

COMPASS

April 2024

Montclair Market Insights

Montclair

APRIL 2024

UNDER CONTRACT

43
Total
Properties

\$1.0M
Average
Price

\$989K
Median
Price

5%
Increase From
Apr 2023

-20%
Decrease From
Apr 2023

-10%
Decrease From
Apr 2023

UNITS SOLD

24
Total
Properties

\$1.2M
Average
Price

\$1.1M
Median
Price

-23%
Decrease From
Apr 2023

30%
Increase From
Apr 2023

53%
Increase From
Apr 2023

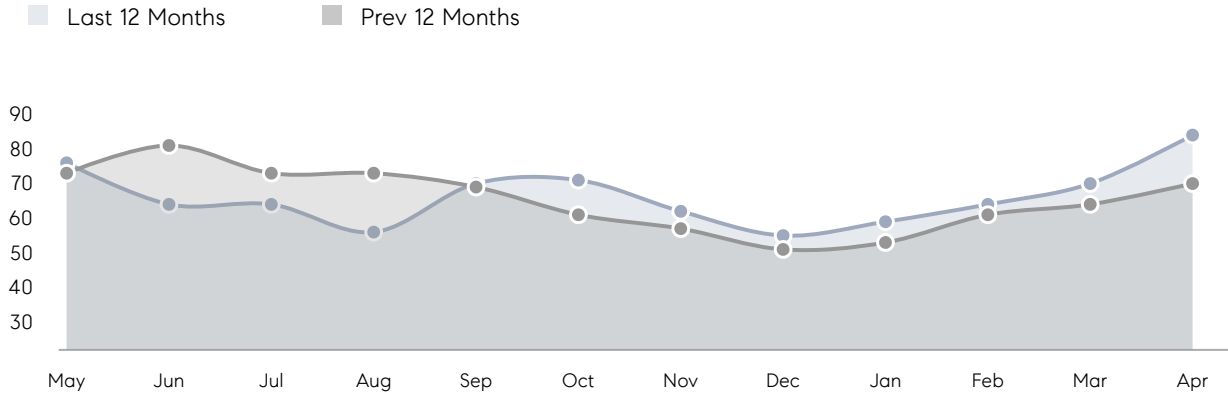
Property Statistics

		Apr 2024	Apr 2023	% Change
Overall	AVERAGE DOM	22	18	22%
	% OF ASKING PRICE	123%	116%	
	AVERAGE SOLD PRICE	\$1,287,890	\$988,541	30.3%
	# OF CONTRACTS	43	41	4.9%
	NEW LISTINGS	62	43	44%
Houses	AVERAGE DOM	25	16	56%
	% OF ASKING PRICE	126%	120%	
	AVERAGE SOLD PRICE	\$1,639,991	\$1,357,935	21%
	# OF CONTRACTS	36	37	-3%
	NEW LISTINGS	52	41	27%
Condo/Co-op/TH	AVERAGE DOM	17	21	-19%
	% OF ASKING PRICE	115%	109%	
	AVERAGE SOLD PRICE	\$583,688	\$403,667	45%
	# OF CONTRACTS	7	4	75%
	NEW LISTINGS	10	2	400%

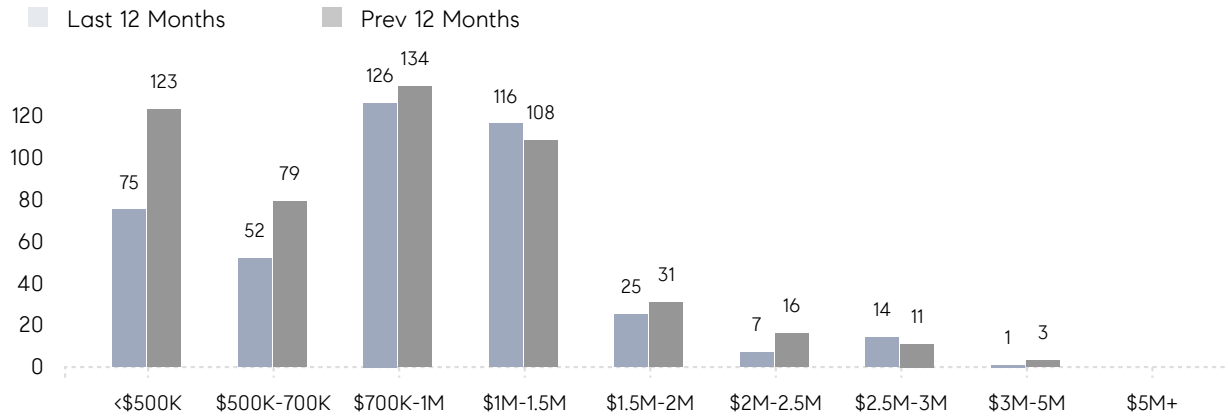
Montclair

APRIL 2024

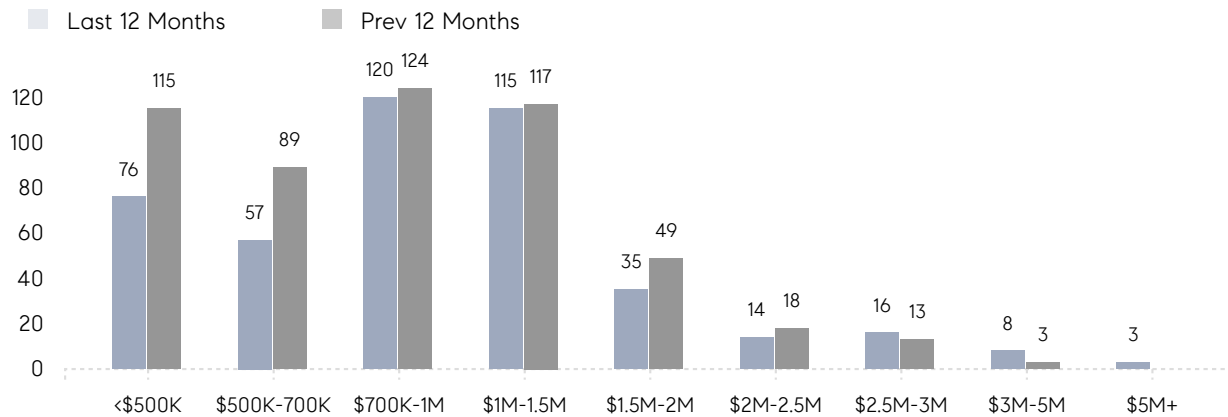
Monthly Inventory

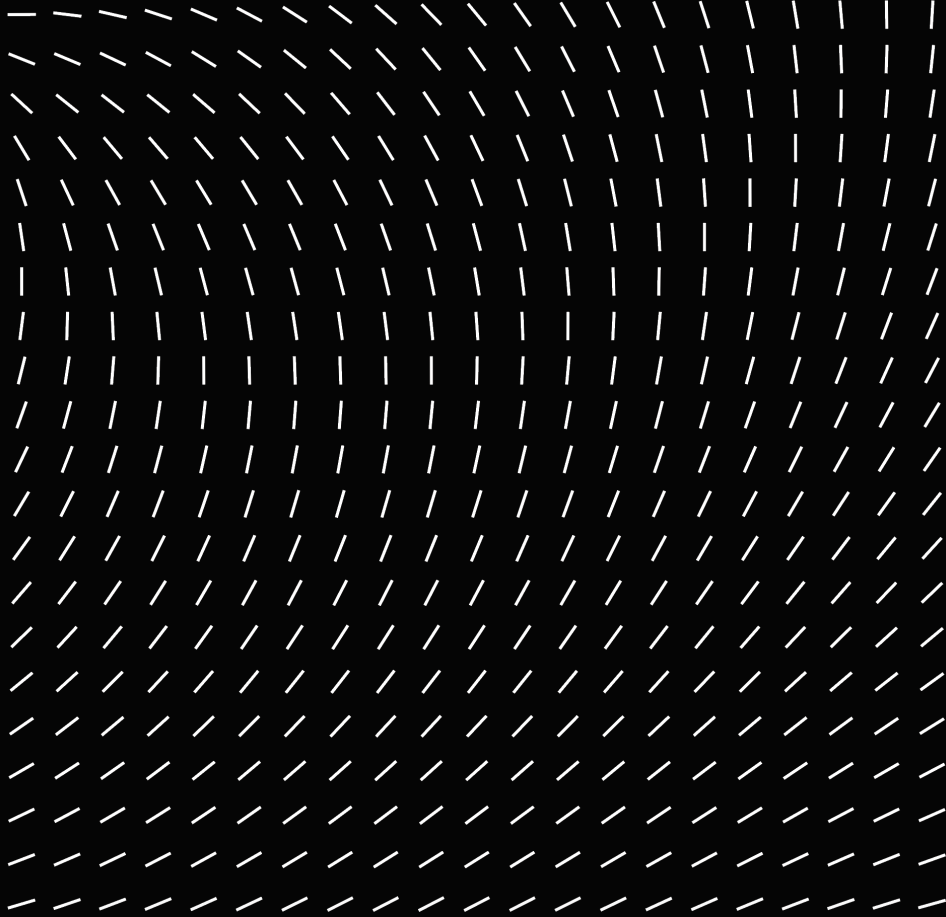


Contracts By Price Range



Listings By Price Range





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