

Montclair

July 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	16 Forest Street	HighRise	1	1.0	61	\$199,900	\$124,900	\$120,000	96.08%	\$153,600	0.78
2	10 Crestmont Road 2-D	HighRise	3	2.0	307	\$329,000	\$239,000	\$220,000	92.05%		
3	101 Gates Avenue C009B	OneFloor	1	1.0	14	\$236,000	\$236,000	\$251,000	106.36%	\$202,500	1.24
4	48 Label Street	Colonial	2	2.0	50	\$279,900	\$279,900	\$270,000	96.46%	\$328,700	0.82
5	5 Roosevelt Place C001E	HighRise	1	1.0	9	\$259,000	\$259,000	\$291,000	112.36%	\$216,600	1.34
6	415 Claremont Avenue C004G	HighRise	2	2.0	16	\$319,900	\$319,900	\$330,000	103.16%	\$254,200	1.30
7	5 Roosevelt Place C002P	HighRise	2	1.0	12	\$329,000	\$329,000	\$330,000	100.30%	\$281,300	1.17
8	415 Claremont Avenue C002G	HighRise	2	2.0	7	\$323,900	\$323,900	\$340,000	104.97%	\$254,200	1.34
9	6 Jerome Place C0006	TwnIntUn	2	1.0	20	\$299,000	\$299,000	\$355,500	118.90%	\$291,700	1.22
10	1 Walden Place	Colonial	6	3.0	15	\$299,000	\$299,000	\$404,000	135.12%	\$574,800	0.70
11	57 Union Street C4001	HighRise	2	1.1	65	\$419,000	\$419,000	\$410,000	97.85%	\$477,000	0.86
12	48 S Park Street 601	OneFloor	2	2.0	375	\$489,900	\$469,900	\$455,000	96.83%	\$427,100	1.07
13	200 Grove Street	CapeCod	3	2.0	15	\$420,000	\$420,000	\$501,000	119.29%	\$408,800	1.23
14	66 S Fullerton Avenue C0008	TwnEndUn	3	2.0	39	\$525,000	\$519,000	\$515,000	99.23%	\$451,500	1.14
15	123 Alexander Avenue	CapeCod	3	2.0	12	\$469,000	\$469,000	\$550,000	117.27%	\$532,800	1.03
16	199 Grove Street	Colonial	4	2.1	29	\$549,000	\$549,000	\$565,000	102.91%	\$546,500	1.03
17	25 Mt Vernon Road	Ranch	3	2.0	18	\$529,000	\$529,000	\$587,000	110.96%	\$574,500	1.02
18	31 Nassau Road	Colonial	4	1.1	16	\$549,000	\$549,000	\$608,080	110.76%	\$554,000	1.10
19	419 Upper Mountain Avenue	Ranch	4	2.1	9	\$599,000	\$599,000	\$615,000	102.67%	\$552,800	1.11
20	206 Valley Road	Colonial	5	2.1	16	\$619,000	\$619,000	\$621,000	100.32%	\$614,100	1.01
21	672 Valley Road	Duplex	4	3.1	15	\$625,000	\$625,000	\$626,000	100.16%	\$468,500	1.34
22	6 College Avenue	Colonial	4	2.1	18	\$549,000	\$549,000	\$631,000	114.94%	\$541,600	1.17
23	32 Frederick Street	Colonial	3	1.1	10	\$599,000	\$599,000	\$639,000	106.68%	\$551,100	1.16
24	6 Stephen Court	SplitLev	4	2.1	11	\$579,000	\$579,000	\$655,000	113.13%	\$527,200	1.24
25	111 Central Avenue	Bi-Level	4	2.1	28	\$599,000	\$599,000	\$661,144	110.37%	\$594,300	1.11
26	72 Alexander Avenue	Ranch	3	3.0	42	\$699,000	\$679,000	\$665,000	97.94%	\$486,700	1.37
27	58 James Street Unit 2	Colonial	3	3.0	78	\$689,000	\$675,000	\$685,000	101.48%	\$400,400	1.71
28	5 Crestview Court	Contemp	5	4.1	28	\$699,000	\$699,000	\$730,000	104.43%	\$734,700	0.99
29	524 Upper Mountain Avenue	Colonial	3	1.2	17	\$629,000	\$629,000	\$736,000	117.01%	\$639,600	1.15
30	87 Central Avenue	TwnEndUn	3	2.2	15	\$729,000	\$729,000	\$740,000	101.51%	\$603,200	1.23

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31	304 N Mountain Avenue	Colonial	6	3.1	109	\$849,000	\$799,000	\$750,000	93.87%	\$949,800	0.79
32	117 Westview Road	Colonial	5	3.1	25	\$759,000	\$759,000	\$755,000	99.47%	\$689,900	1.09
33	2 Mt Vernon Road	Colonial	3	2.1	15	\$649,900	\$649,900	\$760,000	116.94%	\$620,300	1.23
34	67 Cambridge Road	Colonial	4	2.0	7	\$659,000	\$659,000	\$762,000	115.63%	\$666,200	1.14
35	15 Madison Avenue	Victrian	7	5.1	10	\$779,000	\$779,000	\$769,000	98.72%	\$672,500	1.14
36	29 Clairidge Court	Colonial	3	2.2	10	\$689,000	\$689,000	\$771,000	111.90%	\$682,000	1.13
37	4 Curtis Terrace	Tudor	6	3.1	61	\$829,000	\$799,000	\$775,000	97.00%	\$786,600	0.99
38	51 Dryden Road	Colonial	4	2.1	19	\$719,000	\$719,000	\$775,000	107.79%	\$660,100	1.17
39	31 Prescott Avenue	Colonial	5	2.2	13	\$699,000	\$699,000	\$789,000	112.88%	\$629,100	1.25
40	90 Porter Place	Victrian	7	3.2	15	\$799,000	\$799,000	\$799,000	100.00%	\$941,000	0.85
41	102 Haddon Place	Colonial	4	2.1	11	\$699,000	\$699,000	\$806,000	115.31%	\$713,400	1.13
42	70 Montclair Avenue	Colonial	5	2.2	23	\$729,000	\$729,000	\$818,000	112.21%	\$654,000	1.25
43	262 Claremont Avenue	Colonial	5	3.2	9	\$689,000	\$689,000	\$830,000	120.46%	\$583,100	1.42
44	2 N. Brookwood Road	Colonial	4	3.2	21	\$835,000	\$835,000	\$840,000	100.60%	\$763,000	1.10
45	21 Morningside Avenue	Colonial	4	3.1	22	\$829,000	\$829,000	\$840,000	101.33%	\$652,100	1.29
46	41 Erwin Park Road	Colonial	4	2.2	23	\$865,000	\$865,000	\$870,000	100.58%	\$829,200	1.05
47	14 Mountianside Park Terrace	Colonial	4	3.0	9	\$749,900	\$749,900	\$876,000	116.82%	\$659,700	1.33
48	75 Edgemont Road	Colonial	6	2.1	12	\$739,000	\$739,000	\$891,000	120.57%	\$666,700	1.34
49	100 Inwood Avenue	Colonial	6	3.2	23	\$939,000	\$895,000	\$900,000	100.56%	\$848,900	1.06
50	15 Elston Road	Colonial	5	3.2	14	\$749,000	\$749,000	\$909,000	121.36%	\$842,200	1.08
51	3 Brunswick Road	Colonial	5	2.1	18	\$749,000	\$749,000	\$909,000	121.36%	\$781,000	1.16
52	104 Gates Avenue	Colonial	6	3.1	8	\$939,000	\$939,000	\$940,000	100.11%	\$977,800	0.96
53	42 Norman Road	Colonial	5	3.2	15	\$859,000	\$859,000	\$999,800	116.39%	\$757,200	1.32
54	212 N Mountain Avenue	SeeRem	4	3.3	18	\$994,000	\$994,000	\$999,999	100.60%	\$865,500	1.16
55	9 Brunswick Road	Colonial	6	4.1	9	\$899,000	\$899,000	\$1,010,000	112.35%	\$894,700	1.13
56	578 Park Street	Tudor	6	3.1	9	\$999,000	\$999,000	\$1,020,000	102.10%	\$1,093,200	0.93
57	88 Undercliff Road	Colonial	8	5.1	245	\$1,299,000	\$1,149,000	\$1,050,000	91.38%	\$1,328,500	0.79
58	33 Northview Avenue	Colonial	8	3.2	30	\$1,100,000	\$1,100,000	\$1,050,000	95.45%	\$1,180,400	0.89
59	120 Edgemont Road	Colonial	5	3.2	10	\$929,000	\$929,000	\$1,102,000	118.62%	\$608,800	1.81
60	30 Highland Avenue	Colonial	6	3.2	9	\$969,000	\$969,000	\$1,105,000	114.04%	\$1,024,100	1.08

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61	175 S Mountain Avenue	Colonial	5	4.2	61	\$1,295,000	\$1,295,000	\$1,150,000	88.80%	\$1,026,300	1.12
62	10 Christopher Court	Colonial	5	5.1	20	\$1,169,000	\$1,169,000	\$1,250,000	106.93%	\$1,172,100	1.07
63	533 Grove Street	Custom	5	4.1	11	\$1,199,900	\$1,199,900	\$1,260,000	105.01%	\$917,600	1.37
64	40 Gordonhurst Avenue	Custom	4	2.1	13	\$989,000	\$989,000	\$1,300,000	131.45%	\$1,022,900	1.27
65	4 Erwin Park	Colonial	6	4.2	10	\$1,479,000	\$1,479,000	\$1,530,000	103.45%	\$1,252,400	1.22
AVERAGE					35	\$700,926	\$693,249	\$739,500	107.13%		1.14

"Active" Listings in Montclair

Number of Units: 84
 Average List Price: \$947,234
 Average Days on Market: 66

"Under Contract" Listings in Montclair

Number of Units: 77
 Average List Price: \$742,022
 Average Days on Market: 41

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						35
List Price	\$737,428	\$603,286	\$674,133	\$671,396	\$687,452	\$772,511	\$693,249						\$698,070
Sales Price	\$762,000	\$605,333	\$685,939	\$722,061	\$739,020	\$816,704	\$739,500						\$737,128
SP:LP%	104.20%	100.82%	103.15%	107.11%	107.55%	106.31%	107.13%						105.97%
SP to AV	1.09	1.05	1.14	1.18	1.18	1.15	1.14						1.15
# Units Sold	18	21	33	37	61	54	65						289
3 Mo Rate of Ab	1.97	2.80	3.42	3.10	2.50	2.22	1.63						2.52
Active Listings	63	69	97	106	105	102	84						89
Under Contracts	53	77	94	118	135	118	77						96

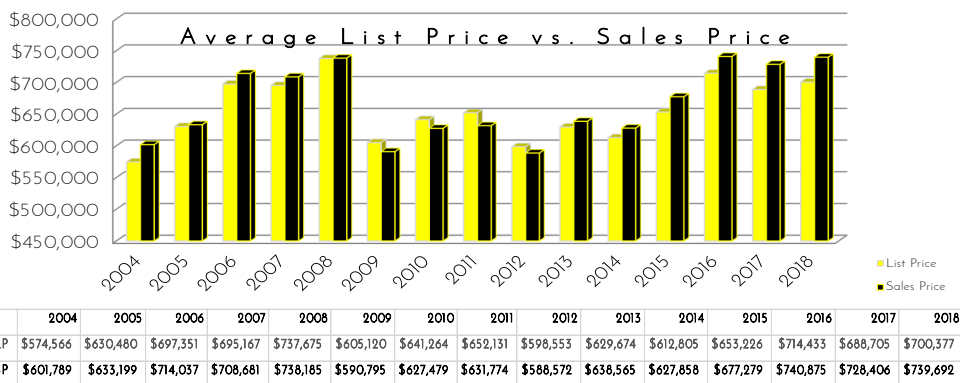
Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	36	35	-1.65%
Sales Price	\$771,867	\$737,128	-4.50%
LP:SP	107.22%	105.97%	-1.17%
SP:AV	1.37	1.15	-16.31%

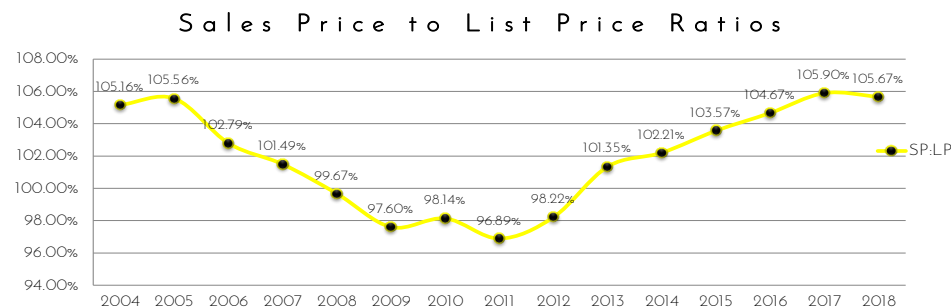


YTD	2018	2019	% Change
# Units Sold	240	289	20.42%
Rate of Ab 3 Mo	1.80	1.63	-9.44%
Actives	74	84	13.51%
Under Contracts	116	77	-33.62%

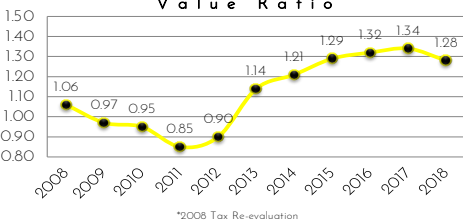
Montclair Yearly Market Trends



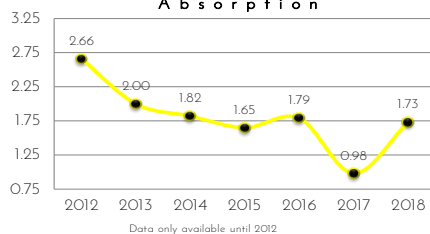
Montclair Yearly Market Trends



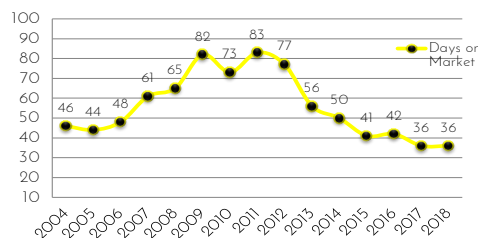
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

