

Montclair

September 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	56 Gates Avenue C0005	OneFloor	1	1.0	35	\$259,000	\$259,000	\$240,000	92.66%	\$178,100	1.35
2	530 Valley Road C001B	OneFloor	1	1.0	18	\$249,000	\$249,000	\$251,000	100.80%	\$225,600	1.11
3	16 Forest Street C6306	OneFloor	1	1.0	16	\$279,000	\$279,000	\$285,000	102.15%	\$207,000	1.38
4	15 Charles Street	Duplex	4	2.0	25	\$399,900	\$399,900	\$410,000	102.53%	\$356,400	1.15
5	361 Claremont Avenue Apt 7	MultiFlr	2	2.0	15	\$399,000	\$399,000	\$421,000	105.51%	\$323,400	1.30
6	11 Carlton Drive	RanchExp	3	1.0	15	\$399,000	\$399,000	\$437,500	109.65%	\$407,300	1.07
7	225 Valley Road	Colonial	4	1.0	14	\$399,000	\$399,000	\$470,000	117.79%	\$508,600	0.92
8	4 Lansing Place	Colonial	5	1.0	21	\$479,000	\$479,000	\$494,000	103.13%	\$532,700	0.93
9	24 Alexander Avenue	CapeCod	3	2.0	44	\$539,000	\$524,000	\$509,500	97.23%	\$532,100	0.96
10	159 High Street	Victrian	3	2.1	49	\$549,000	\$519,000	\$524,000	100.96%	\$421,300	1.24
11	22 Prescott Avenue	Colonial	5	3.1	64	\$525,000	\$525,000	\$526,500	100.29%	\$443,700	1.19
12	12 Stephen Street	Ranch	3	2.0	9	\$449,000	\$449,000	\$550,000	122.49%	\$486,700	1.13
13	12 Clairidge Court	Colonial	3	1.0	132	\$580,000	\$580,000	\$560,000	96.55%	\$423,100	1.32
14	43 Plymouth Street	Bi-Level	4	2.0	36	\$599,000	\$599,000	\$562,000	93.82%	\$432,900	1.30
15	7 Carolin Road	Colonial	3	1.1	15	\$499,900	\$499,900	\$600,000	120.02%	\$421,600	1.42
16	31 Gray Street	Colonial	5	2.0	14	\$619,000	\$619,000	\$651,000	105.17%	\$446,600	1.46
17	24 LaSalle Road	Ranch	4	2.1	63	\$699,000	\$675,000	\$665,000	98.52%	\$427,000	1.56
18	41 Plymouth Street	TwndUn	3	2.2	77	\$699,000	\$669,000	\$670,000	100.15%	\$813,900	0.82
19	24 Chester Road	CapeCod	4	2.0	13	\$669,000	\$669,000	\$726,000	108.52%	\$571,200	1.27
20	72 Montclair Avenue	Colonial	5	2.1	11	\$799,000	\$799,000	\$800,000	100.13%	\$597,700	1.34

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21	77 Gordonhurst Avenue	Colonial	4	2.0	12	\$699,000	\$699,000	\$805,000	115.16%	\$657,000	1.23
22	48 Elston Road	Colonial	3	2.1	14	\$685,000	\$685,000	\$851,000	124.23%	\$755,600	1.13
23	134 Norwood Avenue	Colonial	3	2.1	13	\$799,000	\$799,000	\$875,000	109.51%	\$734,800	1.19
24	11 Undercliff Road	Tudor	5	3.2	51	\$969,000	\$969,000	\$889,000	91.74%	\$706,700	1.26
25	300 Highland Avenue	Contemp	3	2.1	22	\$859,000	\$859,000	\$999,999	116.41%	\$968,900	1.03
26	34 Stanford Place	Colonial	6	4.1	110	\$1,250,000	\$1,050,000	\$1,045,000	99.52%	\$872,400	1.20
27	89 Highland Avenue	CapeCod	4	3.1	17	\$889,000	\$889,000	\$1,050,000	118.11%	\$893,700	1.17
28	112 Upper Mountain Avenue	Colonial	7	4.3	91	\$1,449,000	\$1,399,000	\$1,200,000	85.78%	\$1,335,200	0.90
29	182 Cooper Avenue	Colonial	8	3.1	17	\$1,249,000	\$1,249,000	\$1,500,000	120.10%	\$1,167,000	1.29
AVERAGE					36	\$652,993	\$640,959	\$674,741	105.47%		1.19

"ACTIVE" Listings in Montclair

Number of Units: 103
Average List Price: \$944,547
Average Days on Market: 49

"UNDER CONTRACT" Listings in Montclair

Number of Units: 77
Average List Price: \$647,249
Average Days on Market: 45

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	36				35
List Price	\$689,035	\$561,393	\$503,165	\$722,732	\$819,533	\$731,040	\$783,634	\$722,908	\$640,959				\$715,972
Sales Price	\$741,720	\$592,983	\$536,657	\$747,336	\$839,774	\$808,273	\$847,806	\$760,191	\$674,741				\$761,069
Sales Price as a % of List Price	105.51%	104.51%	104.82%	104.08%	104.21%	110.43%	109.74%	105.33%	105.47%				106.57%
Sales Price to Assessed Value	1.35	1.33	1.44	1.24	1.26	1.47	1.37	1.29	1.19				1.33
# Units Sold	20	14	23	28	39	57	59	100	29				369
Active Listings	57	67	89	105	130	102	74	83	103				90
Under Contracts	41	64	74	105	127	145	116	64	77				90

Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	34	35	1.79%
Sales Price	\$739,549	\$761,069	2.91%
Sales Price to Assessed Value	1.34	1.33	-0.57%

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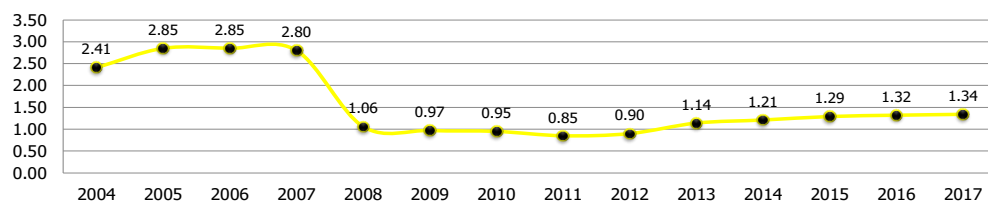
YTD	2017	2018	% Change
# Units Sold	389	369	-5.14%
Active Listings	90	103	14.44%
Under Contracts	79	77	-2.53%

Montclair Yearly Market Trends

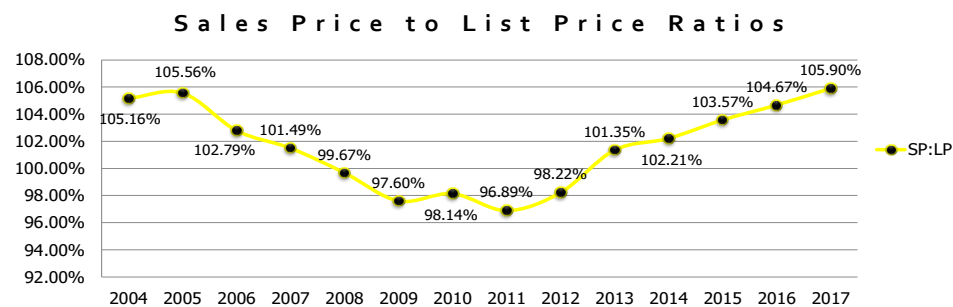


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$652,131	\$598,553	\$629,674	\$612,805	\$653,226	\$714,433	\$688,705
SP	\$601,789	\$633,199	\$714,037	\$708,681	\$738,185	\$590,795	\$627,479	\$631,774	\$588,572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

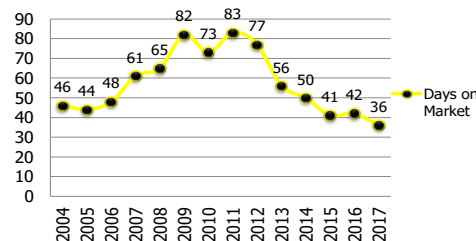
Sales Price to Assessed Value Ratio



Montclair Yearly Market Trends



Average Days on Market



Number of Units Sold

