

# Montclair

## August 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
26	58 James Street Unit 4	Colonial	2	3.0	127	\$679,000	\$650,000	\$651,000	100.15%	\$400,400	1.63
27	28 Nassau Road	Bungalow	2	2.0	17	\$569,000	\$569,000	\$659,000	115.82%	\$624,400	1.06
28	55 Tuxedo Road	Colonial	4	1.1	9	\$599,000	\$599,000	\$667,000	111.35%	\$593,800	1.12
29	132 Norwod Avenue	Ranch	3	2.1	68	\$599,000	\$599,000	\$676,720	112.97%	\$657,500	1.03
30	22 Greenview Way	SplitLev	3	3.0	60	\$679,000	\$679,000	\$680,000	100.15%	\$778,200	0.87
31	40 Macopin Avenue	Colonial	4	1.1	20	\$599,000	\$599,000	\$690,000	115.19%	\$663,200	1.04
32	109 Westview Road	Colonial	4	3.1	37	\$718,000	\$718,000	\$696,500	97.01%	\$659,800	1.06
33	389 Grove Street	Tudor	5	3.2	13	\$729,000	\$729,000	\$715,000	98.08%	\$632,400	1.13
34	35 Dodd Street	Colonial	4	2.1	9	\$649,000	\$649,000	\$725,000	111.71%	\$562,700	1.29
35	10 Hilltop Place	RanchExp	4	4.0	29	\$799,000	\$749,000	\$735,000	98.13%	\$406,900	1.81
36	6 Curtis Terrace	Colonial	5	3.1	32	\$789,000	\$759,000	\$750,000	98.81%	\$752,000	1.00
37	296 Grove Street	Colonial	5	3.1	12	\$709,999	\$709,999	\$750,000	105.63%	\$381,000	1.97
38	12 Wilde Place	Colonial	4	2.1	11	\$689,000	\$689,000	\$753,000	109.29%	\$497,500	1.51
39	97 Yantacaw Brook Road	Colonial	5	2.1	84	\$829,000	\$745,000	\$760,500	102.08%	\$705,700	1.08
40	184 Fernwood Avenue	Colonial	6	3.1	37	\$775,000	\$775,000	\$770,000	99.35%	\$956,800	0.80
41	23 Glenwood Road	Colonial	5	2.1	13	\$679,000	\$679,000	\$780,000	114.87%	\$709,600	1.10
42	104 Montclair Avenue	Colonial	5	2.1	27	\$799,000	\$799,000	\$800,000	100.13%	\$739,200	1.08
43	319 Claremont Avenue	Victrian	4	3.0	22	\$719,000	\$719,000	\$810,000	112.66%	\$658,900	1.23
44	18 Braemore Road	Colonial	4	2.2	12	\$749,000	\$749,000	\$825,000	110.15%	\$633,600	1.30
45	36 Macopin Avenue	Colonial	5	4.1	18	\$774,000	\$774,000	\$827,000	106.85%	\$813,100	1.02
46	354 Grove Street	Colonial	5	4.1	7	\$849,000	\$849,000	\$850,000	100.12%	\$812,100	1.05
47	21 Plymouth Street	Victrian	4	3.0	75	\$989,000	\$889,000	\$860,000	96.74%	\$714,200	1.20
48	14 Stanford Place	Colonial	4	2.1	84	\$497,000	\$497,000	\$870,000	175.05%	\$552,300	1.58
49	580 Highland Avenue	Colonial	3	2.2	19	\$799,999	\$799,999	\$880,000	110.00%	\$761,300	1.16
50	183 Summit Avenue	Colonial	6	3.1	10	\$719,000	\$719,000	\$884,000	122.95%	\$702,900	1.26

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45	36 Macopin Avenue	Colonial	5	4.1	18	\$774,000	\$774,000	\$827,000	106.85%	\$813,100	1.02
46	354 Grove Street	Colonial	5	4.1	7	\$849,000	\$849,000	\$850,000	100.12%	\$812,100	1.05
47	21 Plymouth Street	Victrian	4	3.0	75	\$989,000	\$889,000	\$860,000	96.74%	\$714,200	1.20
48	14 Stanford Place	Colonial	4	2.1	84	\$497,000	\$497,000	\$870,000	175.05%	\$552,300	1.58
49	580 Highland Avenue	Colonial	3	2.2	19	\$799,999	\$799,999	\$880,000	110.00%	\$761,300	1.16
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51	124 N Mountain Avenue	Colonial	5	3.2	16	\$799,000	\$799,000	\$901,000	112.77%	\$834,300	1.08
52	376 Uppper Mountain Avenue	Victrian	7	3.1	39	\$950,000	\$950,000	\$950,000	100.00%	\$1,058,100	0.90
53	55 Aubrey Road	Colonial	4	4.1	22	\$940,000	\$940,000	\$960,000	102.13%	\$955,100	1.01
54	106 Summit Avenue	Colonial	5	3.2	19	\$975,000	\$899,000	\$975,000	108.45%	\$858,200	1.14
55	70 Norwood Avenue	Colonial	5	3.1	9	\$899,000	\$899,000	\$991,000	110.23%	\$1,035,000	0.96
56	14 Princeton Place	Colonial	5	3.1	22	\$849,900	\$849,900	\$993,000	116.84%	\$772,800	1.28
57	249 Orange Road	Colonial	5	3.1	10	\$899,000	\$899,000	\$999,000	111.12%	\$798,000	1.25
58	189 Park Street	Colonial	5	3.2	12	\$925,000	\$925,000	\$999,000	108.00%	\$963,400	1.04
59	177 Lorraine Avenue	Colonial	5	3.2	23	\$1,099,000	\$1,099,000	\$1,099,000	100.00%	\$920,100	1.19
60	71 Overlook Road	Colonial	5	3.2	11	\$949,000	\$949,000	\$1,157,000	121.92%	\$849,900	1.36
61	77 Beverly Road	Colonial	5	3.2	10	\$1,199,000	\$1,199,000	\$1,215,000	101.33%	\$1,006,400	1.21
62	162 Park Street	Colonial	4	2.2	9	\$1,199,000	\$1,199,000	\$1,355,000	113.01%	\$1,207,100	1.12
63	172 Montclair Avenue	Colonial	6	4.1	14	\$1,299,000	\$1,299,000	\$1,400,000	107.78%	\$1,227,500	1.14
64	24 Greenview Way	Colonial	5	4.2	15	\$1,400,000	\$1,400,000	\$1,757,000	125.50%	\$1,155,300	1.52
65	209 S Mountain Avenue	Tudor	8	5.3	40	\$2,199,000	\$2,199,000	\$2,100,000	95.50%	\$2,030,100	1.03
AVERAGE					31	\$707,952	\$700,802	\$746,861	106.46%		1.19

### "Active" Listings in Montclair

Number of Units: 89  
 Average List Price: \$881,070  
 Average Days on Market: 54

### "Under Contract" Listings in Montclair

Number of Units: 51  
 Average List Price: \$735,288  
 Average Days on Market: 54

# 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	31					34
List Price	\$737,428	\$603,286	\$674,133	\$671,396	\$687,452	\$772,511	\$693,249	\$700,802					\$698,571
Sales Price	\$762,000	\$605,333	\$685,939	\$722,061	\$739,020	\$816,704	\$739,500	\$746,861					\$738,915
SP:LP%	104.20%	100.82%	103.15%	107.11%	107.55%	106.31%	107.13%	106.46%					106.06%
SP to AV	1.09	1.05	1.14	1.18	1.18	1.15	1.14	1.19					1.15
# Units Sold	18	21	33	37	61	54	65	65					354
3 Mo Rate of Ab	1.97	2.80	3.42	3.10	2.50	2.22	1.63	0.98					2.33
Active Listings	63	69	97	106	105	102	84	89					89
Under Contracts	53	77	94	118	135	118	77	51					90

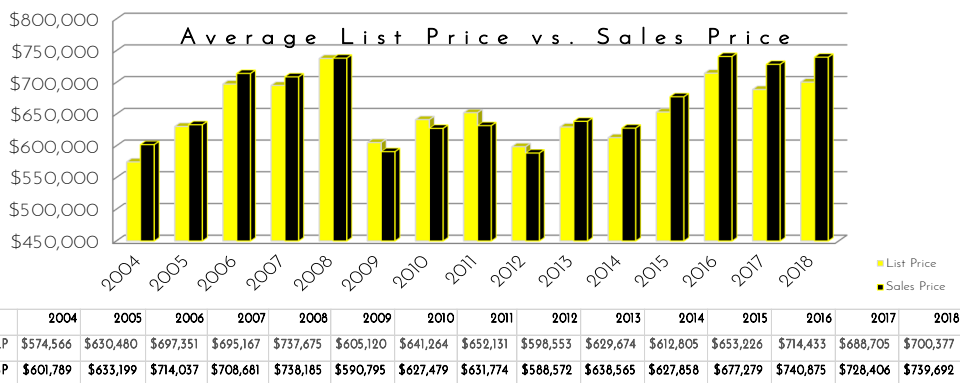
## Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	35	34	-0.61%
Sales Price	\$768,433	\$738,915	-3.84%
LP:SP	106.66%	106.06%	-0.57%
SP:AV	1.35	1.15	-14.17%

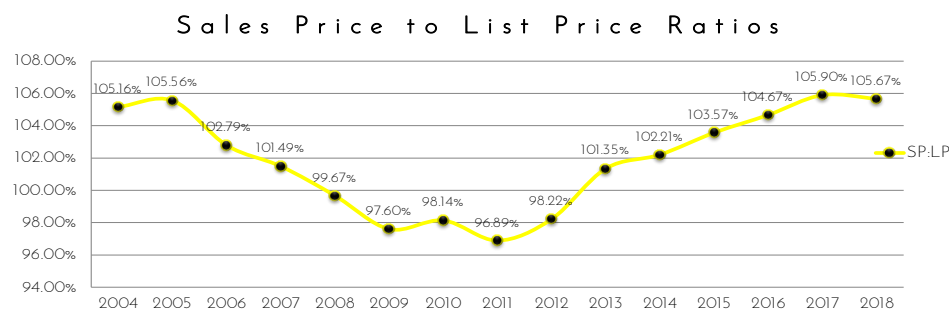


YTD	2018	2019	% Change
# Units Sold	340	354	4.12%
Rate of Ab 3 Mo	0.92	0.98	6.52%
Actives	83	89	7.23%
Under Contracts	64	51	-20.31%

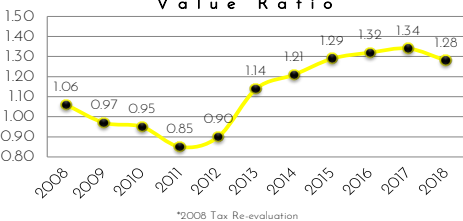
### Montclair Yearly Market Trends



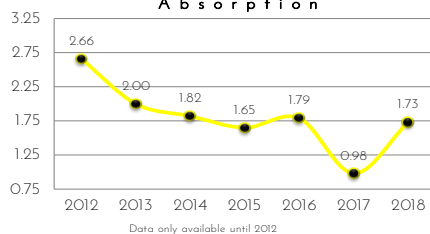
### Montclair Yearly Market Trends



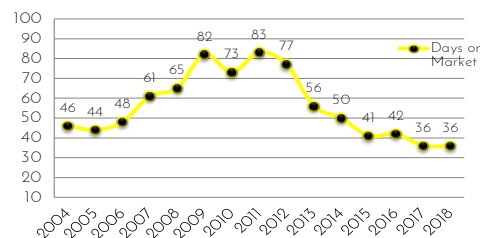
### Sales Price to Assessed Value Ratio



### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold

