

# Montclair

## October 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	530 Valley Road C006H	HighRise	0	1.0	15	\$199,900	\$199,900	\$199,900	100.00%	\$193,100	1.04
2	415 Claremont Avenue	HighRise	1	1.0	17	\$194,000	\$194,000	\$200,000	103.09%	\$172,100	1.16
3	415 Claremont Avenue C006H	HighRise	1	1.0	30	\$215,000	\$215,000	\$205,000	95.35%	\$172,200	1.19
4	16 Forest Street C6302	OneFloor	1	1.0	28	\$239,000	\$239,000	\$230,000	96.23%	\$182,000	1.26
5	15 Glenridge Avenue C0M08	MultiFlr	1	1.0	15	\$220,000	\$220,000	\$230,000	104.55%	\$222,300	1.03
6	530 Valley Road C002P	OneFloor	1	1.0	19	\$270,000	\$279,000	\$285,000	102.15%	\$244,300	1.17
7	415 Claremont Avenue C005G	HighRise	2	2.0	5	\$315,000	\$315,000	\$317,000	100.63%	\$254,200	1.25
8	43196 Grant Street 5	TwndEndUn	2	1.1	40	\$340,000	\$340,000	\$320,000	94.12%	\$227,800	1.40
9	232 Claremont Avenue C3207	OneFloor	2	1.1	19	\$329,000	\$329,000	\$345,000	104.86%	\$288,600	1.20
10	50 Pine Street C500Q	TwndIntUn	2	2.0	15	\$349,000	\$349,000	\$355,000	101.72%	\$286,300	1.24
11	4 Alexander Avenue	Colonial	3	1.1	36	\$465,000	\$465,000	\$430,000	92.47%	\$462,400	0.93
12	14 Stanford Place	Colonial	4	2.1	20	\$439,900	\$439,900	\$451,000	102.52%	\$552,300	0.82
13	188 Grove Street	FixrUppr	5	2.1	54	\$599,000	\$525,000	\$460,000	87.62%	\$592,800	0.78
14	4 Amherst Place	Colonial	3	1.1	17	\$539,000	\$539,000	\$551,000	102.23%	\$549,800	1.00
15	152 Watchung Avenue	Colonial	3	1.2	88	\$599,000	\$549,000	\$557,000	101.46%	\$447,600	1.24
16	387 Orange Road	Colonial	6	3.1	72	\$599,000	\$549,000	\$580,000	105.65%	\$406,800	1.43
17	186 Fernwood Avenue	Colonial	5	2.1	84	\$650,000	\$649,000	\$600,000	92.45%	\$750,500	0.80
18	256 Valley Road	Colonial	5	1.1	16	\$539,000	\$539,000	\$600,256	111.36%	\$468,600	1.28
19	142 Watchung Avenue	Colonial	9	4.1	14	\$649,900	\$649,900	\$620,000	95.40%	\$748,800	0.83
20	49 Madison Avenue	Colonial	4	2.1	10	\$615,000	\$615,000	\$690,000	112.20%	\$517,300	1.33
21	4 Woodmont Road	Tudor	4	2.2	17	\$669,000	\$669,000	\$700,000	104.63%	\$626,300	1.12
22	79 Llyod Road	Colonial	5	3.1	245	\$799,000	\$749,000	\$710,000	94.79%	\$682,800	1.04
23	103 Squire Hill Road	SplitLev	4	4.1	15	\$599,900	\$599,900	\$730,000	121.69%	\$565,600	1.29
24	41 Brookfield Road	Colonial	3	1.1	15	\$719,000	\$719,000	\$755,000	105.01%	\$489,600	1.54
25	87 Beverly Road	Colonial	4	3.1	70	\$769,000	\$769,000	\$771,000	100.26%	\$608,500	1.27

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26	57 Melrose Place	Colonial	4	3.2	82	\$799,000	\$799,000	\$790,000	98.87%	\$507,700	1.56
27	111 Christopher Street	Colonial	5	2.2	9	\$849,000	\$849,000	\$901,000	106.12%	\$820,900	1.10
28	154 Inwood Avenue	Colonial	6	4.1	1	\$995,000	\$995,000	\$915,000	91.96%	\$975,400	0.94
29	181 Fernwood Avenue	Victrian	6	3.2	52	\$1,250,000	\$1,250,000	\$1,195,000	95.60%	\$985,900	1.21
30	147 S Mountain Avenue	Colonial	6	4.1	133	\$1,795,000	\$1,685,000	\$1,615,000	95.85%	\$1,266,800	1.27
31	107 Upper Mountain Avenue	Colonial	6	4.2	14	\$1,595,000	\$1,595,000	\$1,775,000	111.29%	\$1,308,100	1.36
AVERAGE					41	\$619,503	\$608,987	\$615,586	101.04%		1.16

### "ACTIVE" Listings in Montclair

**Number of Units:** 99  
**Average List Price:** \$844,588  
**Average Days on Market:** 61

### "UNDER CONTRACT" Listings in Montclair

**Number of Units:** 81  
**Average List Price:** \$784,351  
**Average Days on Market:** 46

# 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	41			35
List Price	\$689,035	\$561,393	\$503,165	\$722,732	\$819,533	\$731,040	\$783,634	\$722,908	\$640,959	\$608,987			\$707,680
Sales Price	\$741,720	\$592,983	\$536,657	\$747,336	\$839,774	\$808,273	\$847,806	\$760,191	\$674,741	\$615,586			\$749,794
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%	101.04%			106.14%
Sales Price to Assessed Value	1.35	1.33	1.44	1.24	1.26	1.47	1.37	1.29	1.19	1.16			1.32
# Units Sold	20	14	23	28	39	57	59	100	29	31			400
Active Listings	57	67	89	105	130	102	74	83	103	99			91
Under Contracts	41	64	74	105	127	145	116	64	77	81			89

## Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	34	35	2.69%
Sales Price	\$729,878	\$749,794	2.73%
Sales Price to Assessed Value	1.34	1.32	-1.36%



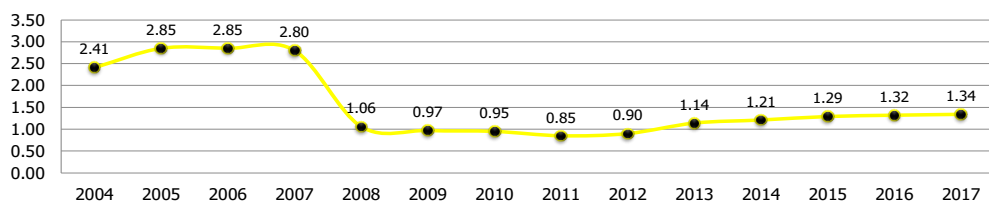
YTD	2017	2018	% Change
# Units Sold	419	400	-4.53%
Active Listings	66	99	50.00%
Under Contracts	90	81	-10.00%

### Montclair Yearly Market Trends



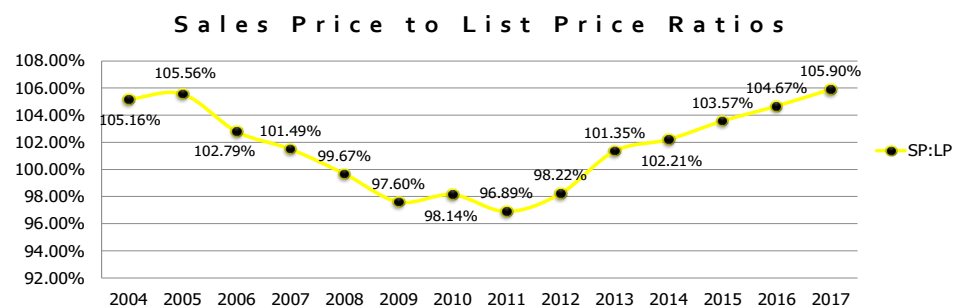
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$652,131	\$598,553	\$629,674	\$612,805	\$653,226	\$714,433	\$688,705
SP	\$601,789	\$633,199	\$714,037	\$708,681	\$738,185	\$590,795	\$627,479	\$631,774	\$588,572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

### Sales Price to Assessed Value Ratio

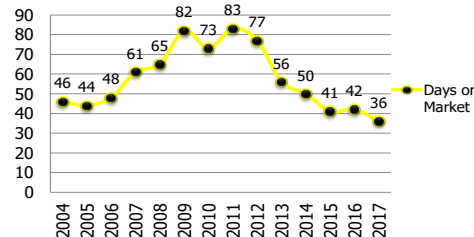


\*2008 Tax Re-evaluation

### Montclair Yearly Market Trends



### Average Days on Market



### Number of Units Sold

