

Montclair

November 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	101 Gates Avenue C002A	OneFloor	1	1.0	9	\$225,000	\$225,000	\$230,000	102.22%	\$234,600	0.98
2	83 Bay Street	TwnIntUn	1	1.0	19	\$259,000	\$259,000	\$270,000	104.25%	\$255,600	1.06
3	22 Ward Place	CapeCod	3	1.0	83	\$279,000	\$279,000	\$280,000	100.36%	\$344,100	0.81
4	39 Harrison Avenue C0005	FirstFlr	2	2.0	36	\$279,000	\$279,000	\$280,000	100.36%	\$226,300	1.24
5	50 Pine Street C700D	TwnIntUn	2	2.1	18	\$329,999	\$329,999	\$330,000	100.00%	\$297,700	1.11
6	183 Willowdale Avenue	CapeCod	4	1.1	88	\$409,000	\$399,000	\$385,000	96.49%	\$283,400	1.36
7	530 Valley Road C004M	OneFloor	2	2.0	19	\$379,000	\$379,000	\$385,000	101.58%	\$335,000	1.15
8	196 Harrison Avenue	Colonial	4	2.0	79	\$399,000	\$405,000	\$405,000	100.00%	\$305,300	1.33
9	52 Gray Street	Colonial	3	1.1	79	\$479,000	\$419,000	\$405,000	96.66%	\$450,700	0.90
10	51 S Park Street C0202	OneFloor	2	1.0	33	\$400,000	\$400,000	\$411,000	102.75%	\$327,200	1.26
11	363 Claremont Avenue	MultiFlr	2	2.0	46	\$409,000	\$409,000	\$415,000	101.47%	\$312,800	1.33
12	50 Pine Street 210	MultiFlr	2	2.1	10	\$379,000	\$379,000	\$415,000	109.50%	\$306,200	1.36
13	10 Oakcroft Avenue	Cottage	2	2.0	28	\$469,000	\$469,000	\$462,000	98.51%	\$432,400	1.07
14	8 Willam Street	Colonial	3	2.0	45	\$489,000	\$470,000	\$475,000	101.06%	\$366,600	1.30
15	10 Grenada Place	Colonial	4	2.1	88	\$499,900	\$485,000	\$505,000	104.12%	\$416,800	1.21
16	41 Forest Street	Colonial	4	1.1	52	\$525,000	\$525,000	\$510,000	97.14%	\$348,600	1.46
17	7 Windermere Road	SplitLev	3	1.1	10	\$569,000	\$569,000	\$590,000	103.69%	\$573,900	1.03
18	31 Brunswick Road	Colonial	6	2.1	51	\$649,900	\$649,900	\$600,000	92.32%	\$494,900	1.21
19	3 Sutherland Road	SplitLev	3	2.1	15	\$569,000	\$569,000	\$625,000	109.84%	\$550,900	1.13
20	292 Grove Street	Colonial	5	2.1	14	\$599,000	\$599,000	\$650,000	108.51%	\$544,000	1.19
21	122 Elm Street	Colonial	4	3.0	47	\$659,000	\$659,000	\$675,000	102.43%	\$521,600	1.29
22	28 Carolin Road	Colonial	3	2.0	15	\$649,000	\$649,000	\$675,000	104.01%	\$661,300	1.02
23	28 Mountainside Park Terrace	Contemp	4	3.1	112	\$799,000	\$799,000	\$680,000	85.11%	\$579,900	1.17
24	105 Willowdale Avenue	Colonial	4	2.1	47	\$699,000	\$699,000	\$686,000	98.14%		
25	29 Melrose Place	Colonial	7	3.0	13	\$549,000	\$549,000	\$690,000	125.68%	\$725,600	0.95

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26	233 N Mountain Avenue	Colonial	5	4.0	85	\$799,000	\$699,000	\$699,000	100.00%	\$870,200	0.80
27	207 Watchung Avenue	Colonial	6	2.1	8	\$629,000	\$629,000	\$710,000	112.88%	\$650,300	1.09
28	400 N Fullerton Avenue	Colonial	3	1.1	20	\$629,000	\$629,000	\$720,000	114.47%	\$694,600	1.04
29	6 Amherst Place	Colonial	3	3.1	18	\$699,000	\$699,000	\$759,000	108.58%	\$592,300	1.28
30	265 Midland Avenue	Colonial	4	2.1	18	\$759,000	\$759,000	\$762,500	100.46%	\$708,100	1.08
31	31 Greenview Way	Colonial	5	4.2	29	\$749,000	\$749,000	\$765,000	102.14%	\$894,900	0.85
32	99 Wildwood Avenue	Tudor	3	2.1	37	\$829,000	\$799,000	\$765,000	95.74%	\$653,400	1.17
33	256 Grove Street	Colonial	5	2.1	27	\$679,000	\$679,000	\$767,000	112.96%	\$603,400	1.27
34	168 Alexander Avenue	Colonial	4	2.1	16	\$799,000	\$799,000	\$800,000	100.13%	\$766,100	1.04
35	10 Brunswick Road	Colonial	4	4.0	13	\$739,000	\$739,000	\$826,500	111.84%	\$706,500	1.17
36	16 Mt Vernon Road	Colonial	5	2.3	14	\$799,999	\$799,999	\$850,000	106.25%	\$724,000	1.17
37	10 Sutherland Road	Tudor	7	3.1	13	\$799,000	\$799,000	\$873,000	109.26%	\$979,300	0.89
38	237 Christopher Street	Colonial	6	2.1	23	\$989,000	\$989,000	\$999,999	101.11%	\$967,800	1.03
39	74 Prospect Avenue	Colonial	6	4.1	15	\$899,000	\$899,000	\$1,035,000	115.13%	\$1,161,600	0.89
40	177 Lorraine Avenue	Colonial	5	3.2	9	\$985,000	\$985,000	\$1,087,000	110.36%	\$920,100	1.18
41	20 Sunset Park	Contemp	4	4.0	14	\$980,000	\$980,000	\$1,150,000	117.35%	\$906,100	1.27
42	453 Park Street	Colonial	6	3.2	10	\$1,069,000	\$1,069,000	\$1,169,000	109.35%	\$1,167,400	1.00
43	229 Orange Road	Custom	6	4.2	86	\$1,250,000	\$1,199,000	\$1,199,000	100.00%		
44	143 Cooper Avenue	Colonial	6	3.2	11	\$1,249,000	\$1,249,000	\$1,465,290	117.32%	\$856,900	1.71
45	15 Club Road	Ranch	5	4.0	17	\$1,638,000	\$1,638,000	\$1,638,000	100.00%	\$1,249,000	1.31
AVERAGE					34	\$664,862	\$658,664	\$690,540	104.26%		1.14

"ACTIVE" Listings in Montclair

Number of Units: 81
Average List Price: \$951,185
Average Days on Market: 71

"UNDER CONTRACT" Listings in Montclair

Number of Units: 57
Average List Price: \$607,495
Average Days on Market: 48

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	34		35
List Price	\$689,035	\$561,393	\$503,165	\$722,732	\$819,533	\$731,040	\$783,634	\$722,908	\$640,959	\$608,987	\$658,664		\$702,724
Sales Price	\$741,720	\$592,983	\$536,657	\$747,336	\$839,774	\$808,273	\$847,806	\$760,191	\$674,741	\$615,586	\$690,540		\$743,802
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%	104.26%		105.95%
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	1.14		1.30
# Units Sold	20	14	23	28	39	57	59	100	29	31	45		445
Active Listings	57	67	89	105	130	102	74	83	103	99	81		90
Under Contracts	41	64	74	105	127	145	116	64	77	81	57		86

Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	36	35	-1.67%
Sales Price	\$730,138	\$743,802	1.87%
Sales Price to Assessed Value	1.33	1.30	-2.47%

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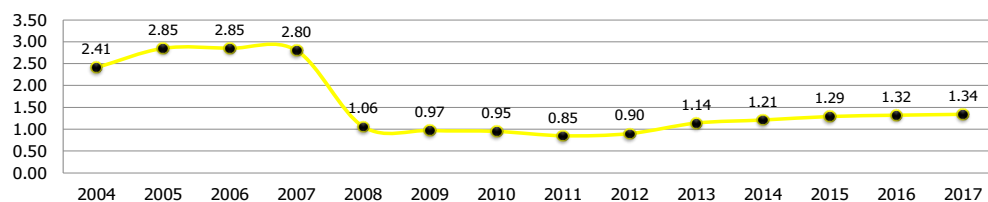
YTD	2017	2018	% Change
# Units Sold	458	445	-2.84%
Active Listings	62	81	30.65%
Under Contracts	60	57	-5.00%

Montclair Yearly Market Trends

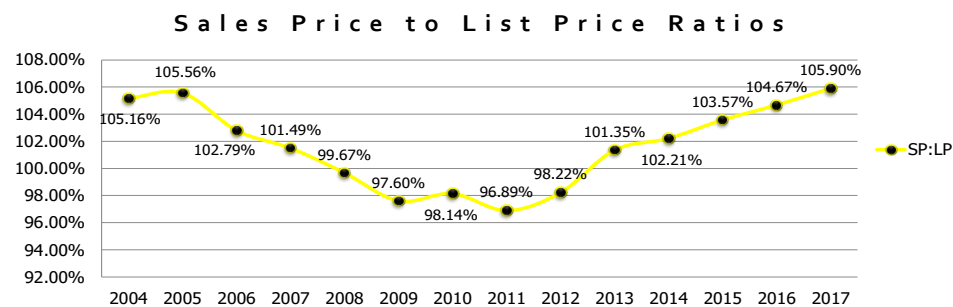


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$652,131	\$598,553	\$629,674	\$612,805	\$653,226	\$714,433	\$688,705
SP	\$601,789	\$633,199	\$714,037	\$708,681	\$738,185	\$590,795	\$627,479	\$631,774	\$588,572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

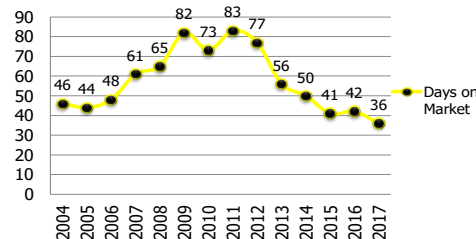
Sales Price to Assessed Value Ratio



Montclair Yearly Market Trends



Average Days on Market



Number of Units Sold

