

Montclair

January 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	530 Valley Road C001C	OneFloor	1	1.0	96	\$250,000	\$244,900	\$225,000	91.87%	\$244,300	0.92
2	530 Valley Road Unit 2T	OneFloor	2	2.0	22	\$380,000	\$380,000	\$425,000	111.84%	\$344,300	1.23
3	415 Orange Road	Colonial	4	2.0	45	\$499,000	\$479,000	\$485,000	101.25%	\$315,200	1.54
4	48 S Park Street Unit 514	OneFloor	2	2.0	4	\$519,000	\$519,000	\$520,000	100.19%	\$459,900	1.13
5	428 Wahsington Avenue	Colonial	3	3.0	55	\$549,000	\$549,000	\$595,000	108.38%	\$305,900	1.95
6	20 College Avenue	Colonial	3	1.1	214	\$699,000	\$599,900	\$599,000	99.85%	\$506,800	1.18
7	310 Valley Road	Tudor	4	1.1	13	\$549,000	\$549,000	\$608,000	110.75%	\$517,500	1.17
8	417 Orange Road	Colonial	4	2.2	65	\$599,000	\$599,000	\$610,000	101.84%	\$465,600	1.31
9	221 Watchung Avenue	Colonial	4	1.1	11	\$599,000	\$599,000	\$646,000	107.85%	\$589,100	1.10
10	38 Dodd Street	Colonial	4	2.1	42	\$649,000	\$649,000	\$691,250	106.51%	\$561,800	1.23
11	9 Tuers Place	SplitLev	3	2.1	12	\$665,000	\$665,000	\$710,000	106.77%	\$551,400	1.29
12	16 Stonehenge Road	Colonial	4	3.1	9	\$669,000	\$669,000	\$850,000	127.06%	\$563,200	1.51
13	341 N Fullerton Avenue	Colonial	5	2.1	11	\$779,000	\$779,000	\$940,000	120.67%	\$670,900	1.40
14	651 Grove Street	Colonial	5	5.1	13	\$999,000	\$999,000	\$1,100,000	110.11%		
15	37 Macopin Avenue	Colonial	4	2.2	9	\$949,000	\$949,000	\$1,110,000	116.97%	\$959,400	1.16
16	7 Christopher Street	Colonial	5	4.1	12	\$1,199,000	\$1,199,000	\$1,190,000	99.25%	\$1,072,000	1.11
17	7 Elizabeth Road	Tudor	4	3.2	8	\$949,000	\$949,000	\$1,200,000	126.45%	\$842,000	1.43
18	86 Porter Place	Victrian	7	4.1	9	\$1,250,000	\$1,250,000	\$1,230,000	98.40%	\$1,129,000	1.09
19	25 Erwin Park Road	Colonial	6	3.1	17	\$999,000	\$999,000	\$1,275,000	127.63%	\$1,076,000	1.18
20	105 Upper Mountain Avenue	Meditter	8	5.1	13	\$849,000	\$849,000	\$1,300,000	153.12%	\$1,235,500	1.05
21	166 Midland Avenue	Colonial	6	4.1	8	\$899,000	\$899,000	\$1,352,000	150.39%	\$801,100	1.69
22	262 S Mountain Avenue	Colonial	4	4.2	28	\$1,399,000	\$1,399,000	\$1,470,000	105.08%	\$1,079,100	1.36
23	48 Porter Place	Colonial	6	5.1	77	\$1,795,000	\$1,650,000	\$1,795,000	108.79%	\$1,857,200	0.97
AVERAGE					34	\$812,696	\$800,991	\$909,837	112.65%		1.27

"Active" Listings in Montclair

Number of Units: 37
 Average List Price: \$943,197
 Average Days on Market: 59

"Under Contract" Listings in Montclair

Number of Units: 54
 Average List Price: \$817,917
 Average Days on Market: 34

Montclair 2021 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	34												34
List Price	\$800,991												\$800,991
Sales Price	\$909,837												\$909,837
SP:LP%	112.65%												112.65%
SP to AV	1.27												1.27
# Units Sold	23												23
3 Mo Rate of Ab	0.91												0.91
Active Listings	37												37
Under Contracts	54												54

Flashback! YTD 2020 vs YTD 2021

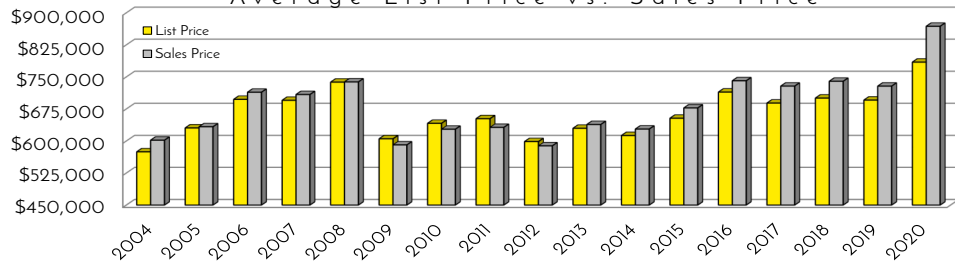
YTD	2020	2021	% Change
DOM	52	34	-33.39%
Sales Price	\$686,676	\$909,837	32.50%
LP:SP	100.22%	112.65%	12.41%
SP:AV	1.1310	1.2726	12.52%



YTD	2020	2021	% Change
# Units Sold	17	23	35.29%
Rate of Ab 3 Mo	1.72	0.91	-47.09%
Actives	53	37	-30.19%
Under Contracts	46	54	17.39%

Montclair Yearly Market Trends

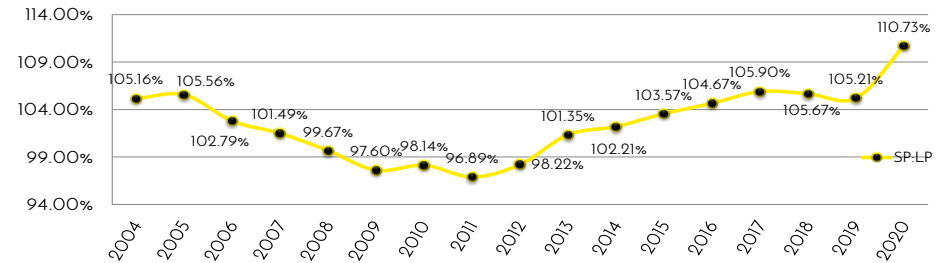
Average List Price vs. Sales Price



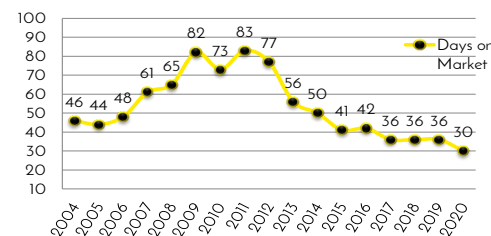
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$652,131	\$598,553	\$629,674	\$612,805	\$653,226	\$714,433	\$688,705	\$700,377	\$695,646	\$784,508
SP	\$601,789	\$633,199	\$714,037	\$708,681	\$738,185	\$590,795	\$627,479	\$631,774	\$588,572	\$638,565	\$627,858	\$677,279	\$740,875	\$728,406	\$739,692	\$728,374	\$868,389

Montclair Yearly Market Trends

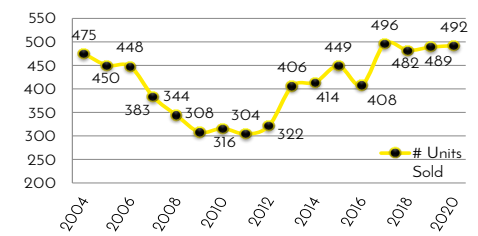
Sales Price to List Price Ratios



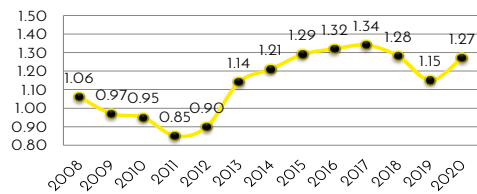
Average Days on Market



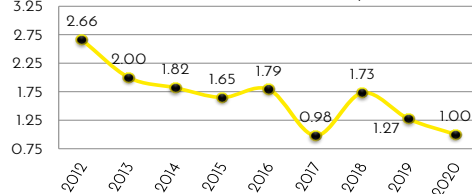
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



*2008 Tax Re-evaluation

Data only available until 2012