

Montclair

December 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	65-67 Union Street C3004	OneFloor	0	1.0	52	\$225,000	\$215,000	\$215,000	100.00%	\$170,400	1.26
2	4-6 Grant Street 1R	FirstFlr	2	1.0	34	\$249,000	\$229,000	\$221,000	96.51%	\$172,200	1.28
3	415 Claremont Avenue	OneFloor	2	1.0	126	\$267,000	\$255,000	\$255,000	100.00%	\$236,100	1.08
4	101 Gates Avenue C006F	OneFloor	2	1.0	14	\$299,000	\$299,000	\$320,000	107.02%	\$246,700	1.30
5	295 Bloomfield Avenue C0005	MultiFlr	2	1.0	49	\$365,000	\$330,000	\$323,000	97.88%	\$294,100	1.10
6	29 Pleasant Way	Ranch	2	2.0	19	\$299,900	\$299,900	\$325,000	108.37%	\$264,200	1.23
7	7 Van Vleck Street C0005	FirstFlr	2	1.1	122	\$360,000	\$350,000	\$340,000	97.14%	\$247,900	1.37
8	295 Bloomfield Avenue Apt 6	MultiFlr	2	1.0	8	\$339,000	\$339,000	\$350,000	103.24%	\$303,200	1.15
9	530 Valley Road Unit 6P	HighRise	1	1.0	10	\$299,000	\$299,000	\$350,000	117.06%	\$244,300	1.43
10	50 Pine Street Bldg 6 Unit A1	FirstFlr	3	1.0	12	\$355,000	\$355,000	\$365,000	102.82%	\$276,900	1.32
11	170 Pine Street C0002	OneFloor	2	1.0	21	\$349,000	\$349,000	\$385,000	110.32%	\$295,700	1.30
12	22 Van Breeman Court	Ranch	3	2.0	27	\$479,000	\$479,000	\$485,000	101.25%	\$423,300	1.15
13	51 Greenwood Avenue	TwnEndUn	2	2.0	14	\$449,000	\$449,000	\$491,000	109.35%	\$355,000	1.38
14	50 Pine Street C3008	TwnIntUn	3	2.1	24	\$499,000	\$499,000	\$499,000	100.00%	\$317,300	1.57
15	161 Willowdale Avenue	Colonial	3	2.1	74	\$569,900	\$552,000	\$530,000	96.01%		
16	471 Upper Mountain Avenue	Colonial	3	1.0	32	\$559,000	\$559,000	\$540,000	96.60%	\$468,700	1.15
17	673 Grove Street	Colonial	3	1.1	15	\$559,000	\$499,000	\$550,000	110.22%	\$403,900	1.36
18	145 Walnut Street	Colonial	2	1.0	7	\$499,000	\$499,000	\$550,000	110.22%	\$285,900	1.92
19	1 Canterbury Drive	Tudor	4	2.1	9	\$479,000	\$479,000	\$557,000	116.28%	\$399,700	1.39
20	10 Crestmont Road 1-N 1-O	HighRise	3	3.0	64	\$600,000	\$600,000	\$580,000	96.67%		
21	15 Patton Place	Bungalow	2	2.0	12	\$525,000	\$525,000	\$617,200	117.56%	\$560,400	1.10
22	518 Highland Avenue	Tudor	3	2.0	13	\$599,999	\$599,999	\$625,000	104.17%	\$553,800	1.13
23	57 Forest Street	TwnEndUn	3	4.1	2	\$599,000	\$599,000	\$630,000	105.18%	\$411,900	1.53
24	280 Orange Road	Colonial	3	2.1	10	\$499,000	\$499,000	\$650,000	130.26%	\$424,800	1.53
25	57 Forest Street	TwnEndUn	3	4.1	17	\$599,000	\$599,000	\$653,000	109.02%		

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26	97 Elm Street	Colonial	6	2.0	32	\$599,900	\$650,000	\$655,000	100.77%	\$422,000	1.55
27	5 James Street	Colonial	3	2.2	17	\$649,000	\$649,000	\$700,000	107.86%	\$459,200	1.52
28	66 S Fullerton Avenue	TwnEndUn	3	3.0	35	\$749,000	\$699,000	\$725,000	103.72%	\$534,100	1.36
29	268 N Fullerton Avenue	Colonial	4	2.0	13	\$669,000	\$669,000	\$730,000	109.12%	\$516,100	1.41
30	86 Inwood Avenue	Colonial	4	2.2	51	\$799,000	\$749,000	\$749,777	100.10%	\$679,100	1.10
31	35 Stephen Street	Tudor	4	3.1	9	\$699,000	\$699,000	\$770,000	110.16%	\$699,900	1.10
32	21 Harvard Street	Colonial	4	2.0	18	\$679,000	\$679,000	\$777,000	114.43%	\$537,700	1.45
33	247 N Mountain Avenue	Colonial	4	2.1	36	\$849,000	\$779,000	\$779,000	100.00%	\$656,700	1.19
34	3 Braemore Road	Contemp	3	2.1	9	\$579,000	\$579,000	\$780,000	134.72%	\$597,100	1.31
35	4 Kips Ridge C0004	TwnEndUn	3	4.1	16	\$800,000	\$800,000	\$800,000	100.00%	\$895,000	0.89
36	46 Oxford Street	Colonial	4	2.1	26	\$789,000	\$789,000	\$805,000	102.03%	\$692,000	1.16
37	22 Marion Road	Colonial	4	2.0	8	\$729,000	\$729,000	\$820,000	112.48%	\$717,500	1.14
38	35 Godfrey Road	Colonial	6	2.1	12	\$799,000	\$799,000	\$830,000	103.88%	\$692,100	1.20
39	3 Dodd Street	Victrian	4	2.0	12	\$639,000	\$639,000	\$858,000	134.27%	\$590,900	1.45
40	256 Grove Street	Colonial	5	2.2	22	\$779,000	\$779,000	\$860,000	110.40%	\$603,400	1.43
41	79 Montclair Avenue	CapeCod	4	3.0	12	\$699,000	\$699,000	\$865,000	123.75%	\$648,100	1.33
42	213 Montclair Avenue	FixrUppr	5	2.0	9	\$599,000	\$599,000	\$870,000	145.24%	\$667,800	1.30
43	60 Harrison Avenue	Victrian	5	3.1	17	\$739,000	\$739,000	\$886,000	119.89%	\$629,800	1.41
44	48 Plymouth Street	Colonial	6	4.1	15	\$849,000	\$849,000	\$890,000	104.83%	\$710,700	1.25
45	14 Bellegrove Drive	Tudor	5	3.1	15	\$839,000	\$839,000	\$890,000	106.08%	\$800,800	1.11
46	16 Hoburg Place	Colonial	4	3.1	0	\$899,000	\$899,000	\$900,000	100.11%	\$1,000,600	0.90
47	15 Undercliff Drive	Tudor	6	4.2	11	\$879,900	\$879,900	\$931,000	105.81%	\$1,060,200	0.88
48	531 Highland Avenue	Colonial	5	3.0	8	\$769,000	\$769,000	\$999,000	129.91%	\$644,400	1.55
49	24 Prescott Avenue	Colonial	4	2.1	8	\$779,000	\$779,000	\$1,025,000	131.58%	\$655,100	1.56
50	23 Prescott Avenue	Colonial	4	2.2	8	\$799,000	\$799,000	\$1,050,000	131.41%	\$691,200	1.52

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51	122 N Mountain Avenue	Colonial	5	4.1	6	\$869,000	\$869,000	\$1,071,000	123.25%	\$824,800	1.30
52	299 No Mountain Avenue	Victrian	5	3.2	10	\$849,000	\$849,000	\$1,085,000	127.80%	\$847,400	1.28
53	181 Alexander Avenue	Colonial	5	3.1	89	\$899,000	\$899,000	\$1,100,000	122.36%	\$849,700	1.29
54	27 Columbus Avenue	Colonial	4	3.1	9	\$799,000	\$799,000	\$1,110,000	138.92%	\$678,700	1.64
55	8 Macopin Avenue	Colonial	4	2.1	11	\$899,000	\$899,000	\$1,125,800	125.23%	\$842,200	1.34
56	10 Prospect Avenue	Victrian	6	4.1	13	\$899,000	\$899,000	\$1,225,000	136.26%	\$901,300	1.36
57	248 S Mountain Avenue	Tudor	5	4.1	9	\$999,000	\$999,000	\$1,250,000	125.13%	\$990,700	1.26
58	143 N Mountain Avenue	Colonial	6	3.3	8	\$899,000	\$899,000	\$1,255,500	139.66%	\$721,400	1.74
59	57 S Mountain Avenue	Victrian	6	3.2	10	\$999,000	\$999,000	\$1,300,000	130.13%	\$977,400	1.33
60	7 Marion Road	Colonial	5	4.1	6	\$1,079,000	\$1,079,000	\$1,407,000	130.40%	\$1,035,500	1.36
61	148 S Mountain Avenue	Colonial	5	4.1	8	\$1,499,000	\$1,499,000	\$1,699,000	113.34%	\$1,265,000	1.34
62	44 Eagle Rock Way	Tudor	7	4.1	118	\$2,300,000	\$2,300,000	\$2,150,000	93.48%	\$1,896,200	1.13
63	1 Russell Terrace	Tudor	9	4.1	39	\$2,099,000	\$2,099,000	\$2,155,000	102.67%	\$1,701,000	1.27
AVERAGE					24	\$709,010	\$704,489	\$798,163	112.61%		1.31

"Active" Listings in Montclair

Number of Units: 38
 Average List Price: \$940,905
 Average Days on Market: 82

"Under Contract" Listings in Montclair

Number of Units: 48
 Average List Price: \$744,325
 Average Days on Market: 36

Montclair 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	52	71	52	28	21	43	30	23	23	18	30	24	30
List Price	\$682,975	\$662,399	\$738,248	\$783,430	\$744,204	\$882,357	\$797,823	\$800,334	\$791,590	\$826,990	\$836,328	\$704,489	\$784,508
Sales Price	\$686,676	\$649,289	\$744,948	\$812,799	\$801,713	\$936,836	\$877,673	\$915,869	\$901,284	\$972,870	\$938,858	\$798,163	\$868,389
SP:LP%	100.22%	97.85%	102.51%	104.28%	107.75%	107.89%	109.76%	114.53%	113.32%	118.32%	112.62%	112.61%	110.73%
SP to AV	1.13	1.02	1.03	1.26	1.18	1.11	1.23	1.32	1.32	1.35	1.35	1.31	1.27
# Units Sold	17	19	21	30	24	41	46	63	62	53	53	63	492
3 Mo Rate of Ab	1.72	2.10	2.94	2.35	2.75	2.27	1.94	1.45	1.54	1.23	1.11	0.73	1.84
Active Listings	53	61	51	49	64	58	64	72	88	60	49	38	59
Under Contracts	46	66	74	56	82	97	113	91	98	106	75	48	79

Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	36	30	-15.78%
Sales Price	\$728,374	\$868,389	19.22%
LP:SP	105.21%	110.73%	5.24%
SP:AV	1.1510	1.2679	10.15%

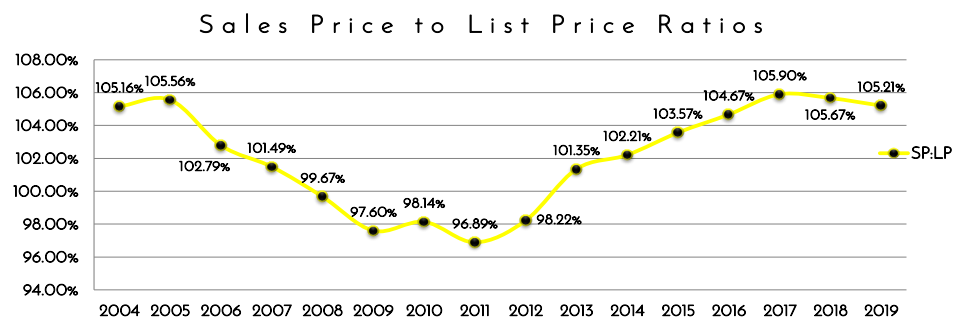


YTD	2019	2020	% Change
# Units Sold	489	492	0.61%
Rate of Ab 3 Mo	1.56	0.73	-53.21%
Actives	46	38	-17.39%
Under Contracts	45	48	6.67%

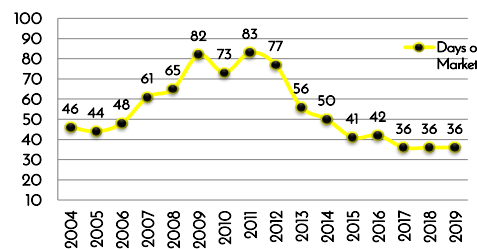
Montclair Yearly Market Trends



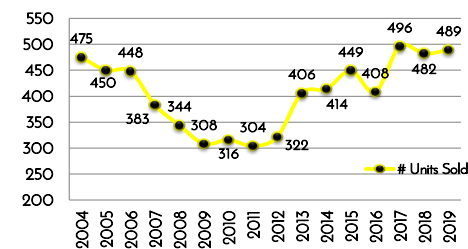
Montclair Yearly Market Trends



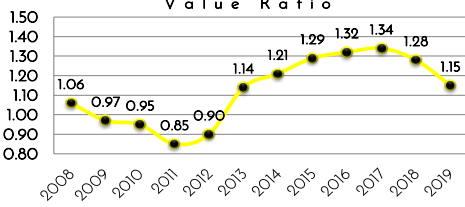
Average Days on Market



Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption

