

# Montclair

## June 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	80 Bay Street	OneFloor	1	1.0	13	\$249,000	\$249,000	\$252,000	101.20%	\$157,500	1.60
2	148 Willowdale Avenue	Colonial	4	1.1	34	\$309,900	\$309,900	\$350,000	112.94%	\$283,300	1.24
3	295 Bloomfield Avenue C0007	MultiFlr	2	2.0	13	\$349,000	\$349,000	\$365,000	104.58%	\$305,900	1.19
4	5 Roosevelt Place C004R	HighRise	2	1.0	27	\$374,900	\$365,000	\$371,000	101.64%	\$282,400	1.31
5	764 Bloomfield Avenue	Colonial	4	2.0	45	\$399,000	\$399,000	\$405,000	101.50%	\$697,000	0.58
6	45 Brookfield Road	Colonial	4	1.0	3	\$450,000	\$450,000	\$430,000	95.56%	\$488,000	0.88
7	703 Grove Street	Colonial	3	1.1	18	\$420,000	\$420,000	\$440,000	104.76%	\$413,200	1.06
8	124 Elm Street	Colonial	3	2.0	35	\$430,000	\$430,000	\$448,000	104.19%	\$443,100	1.01
9	57 Virginia Avenue	Colonial	3	1.1	11	\$389,000	\$389,000	\$452,000	116.20%	\$316,400	1.43
10	61 S Fullerton Avenue 22	OneFloor	2	1.1	22	\$398,000	\$398,000	\$480,000	120.60%	\$353,200	1.36
11	152 Grove Street	Colonial	4	2.1	60	\$549,000	\$549,000	\$525,000	95.63%	\$550,000	0.95
12	31 Macopin Avenue	Colonial	3	1.1	15	\$539,000	\$539,000	\$605,000	112.24%	\$567,400	1.07
13	104 Midland Avenue	Colonial	5	3.0	16	\$649,000	\$649,000	\$649,000	100.00%	\$416,500	1.56
14	8B S Mountain Avenue	TwndUn	3	3.1	13	\$639,000	\$639,000	\$664,000	103.91%	\$553,700	1.20
15	72 Gates Avenue	Colonial	5	2.0	17	\$729,000	\$729,000	\$668,010	91.63%	\$595,800	1.12
16	588 Grove Street	Colonial	4	3.1	13	\$619,000	\$619,000	\$675,000	109.05%	\$695,500	0.97
17	51 Gray Street	Colonial	4	3.1	216	\$799,000	\$729,000	\$693,000	95.06%	\$533,500	1.30
18	40 Aubrey Road	Colonial	5	2.0	15	\$679,000	\$679,000	\$705,000	103.83%	\$618,700	1.14
19	20 Glenwood Road	Colonial	7	3.1	21	\$699,000	\$699,000	\$712,000	101.86%	\$649,500	1.10
20	111 Westview Road	Colonial	6	2.1	22	\$729,000	\$729,000	\$725,000	99.45%	\$704,100	1.03
21	117 High Street	Colonial	4	2.1	9	\$649,900	\$649,900	\$737,000	113.40%	\$628,100	1.17
22	635 Grove Street	Custom	4	4.0	11	\$629,000	\$629,000	\$743,000	118.12%	\$646,700	1.15
23	12 Mendl Terrace	Colonial	4	2.2	17	\$699,000	\$699,000	\$751,000	107.44%	\$600,000	1.25
24	11 Woodmont Road	Colonial	4	2.1	87	\$899,000	\$779,000	\$765,000	98.20%	\$784,800	0.97
25	205 Lorraine Avenue	Victrian	4	3.1	13	\$679,000	\$679,000	\$776,500	114.36%	\$554,100	1.40

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26	4 Kenneth Road	Colonial	3	2.1	16	\$719,000	\$719,000	\$780,000	108.48%	\$687,100	1.14
27	36 Woodmont Road	SplitLev	4	2.1	17	\$649,000	\$649,000	\$780,000	120.18%	\$852,200	0.92
28	9 Capron Lane	SplitLev	5	2.1	13	\$879,900	\$799,900	\$799,900	100.00%	\$800,900	1.00
29	47 Ardsley Road	Colonial	5	2.2	16	\$699,000	\$699,000	\$815,000	116.60%	\$658,700	1.24
30	12 Victoria Terrace	SplitLev	4	3.0	14	\$695,000	\$695,000	\$818,000	117.70%	\$666,500	1.23
31	14 Chester Road	Colonial	4	3.1	11	\$789,000	\$789,000	\$821,700	104.14%	\$722,500	1.14
32	10 Woodmont Road	Tudor	3	2.1	9	\$719,000	\$719,000	\$825,000	114.74%	\$696,600	1.18
33	7 Mc Donough Street	Custom	3	2.1	41	\$798,000	\$798,000	\$825,000	103.38%	\$827,000	1.00
34	130 Gates Avenue	Colonial	6	3.1	14	\$799,000	\$799,000	\$854,930	107.00%	\$740,000	1.16
35	14 Mulford Lane	Carriage	3	2.1	29	\$899,000	\$899,000	\$870,000	96.77%	\$1,065,600	0.82
36	250 N Mountain Avenue	Colonial	6	4.1	19	\$859,000	\$859,000	\$876,000	101.98%	\$551,800	1.59
37	9 Duryea Road	Colonial	6	3.1	19	\$819,000	\$819,000	\$899,000	109.77%	\$845,400	1.06
38	3 Wendover Road	Colonial	4	3.1	14	\$745,000	\$745,000	\$909,000	122.01%	\$608,700	1.49
39	10 Macopin Avenue	Colonial	4	4.0	68	\$979,000	\$929,000	\$929,000	100.00%	\$872,300	1.07
40	408 Highland Avenue	Colonial	4	3.1	21	\$929,000	\$879,000	\$939,000	106.83%	\$666,200	1.41
41	218 Walnut Street	Victrian	5	3.2	15	\$869,000	\$869,000	\$952,000	109.55%	\$701,700	1.36
42	216 Montclair Avenue	Victrian	7	2.2	10	\$889,900	\$889,900	\$990,000	111.25%	\$798,000	1.24
43	9 Wellesley Road	Colonial	6	3.1	12	\$991,000	\$991,000	\$998,000	100.71%	\$841,800	1.19
44	5 Yale Terrace	Colonial	5	4.1	12	\$829,000	\$829,000	\$999,999	120.63%	\$913,500	1.09
45	97 Stonebridge Road	Colonial	4	3.1	10	\$942,000	\$942,000	\$1,000,000	106.16%	\$857,500	1.17
46	39 Lloyd Road	Victrian	6	3.2	12	\$1,199,000	\$1,199,000	\$1,181,000	98.50%	\$1,102,800	1.07
47	22 The Fairway	Colonial	5	3.2	15	\$989,000	\$989,000	\$1,200,000	121.33%	\$1,086,300	1.10
48	445 Park Street	Victrian	7	4.1	14	\$1,270,000	\$1,270,000	\$1,200,000	94.49%	\$1,254,300	0.96
49	24 Fairfield Street	Victrian	5	4.1	14	\$1,199,000	\$1,199,000	\$1,267,000	105.67%	\$1,149,500	1.10
50	10 Erwin Park	Victrian	6	4.1	18	\$1,249,000	\$1,249,000	\$1,275,000	102.08%	\$1,261,300	1.01

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51	334 N Mountain Avenue	RanchExp	4	2.2	9	\$1,199,000	\$1,199,000	\$1,300,000	108.42%	\$1,077,000	1.21
52	85 Norwood Avenue	Colonial	5	4.0	21	\$1,289,000	\$1,289,000	\$1,301,000	100.93%	\$1,371,800	0.95
53	41 Prospect Avenue	Tudor	6	5.1	18	\$1,599,000	\$1,599,000	\$1,650,000	103.19%	\$1,537,300	1.07
54	169 Union Street	Colonial	6	6.1	12	\$1,649,000	\$1,649,999	\$1,660,000	100.61%	\$1,782,500	0.93
<b>AVERAGE</b>					24	\$779,528	\$772,511	\$816,704	106.31%		1.15

### "Active" Listings in Montclair

Number of Units: 102  
 Average List Price: \$1,009,915  
 Average Days on Market: 54

### "Under Contract" Listings in Montclair

Number of Units: 118  
 Average List Price: \$679,839  
 Average Days on Market: 40

# 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	24							35
List Price	\$737,428	\$603,286	\$674,133	\$671,396	\$687,452	\$772,511							\$699,468
Sales Price	\$762,000	\$605,333	\$685,939	\$722,061	\$739,020	\$816,704							\$736,440
SP:LP%	104.20%	100.82%	103.15%	107.11%	107.55%	106.31%							105.63%
SP to AV	1.09	1.05	1.14	1.18	1.18	1.15							1.15
# Units Sold	18	21	33	37	61	54							224
3 Mo Rate of Ab	1.97	2.80	3.42	3.10	2.50	2.22							2.67
Active Listings	63	69	97	106	105	102							90
Under Contracts	53	77	94	118	135	118							99

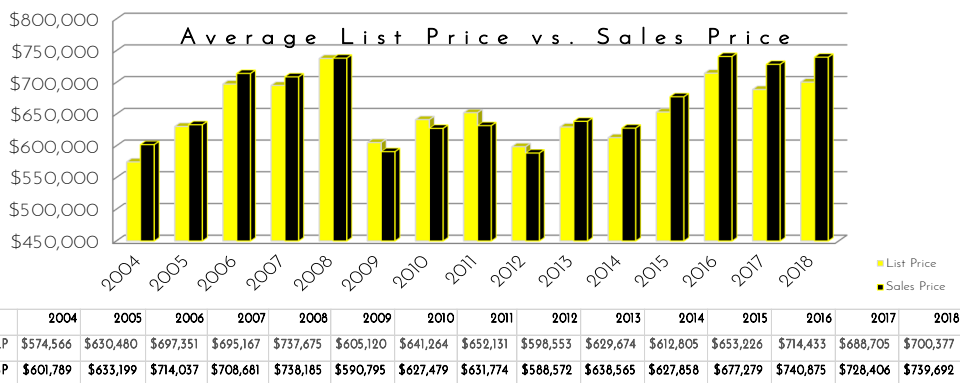
## Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	39	35	-10.82%
Sales Price	\$747,113	\$736,440	-1.43%
LP:SP	106.39%	105.63%	-0.72%
SP:AV	1.37	1.15	-16.21%

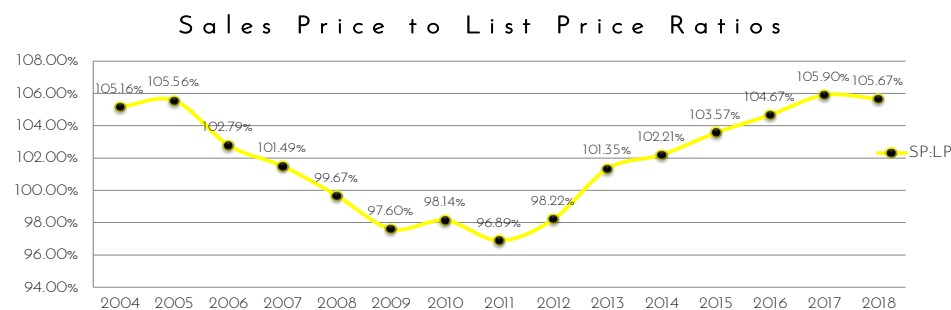


YTD	2018	2019	% Change
# Units Sold	181	224	23.76%
Rate of Ab 3 Mo	2.90	2.22	-23.45%
Actives	102	102	0.00%
Under Contracts	145	118	-18.62%

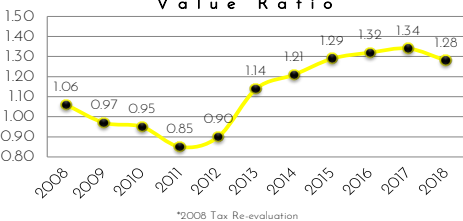
## Montclair Yearly Market Trends



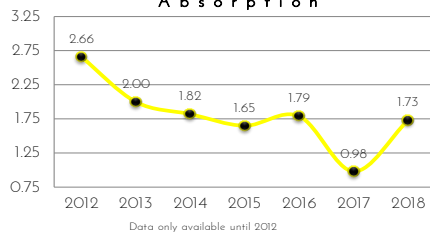
## Montclair Yearly Market Trends



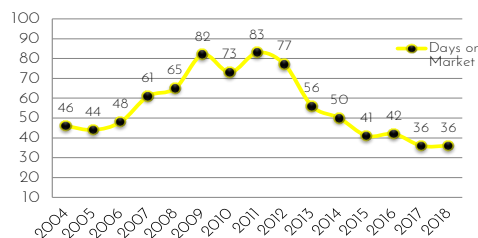
## Sales Price to Assessed Value Ratio



## 12 Month Rate of Absorption



## Average Days on Market



## Number of Units Sold

