

# Montclair

## April 2019 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 C001H	HighRise	0	1.0	28	\$185,000	\$185,000	\$180,000	97.30%	\$193,100	0.93
2	5 Roosevelt Place	HighRise	1	1.0	22	\$219,995	\$219,995	\$219,995	100.00%	\$201,700	1.09
3	15 Forest Street	OneFloor	2	1.0	105	\$284,900	\$232,750	\$220,000	94.52%		
4	5 Roosevelt Place 6J	HighRise	1	1.0	18	\$239,000	\$239,000	\$285,500	119.46%	\$212,800	1.34
5	27 Upper Mountain Avenue	MultiFlr	1	1.0	12	\$278,000	\$278,000	\$312,500	112.41%	\$192,500	1.62
6	48 N Willow Street	FirstFlr	2	1.0	20	\$339,000	\$339,000	\$330,000	97.35%	\$387,600	0.85
7	21 Hitchcock Place	SplitLev	3	1.1	32	\$385,000	\$385,000	\$330,000	85.71%	\$341,600	0.97
8	295 Bloomfield Avenue	TwnIntUn	2	1.0	11	\$299,000	\$299,000	\$330,000	110.37%	\$303,200	1.09
9	50 Pine Street C400G	TwnEndUn	2	2.1	23	\$369,000	\$369,000	\$400,000	108.40%	\$297,700	1.34
10	48 S Park Street	OneFloor	2	2.0	15	\$445,000	\$445,000	\$448,000	100.67%	\$422,900	1.06
11	37 Nishuane Road	Ranch	3	2.0	56	\$449,000	\$449,000	\$449,000	100.00%	\$321,800	1.40
12	7 Gray Street	RanchRas	3	1.1	22	\$475,000	\$475,000	\$480,000	101.05%	\$546,900	0.88
13	163 Claremont Avenue	Colonial	5	2.0	14	\$450,000	\$450,000	\$576,000	128.00%	\$365,100	1.58
14	9 Mountain Place	Colonial	3	2.0	36	\$599,000	\$599,000	\$585,000	97.66%	\$514,700	1.14
15	280 N Fullerton Avenue	Colonial	4	1.0	11	\$599,000	\$599,000	\$610,000	101.84%	\$579,900	1.05
16	75 Pleasant Avenue	Colonial	4	2.2	114	\$639,000	\$629,000	\$629,000	100.00%		
17	84 Inwood Avenue	Colonial	4	2.1	11	\$629,000	\$629,000	\$645,000	102.54%	\$621,000	1.04
18	251 Claremont Avenue	Colonial	4	3.1	13	\$679,000	\$650,000	\$735,250	113.12%	\$572,400	1.28
19	14 The Fairway	Tudor	5	3.2	12	\$729,000	\$729,000	\$760,000	104.25%	\$839,100	0.91
20	47 Oakwood Avenue	Victrian	4	1.1	10	\$659,000	\$659,000	\$770,000	116.84%	\$742,200	1.04
21	88 Wildwood Avenue	Colonial	4	2.1	26	\$779,000	\$779,000	\$779,000	100.00%	\$751,300	1.04
22	37 Gates Avenue	Colonial	5	4.1	68	\$849,000	\$849,000	\$800,000	94.23%	\$611,900	1.31
23	21 Prescott Avenue	Colonial	5	2.1	11	\$709,000	\$709,000	\$815,000	114.95%	\$671,000	1.21
24	30 Aubrey Road	Colonial	4	3.1	10	\$699,000	\$699,000	\$820,000	117.31%	\$659,300	1.24
25	96 Bellevue Avenue	Colonial	5	2.1	9	\$699,000	\$699,000	\$917,000	131.19%	\$739,100	1.24

# Montclair

## April 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
26	105 Montclair Avenue	Colonial	5	2.2	17	\$765,000	\$765,000	\$937,500	122.55%	\$695,500	1.35
27	559 Park Street	Colonial	4	3.2	11	\$879,000	\$879,000	\$953,000	108.42%	\$644,700	1.48
28	75 Lloyd Road	Colonial	5	4.2	8	\$1,040,000	\$1,040,000	\$1,040,000	100.00%	\$1,362,000	0.76
29	6 James Street	Victrian	6	3.1	114	\$1,100,000	\$1,049,000	\$1,049,000	100.00%		
30	40 Warren Place	Colonial	5	3.1	9	\$899,000	\$899,000	\$1,050,000	116.80%	\$716,900	1.46
31	272 N Mountain Avenue	Colonial	7	3.1	15	\$869,000	\$869,000	\$1,052,500	121.12%	\$987,500	1.07
32	7 Christopher Court	Colonial	5	4.1	19	\$999,900	\$999,900	\$1,080,000	108.01%	\$1,109,400	0.97
33	112 Bellevue Avenue	Colonial	5	4.1	178	\$1,199,000	\$1,099,000	\$1,089,000	99.09%	\$668,400	1.63
34	23 Cornell Way	Colonial	4	2.1	16	\$1,100,000	\$1,100,000	\$1,132,000	102.91%	\$885,000	1.28
35	28 Marion Road	Colonial	4	3.2	15	\$949,000	\$949,000	\$1,200,000	126.45%		
36	350 Park Street	Colonial	8	4.0	15	\$1,299,000	\$1,299,000	\$1,310,000	100.85%	\$1,266,600	1.03
37	132 Bellevue Avenue	Colonial	5	3.1	10	\$1,299,000	\$1,299,000	\$1,397,000	107.54%	\$1,097,500	1.27
<b>AVERAGE</b>					31	\$677,940	\$671,396	\$722,061	107.11%		1.18

### "Active" Listings in Montclair

Number of Units: 106  
 Average List Price: \$954,811  
 Average Days on Market: 43

### "Under Contract" Listings in Montclair

Number of Units: 118  
 Average List Price: \$724,317  
 Average Days on Market: 35

# Montclair 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	28	56	54	31									42
List Price	\$737,428	\$603,286	\$674,133	\$671,396									\$670,007
Sales Price	\$762,000	\$605,333	\$685,939	\$722,061									\$695,232
SP:LP%	104.20%	100.82%	103.15%	107.11%									104.22%
SP to AV	1.09	1.05	1.14	1.18									1.13
# Units Sold	18	21	33	37									109
3 Mo Rate of Ab	1.97	2.80	3.42	3.10									2.82
Active Listings	63	69	97	106									84
Under Contracts	53	77	94	118									86

## Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	46	42	-8.25%
Sales Price	\$663,585	\$695,232	4.77%
LP:SP	104.69%	104.22%	-0.45%
SP:AV	1.34	1.13	-15.74%



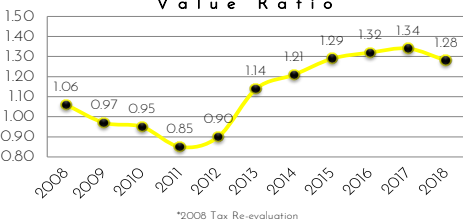
YTD	2018	2019	% Change
# Units Sold	85	109	28.24%
Rate of Ab 3 Mo	4.43	3.10	-30.02%
Actives	105	106	0.95%
Under Contracts	105	118	12.38%

### Montclair Yearly Market Trends

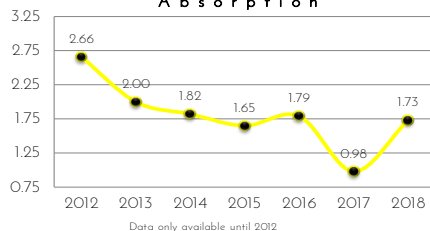


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$652,131	\$598,553	\$629,674	\$612,805	\$653,226	\$714,433	\$688,705	\$700,377
SP	\$601,789	\$633,199	\$714,037	\$708,681	\$738,185	\$590,795	\$627,479	\$631,774	\$588,572	\$638,565	\$627,858	\$677,279	\$740,875	\$728,406	\$739,692

### Sales Price to Assessed Value Ratio

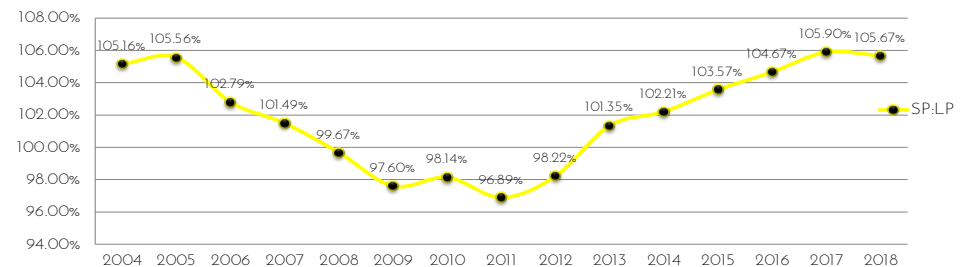


### 12 Month Rate of Absorption

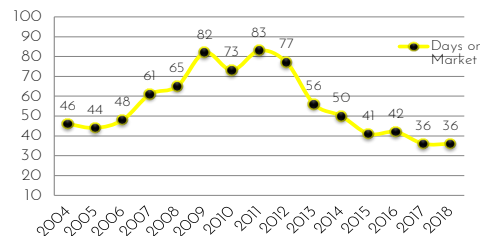


### Montclair Yearly Market Trends

#### Sales Price to List Price Ratios



#### Average Days on Market



#### Number of Units Sold

