

Montclair

May 2019 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 2J	HighRise	1	1.0	120	\$145,000	\$135,000	\$130,000	96.30%		
2	13 New Street	FixrUppr	3	1.0	18	\$230,000	\$230,000	\$215,000	93.48%	\$215,200	1.00
3	101 Gates Avenue C001F	FirstFlr	1	1.0	13	\$229,000	\$229,000	\$232,000	101.31%	\$202,500	1.15
4	415 Claremont Avenue 5D	OneFloor	2	1.0	22	\$267,500	\$267,500	\$263,000	98.32%	\$236,300	1.11
5	50 Pine Street C315	FirstFlr	2	1.0	17	\$239,000	\$239,000	\$270,000	112.97%	\$221,500	1.22
6	515 Bloomfield Avenue C003B	OneFloor	1	1.0	13	\$254,000	\$254,000	\$275,000	108.27%	\$201,300	1.37
7	530 Valley Road C005D	OneFloor	1	1.0	15	\$298,000	\$298,000	\$298,000	100.00%	\$219,300	1.36
8	16 Charles Street	Colonial	4	2.0	48	\$299,900	\$299,900	\$300,000	100.03%	\$288,400	1.04
9	5 Roosevelt Place C004P	HighRise	2	1.0	15	\$305,000	\$305,000	\$309,000	101.31%	\$291,600	1.06
10	10 Crestmont Road 1A	OneFloor	2	2.0	87	\$319,000	\$319,000	\$325,325	101.98%		
11	16 Forest Street C6301	OneFloor	2	1.0	11	\$299,000	\$299,000	\$335,000	112.04%	\$240,300	1.39
12	530 Valley Rpad C005D	OneFloor	2	1.0	13	\$349,000	\$349,000	\$342,000	97.99%	\$358,800	0.95
13	571 Grove Street	Colonial	2	1.0	164	\$409,000	\$369,000	\$370,000	100.27%	\$355,400	1.04
14	1 Grant Street C0002	OneFloor	3	2.0	16	\$379,000	\$379,000	\$379,000	100.00%	\$312,700	1.21
15	5 Roosevelt Place 3P	OneFloor	2	1.0	28	\$386,500	\$386,500	\$380,000	98.32%	\$284,100	1.34
16	18 Fidelity Place	Colonial	4	2.0	183	\$419,900	\$399,900	\$399,900	100.00%	\$382,800	1.04
17	24 Stephen Street	Ranch	3	1.0	18	\$375,000	\$375,000	\$425,000	113.33%	\$469,200	0.91
18	30 Tichenor Place	Colonial	3	2.1	14	\$359,000	\$359,000	\$425,000	118.38%		
19	9 Hitchcock Place	SplitLev	3	1.1	14	\$409,000	\$409,000	\$430,000	105.13%	\$348,800	1.23
20	51 Harvard Street	CapeCod	3	2.0	21	\$399,000	\$399,000	\$444,000	111.28%	\$487,500	0.91
21	12 Alexander Avenue	Ranch	3	1.1	22	\$479,000	\$479,000	\$488,000	101.88%	\$461,600	1.06
22	252 N Fullerton Avenue	Colonial	4	2.0	153	\$575,000	\$575,000	\$575,000	100.00%	\$311,600	1.85
23	9 Park Terrace	Colonial	4	2.1	14	\$569,000	\$569,000	\$579,000	101.76%	\$677,500	0.85
24	140 Grove Street	Colonial	3	1.1	21	\$499,000	\$499,000	\$581,000	116.43%	\$512,100	1.13
25	132 High Street	Colonial	4	2.0	13	\$529,000	\$529,000	\$600,000	113.42%	\$403,900	1.49

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26	279 Grove Street	Colonial	4	2.1	11	\$535,000	\$535,000	\$605,000	113.08%	\$486,000	1.24
27	11 Pleasant Avenue	Colonial	5	3.1	47	\$599,000	\$599,000	\$625,000	104.34%	\$399,900	1.56
28	119 Haddon Place	Colonial	4	2.1	16	\$565,000	\$565,000	\$625,000	110.62%	\$640,400	0.98
29	144 Haddon Place	Colonial	6	2.0	10	\$599,000	\$599,000	\$680,000	113.52%	\$761,700	0.89
30	87 Watchung Avenue	Colonial	3	2.1	11	\$679,000	\$679,000	\$710,500	104.64%	\$590,500	1.20
31	8 Morningside Avenue	Colonial	4	2.0	17	\$589,000	\$589,000	\$714,000	121.22%	\$577,600	1.24
32	210 Walnut Street	Victrian	5	3.1	10	\$659,000	\$659,000	\$716,000	108.65%	\$487,900	1.47
33	10 Vincent Place	Colonial	4	3.1	11	\$679,000	\$679,000	\$745,000	109.72%		
34	21 Berkeley Place	Victrian	5	2.1	17	\$719,000	\$719,000	\$749,500	104.24%	\$660,000	1.14
35	112 Harrison Avenue	TwnIntUn	3	2.1	32	\$799,900	\$749,900	\$750,000	100.01%	\$763,300	0.98
36	21 Plymouth Street	Victrian	3	2.0	1	\$750,000	\$750,000	\$750,000	100.00%	\$714,200	1.05
37	95 Montclair Avenue	Colonial	3	1.1	14	\$639,000	\$639,000	\$760,000	118.94%	\$591,200	1.29
38	28 Prescott Avenue	Colonial	5	2.1	9	\$769,000	\$769,000	\$775,000	100.78%	\$633,800	1.22
39	99 Bellevue Avenue	Colonial	4	3.1	14	\$679,000	\$679,000	\$785,000	115.61%	\$755,900	1.04
40	412 Highland Avenue	Colonial	5	3.1	11	\$759,000	\$759,000	\$800,000	105.40%	\$714,600	1.12
41	649 Grove Street	Colonial	4	2.1	175	\$949,000	\$829,000	\$815,000	98.31%		
42	7 N Brookwood Drive	Colonial	6	3.2	9	\$819,000	\$819,000	\$840,000	102.56%	\$828,400	1.01
43	63 Brookfield Road	Colonial	5	2.1	12	\$699,999	\$699,999	\$845,000	120.71%	\$726,300	1.16
44	117 Haddon Place	Colonial	4	2.1	14	\$769,000	\$769,000	\$852,000	110.79%	\$775,400	1.10
45	149 Walnut Street	Colonial	5	3.2	7	\$879,000	\$879,000	\$860,000	97.84%		
46	73 Gordonhurst Avenue	Colonial	4	3.1	10	\$719,000	\$719,000	\$860,000	119.61%	\$758,100	1.13
47	131 Haddon Place	Colonial	6	4.1	15	\$849,900	\$849,900	\$880,000	103.54%	\$820,600	1.07
48	9 Sutherland Road	Colonial	6	4.1	42	\$859,000	\$849,000	\$955,999	112.60%	\$876,400	1.09
49	217 Watchung Avenue	Colonial	5	4.2	15	\$949,000	\$949,000	\$965,000	101.69%		
50	171 Fernwood Avenue	Colonial	6	3.2	10	\$849,000	\$849,000	\$997,000	117.43%	\$1,037,000	0.96

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51	266 N Mountain Avenue	Colonial	5	2.1	15	\$749,000	\$749,000	\$999,000	133.38%	\$662,200	1.51
52	126 Clinton Avenue	Meditter	4	3.2	15	\$939,000	\$939,000	\$1,087,000	115.76%	\$821,000	1.32
53	3 Greenview Way	Tudor	5	2.2	9	\$849,000	\$849,000	\$1,100,000	129.56%	\$1,073,900	1.02
54	281 Park Street	Colonial	6	4.1	8	\$899,000	\$899,000	\$1,179,000	131.15%	\$947,400	1.24
55	211 N Mountain Avenue	Colonial	5	3.2	17	\$1,185,000	\$1,185,000	\$1,230,000	103.80%	\$1,004,100	1.22
56	25 La Salle Road	Colonial	4	4.1	17	\$985,000	\$985,000	\$1,300,000	131.98%	\$940,500	1.38
57	71 Eagle Rock Way	Colonial	7	5.1	29	\$1,499,000	\$1,499,000	\$1,400,000	93.40%	\$1,337,600	1.05
58	126 Undercliff Road	Custom	6	6.2	173	\$1,699,000	\$1,599,000	\$1,500,000	93.81%	\$1,588,200	0.94
59	63 Highland Avenue	Tudor	7	4.1	38	\$1,650,000	\$1,599,000	\$1,580,000	98.81%	\$1,260,700	1.25
60	117 Highland Avenue	Contemp	5	4.1	35	\$1,900,000	\$1,900,000	\$2,050,000	107.89%	\$1,400,900	1.46
61	117 Bellevue Avenue	Colonial	7	6.1	18	\$2,599,000	\$2,599,000	\$2,625,000	101.00%	\$1,578,300	1.66
AVERAGE					33	\$694,026	\$687,452	\$739,020	107.55%		1.18

"Active" Listings in Montclair

Number of Units: 10
 Average List Price: \$930,007
 Average Days on Market: 40

"Under Contract" Listings in Montclair

Number of Units: 135
 Average List Price: \$727,559
 Average Days on Market: 38

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	33								39
List Price	\$737,428	\$603,286	\$674,133	\$671,396	\$687,452								\$676,267
Sales Price	\$762,000	\$605,333	\$685,939	\$722,061	\$739,020								\$710,944
SP:LP%	104.20%	100.82%	103.15%	107.11%	107.55%								105.41%
SP to AV	1.09	1.05	1.14	1.18	1.18								1.15
# Units Sold	18	21	33	37	61								170
3 Mo Rate of Ab	1.97	2.80	3.42	3.10	2.50								2.76
Active Listings	63	69	97	106	105								88
Under Contracts	53	77	94	118	135								95

Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	48	39	-18.60%
Sales Price	\$718,999	\$710,944	-1.12%
LP:SP	104.54%	105.41%	0.84%
SP:AV	1.31	1.15	-12.71%

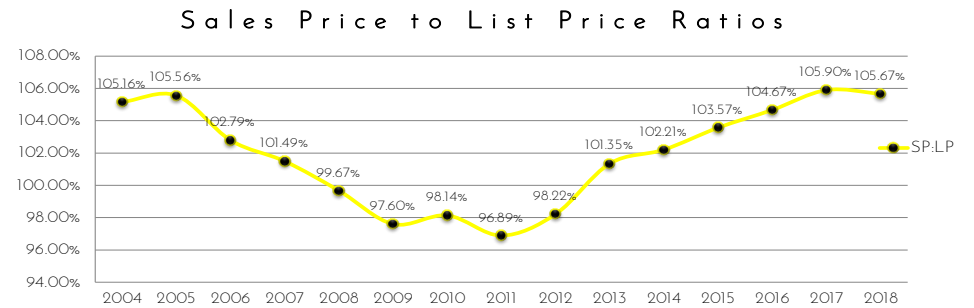


YTD	2018	2019	% Change
# Units Sold	124	170	37.10%
Rate of Ab 3 Mo	4.37	2.50	-42.79%
Actives	130	105	-19.23%
Under Contracts	135	135	0.00%

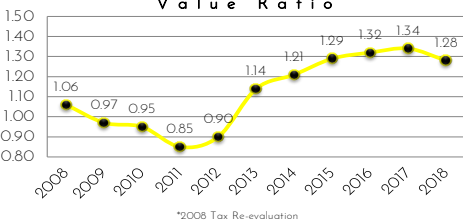
Montclair Yearly Market Trends



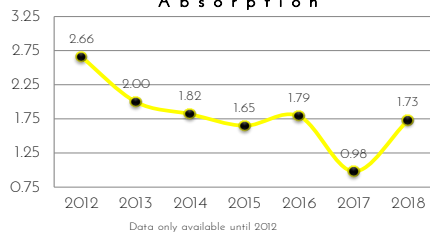
Montclair Yearly Market Trends



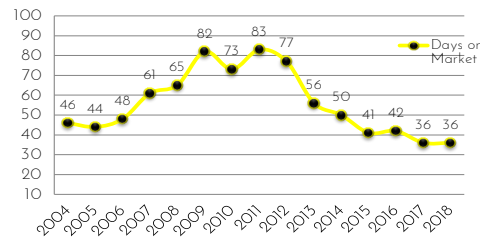
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

