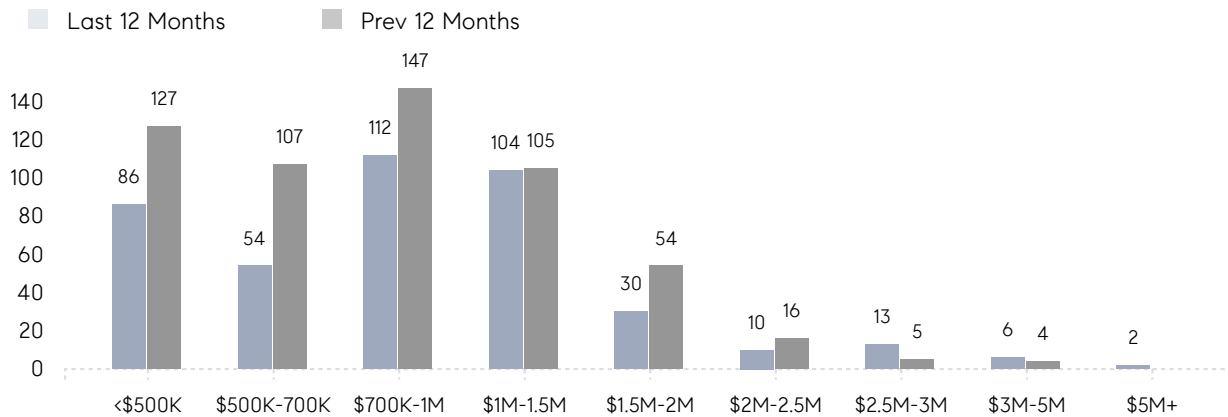
## Monthly Inventory

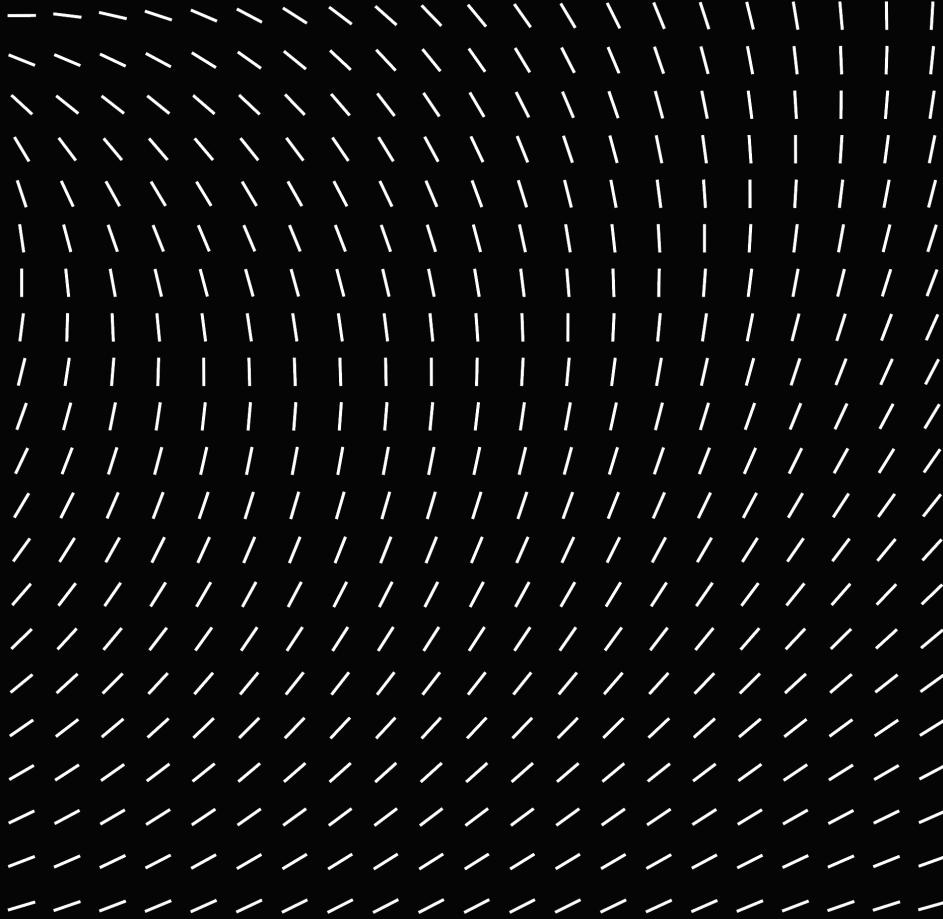


## Contracts By Price Range



## Listings By Price Range





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