

# Montclair

## August 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	10 Crestmont Road 1H	HighRise	1	1.0	91	\$139,000	\$133,000	\$131,500	98.87%		
2	10 Crestmont Road 2H	OneFloor	1	1.0	67	\$144,000	\$140,000	\$139,000	99.29%		
3	65-67 Union Street	FirstFlr	0	1.0	59	\$199,900	\$199,900	\$195,700	97.90%	\$160,900	1.22
4	44 Union Street C0012	OneFloor	1	1.0	17	\$230,000	\$230,000	\$225,000	97.83%	\$164,200	1.37
5	44 Union Street C0010	OneFloor	1	1.0	20	\$230,000	\$230,000	\$225,000	97.83%	\$161,900	1.39
6	530 Valley Road C006R	HighRise	0	1.0	10	\$209,000	\$209,000	\$225,000	107.66%	\$191,600	1.17
7	91 Bay Street C02 1 / B1	OneFloor	1	1.0	14	\$199,999	\$199,999	\$236,100	118.05%	\$265,900	0.89
8	101 Gates Avenue C002D	OneFloor	2	1.0	14	\$274,900	\$274,900	\$290,000	105.49%	\$246,700	1.18
9	81 Grove Street C0001	FirstFlr	2	1.0	25	\$299,000	\$299,000	\$299,000	100.00%	\$241,600	1.24
10	415 Claremont Avenue	HighRise	2	2.0	41	\$309,000	\$309,000	\$303,000	98.06%	\$207,300	1.46
11	159 Park Street C0006	Carriage	2	1.0	23	\$339,000	\$339,000	\$340,000	100.29%	\$223,000	1.52
12	7 Van Vleck Street C0002	OneFloor	2	1.1	13	\$285,000	\$285,000	\$340,000	119.30%	\$236,100	1.44
13	150 Claremont Avenue	HalfDupl	5	1.1	14	\$349,000	\$349,000	\$389,000	111.46%	\$244,100	1.59
14	50 Pine Street C211	Duplex	2	2.1	13	\$379,000	\$379,000	\$405,000	106.86%	\$307,700	1.32
15	673 Grove Street	Colonial	3	1.0	11	\$379,000	\$379,000	\$410,000	108.18%	\$423,800	0.97
16	10 Central Avenue	Colonial	5	1.0	19	\$399,000	\$399,000	\$412,500	103.38%	\$356,000	1.16
17	209 Harrison Avenue	CapeCod	4	2.0	29	\$429,000	\$399,000	\$424,000	106.27%		
18	10 Hilltop Place	RanchRas	3	2.1	99	\$485,000	\$475,000	\$440,000	92.63%	\$316,500	1.39
19	232 Claremont Avenue C3205	TwnEndUn	3	2.0	43	\$499,000	\$469,000	\$460,000	98.08%	\$308,200	1.49
20	213 Watchung Avenue	Colonial	4	1.1	24	\$393,380	\$393,380	\$460,000	116.94%	\$566,600	0.81
21	609 Upper Mountain Avenue	Ranch	3	2.0	43	\$499,000	\$499,000	\$482,000	96.59%	\$448,500	1.07
22	226 Walnut Street	FixrUppr	5	2.0	15	\$429,000	\$429,000	\$495,000	115.38%	\$324,200	1.53
23	201 Bellevue Avenue Apt 3	TwnIntUn	3	2.1	61	\$539,000	\$499,000	\$499,000	100.00%	\$411,400	1.21
24	3 Garfield Place	Colonial	4	2.1	23	\$399,000	\$399,000	\$500,000	125.31%	\$489,200	1.02
25	120 Edgemont Road	FixrUppr	6	2.0	28	\$499,900	\$499,900	\$510,000	102.02%	\$608,800	0.84
26	11 Pierpont Drive	Colonial	3	2.2	14	\$529,000	\$529,000	\$538,000	101.70%	\$424,100	1.27
27	7 Graham Terrace	Colonial	4	2.1	14	\$529,000	\$529,000	\$546,000	103.21%	\$350,400	1.56
28	653 Grove Street	CapeCod	4	2.0	18	\$499,000	\$499,000	\$551,000	110.42%	\$438,100	1.26
29	6 Clairidge Court	Colonial	4	1.1	69	\$499,000	\$579,000	\$567,000	97.93%	\$571,600	0.99
30	2 Mulford Lane	Cottage	4	3.2	56	\$499,590	\$549,000	\$571,400	104.08%	\$495,100	1.15

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31	64 Montague Place	HalfDupl	3	3.1	7	\$549,000	\$549,000	\$600,000	109.29%		
32	79 Alexander Avenue	Cottage	4	2.1	26	\$549,000	\$549,000	\$609,000	110.93%	\$520,600	1.17
33	7 Godfrey Road	Colonial	4	1.0	11	\$539,000	\$539,000	\$620,000	115.03%	\$455,900	1.36
34	91 Harrison Avenue	Colonial	6	3.2	75	\$649,900	\$649,900	\$625,000	96.17%	\$513,000	1.22
35	9 Harvard Street	Colonial	4	2.1	17	\$629,000	\$629,000	\$629,000	100.00%	\$490,000	1.28
36	421 Grove Street	Colonial	5	3.1	18	\$577,000	\$577,000	\$630,000	109.19%	\$539,100	1.17
37	15 Alexander Avenue	Colonial	3	1.1	14	\$569,000	\$569,000	\$640,000	112.48%	\$451,100	1.42
38	36 Fairview Place	SplitLev	3	2.1	9	\$639,000	\$639,000	\$650,000	101.72%	\$487,500	1.33
39	72 Alexander Avenue	Ranch	3	3.0	59	\$675,000	\$650,000	\$650,000	100.00%	\$486,700	1.34
40	62 Forest Street	Victrian	5	3.0	11	\$569,000	\$569,000	\$650,000	114.24%	\$350,800	1.85
41	4 Orchard Court	Colonial	5	4.1	150	\$975,000	\$649,900	\$660,000	101.55%	\$777,800	0.85
42	86 Willowdale Avenue	Colonial	4	2.1	14	\$629,000	\$629,000	\$670,000	106.52%		
43	19 Carteret Street	Colonial	4	2.0	22	\$599,000	\$599,000	\$675,000	112.69%	\$461,400	1.46
44	67 Montclair Avenue	Colonial	6	2.0	35	\$699,000	\$699,000	\$700,000	100.14%	\$579,200	1.21
45	13 Stonehenge Road	Colonial	4	2.1	36	\$650,000	\$650,000	\$700,000	107.69%	\$443,600	1.58
46	20 Franklin Place	Colonial	5	4.0	7	\$695,000	\$695,000	\$700,000	100.72%	\$471,200	1.49
47	103 Wildwood Avenue	Colonial	4	2.0	15	\$599,000	\$599,000	\$705,000	117.70%	\$666,100	1.06
48	61 Overlook Road	Colonial	4	2.2	139	\$749,000	\$699,000	\$707,000	101.14%	\$626,900	1.13
49	6 Carlton Drive	Colonial	4	3.0	19	\$699,000	\$699,000	\$710,000	101.57%		
50	9 Union Street	Colonial	6	3.1	48	\$749,900	\$719,900	\$715,000	99.32%		
51	49 Dodd Street	Colonial	3	2.1	15	\$659,000	\$659,000	\$715,000	108.50%	\$480,600	1.49
52	140 Gordonhurst Avenue	Colonial	6	3.0	28	\$699,000	\$699,000	\$726,000	103.86%	\$580,400	1.25
53	117 Edgemont Road	Colonial	6	3.0	69	\$789,000	\$739,000	\$739,000	100.00%	\$635,100	1.16
54	290 Highland Avenue	Custom	4	2.1	28	\$749,000	\$749,000	\$740,000	98.80%	\$424,400	1.74
55	128 S Mountain Avenue	Colonial	4	3.1	20	\$799,000	\$749,000	\$750,000	100.13%	\$661,700	1.13
56	31 Marquette Road	Colonial	4	2.1	59	\$749,000	\$769,000	\$750,000	97.53%		
57	530 Grove Street	Colonial	5	4.1	10	\$699,000	\$699,000	\$752,000	107.58%	\$545,500	1.38
58	569 Highland Avenue	Colonial	4	3.1	6	\$699,000	\$699,000	\$760,569	108.81%	\$568,700	1.34
59	30 Prescott Avenue	Colonial	5	3.0	8	\$679,000	\$679,000	\$771,000	113.55%	\$655,300	1.18
60	148 Maple Avenue	Victrian	7	2.1	14	\$775,000	\$775,000	\$785,000	101.29%	\$560,000	1.40

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61	374 N Fullerton Avenue	Colonial	5	2.2	13	\$789,000	\$789,000	\$789,000	100.00%	\$635,500	1.24
62	8 S Mountain Avenue	Colonial	6	4.2	33	\$825,000	\$825,000	\$800,000	96.97%	\$695,000	1.15
63	165 Montclair Avenue	Colonial	5	3.1	14	\$809,000	\$809,000	\$809,000	100.00%	\$596,400	1.36
64	53 Dryden Road	Colonial	3	2.1	11	\$719,000	\$719,000	\$812,000	112.93%	\$471,600	1.72
65	94 Montclair Avenue	Colonial	5	3.1	10	\$699,000	\$699,000	\$812,000	116.17%	\$654,000	1.24
66	50 Watchung Avenue	Colonial	6	2.1	19	\$789,000	\$789,000	\$834,000	105.70%	\$636,900	1.31
67	280 Highland Avenue	Contemp	3	2.1	37	\$799,000	\$799,000	\$850,000	106.38%	\$545,700	1.56
68	62 Montclair Avenue	Colonial	6	2.1	21	\$839,000	\$839,000	\$874,000	104.17%	\$626,800	1.39
69	290 Grove Street	Colonial	4	3.1	71	\$949,000	\$849,000	\$876,000	103.18%		
70	49 Plymouth Street	Colonial	7	4.0	83	\$899,000	\$849,000	\$885,000	104.24%	\$873,400	1.01
71	12 Brunswick Road	Colonial	6	2.1	10	\$849,000	\$849,000	\$891,000	104.95%	\$781,700	1.14
72	180 Christopher Street	Victrian	5	3.1	28	\$879,000	\$879,000	\$895,000	101.82%	\$778,500	1.15
73	8 Fairfield Street	Victrian	5	3.1	9	\$839,000	\$839,000	\$902,000	107.51%	\$654,900	1.38
74	4 Gates Lane	Colonial	4	3.0	37	\$899,000	\$899,000	\$905,000	100.67%	\$805,100	1.12
75	11 The Fairway	Tudor	5	3.1	18	\$899,000	\$899,000	\$930,000	103.45%	\$847,400	1.10
76	19 Mount Vernon Road	Colonial	5	2.1	13	\$799,000	\$799,000	\$935,000	117.02%	\$589,700	1.59
77	206 Lorriane Avenue	Colonial	5	2.1	16	\$899,000	\$899,000	\$940,000	104.56%	\$872,200	1.08
78	20 Brunswick Road	Colonial	5	3.1	14	\$799,000	\$799,000	\$945,000	118.27%		
79	19 Mountainside Park Terrace	Contemp	4	3.0	43	\$929,000	\$929,000	\$955,000	102.80%	\$651,800	1.47
80	45 Carolin Road	Colonial	5	4.1	6	\$799,000	\$799,000	\$956,000	119.65%	\$584,700	1.64
81	126 Midland Avenue	Colonial	4	2.1	34	\$999,999	\$999,999	\$970,000	97.00%		
82	62 Edgemont Road	Colonial	6	3.2	25	\$979,000	\$979,000	\$975,000	99.59%	\$697,200	1.40
83	11 Marion Road	Colonial	6	3.1	16	\$989,000	\$989,000	\$989,000	100.00%	\$854,900	1.16
84	174 Christopher Street	Tudor	6	3.2	40	\$998,000	\$998,000	\$999,000	100.10%	\$825,200	1.21
85	201 Orange Road	Victrian	5	3.0	21	\$1,100,000	\$1,100,000	\$1,050,000	95.45%		
86	143 Bellevue Avenue	Victrian	5	3.1	9	\$989,000	\$989,000	\$1,055,000	106.67%	\$631,800	1.67
87	115 Llewellyn Road	Victrian	7	3.1	55	\$985,000	\$1,050,000	\$1,060,000	100.95%	\$1,048,500	1.01
88	196 Christopher Street	Colonial	5	4.1	26	\$979,000	\$979,000	\$1,095,000	111.85%	\$775,600	1.41
89	71 Stonebridge Road	SeeRem	6	4.2	20	\$1,150,000	\$1,150,000	\$1,175,000	102.17%	\$1,302,200	0.90
90	89 Eagle Rock Way	Tudor	6	5.2	85	\$1,279,000	\$1,279,000	\$1,250,000	97.73%	\$1,182,600	1.06

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91	107 Montclair Avenue	Colonial	5	4.1	12	\$989,000	\$989,000	\$1,262,000	127.60%	\$797,400	1.58
92	15 Glenwood Road	Victrian	5	4.1	14	\$990,000	\$990,000	\$1,300,000	131.31%	\$864,600	1.50
93	161 Park Street	Colonial	7	4.2	12	\$1,150,000	\$1,150,000	\$1,300,000	113.04%	\$1,035,900	1.25
94	267 Midland Avenue	Victrian	6	4.1	66	\$1,399,000	\$1,399,000	\$1,300,000	92.92%	\$1,210,500	1.07
95	144 S Mountain Avenue	Victrian	7	4.1	58	\$1,495,000	\$1,350,000	\$1,375,000	101.85%	\$973,400	1.41
96	95 S Mountain Avenue	Victrian	6	4.1	119	\$1,469,000	\$1,469,000	\$1,389,000	94.55%	\$998,100	1.39
97	43 Prospect Avenue	Colonial	5	4.2	16	\$1,525,000	\$1,525,000	\$1,606,290	105.33%	\$1,236,700	1.30
98	186 Cooper Avenue	Colonial	6	4.1	15	\$1,725,000	\$1,725,000	\$1,850,000	107.25%	\$1,490,000	1.24
99	154 Union Street	Tudor	5	4.1	24	\$1,749,000	\$1,749,000	\$1,875,000	107.20%	\$1,351,800	1.39
100	43 Highland Avenue	Colonial	6	4.1	10	\$1,999,000	\$1,999,000	\$2,206,000	110.36%	\$1,701,800	1.30
AVERAGE					32	\$730,215	\$722,908	\$760,191	105.33%		1.29

### "ACTIVE" Listings in Montclair

**Number of Units:** 102  
**Average List Price:** \$913,874  
**Average Days on Market:** 61

### "UNDER CONTRACT" Listings in Montclair

**Number of Units:** 145  
**Average List Price:** \$759,627  
**Average Days on Market:** 32

# Montclair 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	54	36	42	49	51	21	25	32					35
List Price	\$689,035	\$561,393	\$503,165	\$722,732	\$819,533	\$731,040	\$783,634	\$722,908					\$722,370
Sales Price	\$741,720	\$592,983	\$536,657	\$747,336	\$839,774	\$808,273	\$847,806	\$760,191					\$768,433
Sales Price as a % of List Price	105.51%	104.51%	104.82%	104.08%	104.21%	110.43%	109.74%	105.33%					106.66%
Sales Price to Assessed Value	1.35	1.33	1.44	1.24	1.26	1.47	1.37	1.29					1.35
# Units Sold	20	14	23	28	39	57	59	100					340
Active Listings	57	67	89	105	130	102	74	83					88
Under Contracts	41	64	74	105	127	145	116	64					92

## Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	32	35	7.38%
Sales Price	\$729,897	\$768,433	5.28%
Sales Price to Assessed Value	1.34	1.35	0.07%



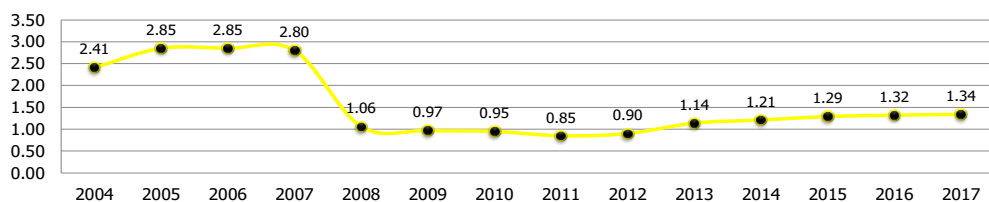
YTD	2017	2018	% Change
# Units Sold	347	340	-2.02%
Active Listings	92	83	-9.78%
Under Contracts	82	64	-21.95%

### Montclair Yearly Market Trends

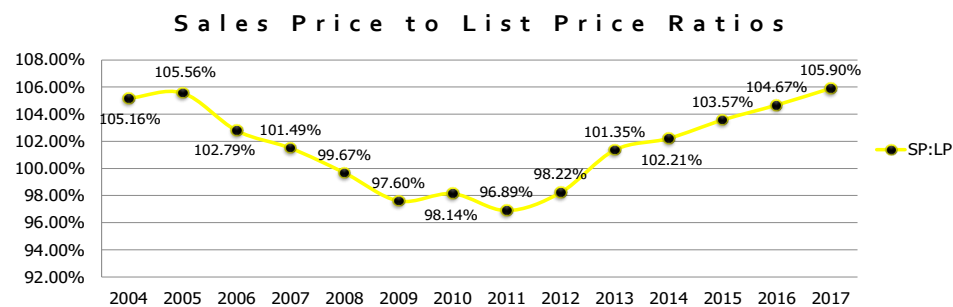


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$652,131	\$598,553	\$629,674	\$612,805	\$653,226	\$714,433	\$688,705
SP	\$601,789	\$633,199	\$714,037	\$708,681	\$738,185	\$590,795	\$627,479	\$631,774	\$588,572	\$638,565	\$627,858	\$677,279	\$740,875	\$728,406

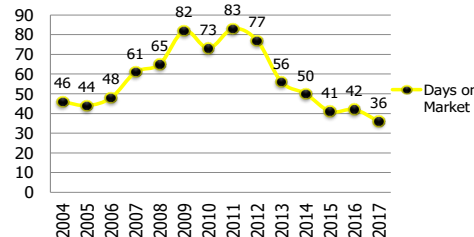
### Sales Price to Assessed Value Ratio



### Montclair Yearly Market Trends



### Average Days on Market



### Number of Units Sold

