

# Montclair

## February 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	10 Crestmont Road 7K	HighRise	1	1.0	204	\$195,000	\$175,000	\$175,000	100.00%	\$18,757,000	0.01
2	530 Valley Road 1X	OneFloor	1	1.0	18	\$265,000	\$265,000	\$267,000	100.75%	\$244,300	1.09
3	530 Valley Road 4L	OneFloor	2	2.0	13	\$360,000	\$360,000	\$360,000	100.00%	\$334,900	1.07
4	30 The Cres C0003	HighRise	2	1.0	156	\$529,000	\$439,000	\$444,000	101.14%	\$240,500	1.85
5	35 Howe Avenue	Colonial	3	1.1	121	\$549,000	\$549,000	\$525,000	95.63%	\$331,600	1.58
6	75 Columbus Avenue	Colonial	3	1.1	25	\$529,000	\$529,000	\$535,000	101.13%	\$482,500	1.11
7	256 N Fullerton Avenue	Colonial	4	1.1	27	\$499,000	\$499,000	\$547,000	109.62%	\$511,100	1.07
8	286 Grove Street	Colonial	4	1.1	26	\$575,000	\$575,000	\$585,000	101.74%	\$512,400	1.14
9	120 Willowdale Avenue	Colonial	4	2.0	15	\$510,000	\$510,000	\$605,000	118.63%	\$446,700	1.35
10	100 Gates Avenue	Bi-Level	4	1.1	16	\$589,900	\$589,900	\$635,000	107.65%	\$460,400	1.38
11	29 N Willow Street	HalfDupl	5	3.2	21	\$599,000	\$599,000	\$645,000	107.68%	\$555,600	1.16
12	159 Chestnut Street	Colonial	6	3.1	10	\$669,000	\$669,000	\$740,000	110.61%	\$526,700	1.40
13	45 College Avenue	Colonial	4	2.1	24	\$739,000	\$739,000	\$760,000	102.84%	\$600,200	1.27
14	58 Forest Street	Colonial	3	3.1	30	\$719,000	\$719,000	\$775,000	107.79%	\$345,300	2.24
15	88 Elm Street	Colonial	6	4.0	1	\$799,900	\$799,900	\$840,000	105.01%	\$643,900	1.30
16	4 Stonehenge Road	Colonial	3	2.0	8	\$619,000	\$619,000	\$850,000	137.32%	\$558,800	1.52
17	29 Marquette Road	Colonial	3	2.1	8	\$629,000	\$629,000	\$875,000	139.11%	\$517,700	1.69
18	281 Valley Road	Colonial	3	2.1	41	\$879,000	\$879,000	\$885,000	100.68%	\$802,200	1.10
19	111 Elm Street	Colonial	4	2.2	103	\$789,000	\$789,000	\$890,000	112.80%	\$640,800	1.39
20	308 Valley Road	Tudor	4	2.1	8	\$699,000	\$699,000	\$935,000	133.76%	\$587,800	1.59

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21	124 Montclair Avenue	Colonial	4	2.1	8	\$869,000	\$869,000	\$940,000	108.17%	\$723,400	1.30
22	148 Eagle Rock Way	Contemp	4	2.2	14	\$749,000	\$749,000	\$990,000	132.18%	\$658,000	1.50
23	195 Park Street	Victrian	6	2.1	17	\$949,000	\$949,000	\$999,000	105.27%	\$822,600	1.21
24	197 Inwood Avenue	Victrian	4	2.1	8	\$839,000	\$839,000	\$1,050,000	125.15%	\$759,500	1.38
25	65 Brookfield Road	Colonial	6	3.1	10	\$839,000	\$839,000	\$1,160,000	138.26%	\$750,500	1.55
26	257 Upper Mountain Avenue	Colonial	5	3.1	31	\$999,999	\$999,999	\$1,255,000	125.50%	\$1,361,000	0.92
27	82 Myrtle Avenue	Colonial	7	3.2	21	\$1,300,000	\$1,300,000	\$1,385,000	106.54%	\$700,600	1.98
28	73 Myrtle Avenue	Colonial	6	3.2	11	\$1,280,000	\$1,280,000	\$1,410,000	110.16%	\$912,500	1.55
29	53 Porter Place	Colonial	8	5.2	13	\$1,299,000	\$1,299,000	\$1,705,000	131.25%	\$1,376,500	1.24
30	38 Afterglow Way	Colonial	6	5.2	26	\$1,499,000	\$1,499,000	\$1,825,000	121.75%	\$1,549,900	1.18
31	205 Fernwood Avenue	Colonial	6	4.2	18	\$2,149,000	\$2,149,000	\$2,300,000	107.03%	\$1,690,300	1.36
AVERAGE					34	\$790,768	\$787,219	\$899,742	113.07%		1.34

### "Active" Listings in Montclair

Number of Units: 39  
 Average List Price: \$969,626  
 Average Days on Market: 49

### "Under Contract" Listings in Montclair

Number of Units: 60  
 Average List Price: \$805,235  
 Average Days on Market: 33

# 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											34
List Price	\$800,991	\$787,219											\$793,085
Sales Price	\$909,837	\$899,742											\$904,042
SP:LP%	112.65%	113.07%											112.89%
SP to AV	1.27	1.34											1.31
# Units Sold	23	31											54
3 Mo Rate of Ab	0.91	0.77											0.84
Active Listings	37	39											38
Under Contracts	54	60											57

## Flashback! YTD 2020 vs YTD 2021

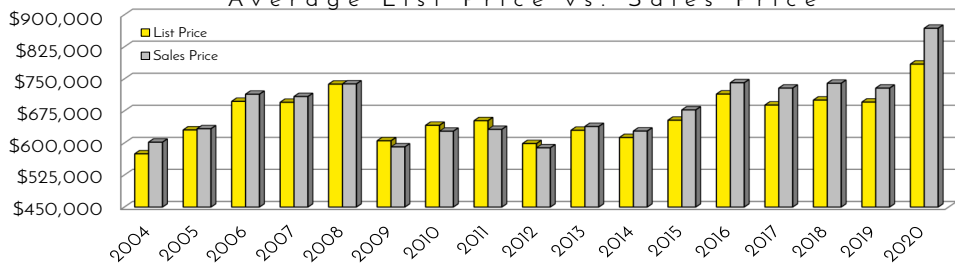
YTD	2020	2021	% Change
DOM	62	34	-44.97%
Sales Price	\$666,944	\$904,042	35.55%
LP:SP	98.97%	112.89%	14.07%
SP:AV	1.0812	1.3113	21.29%



YTD	2020	2021	% Change
# Units Sold	36	54	50.00%
Rate of Ab 3 Mo	2.10	0.77	-63.33%
Actives	61	39	-36.07%
Under Contracts	66	60	-9.09%

## Montclair Yearly Market Trends

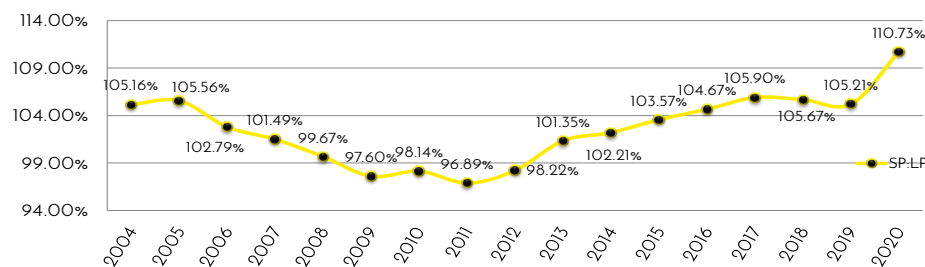
Average List Price vs. Sales Price



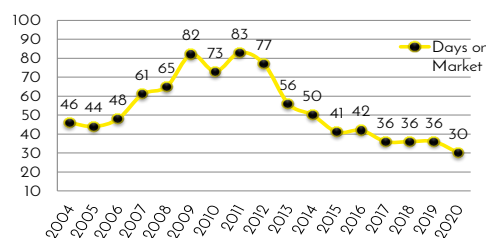
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$652,131	\$598,553	\$629,674	\$612,805	\$653,226	\$714,433	\$688,705	\$700,377	\$695,646	\$784,508
SP	\$601,789	\$683,199	\$714,037	\$708,681	\$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

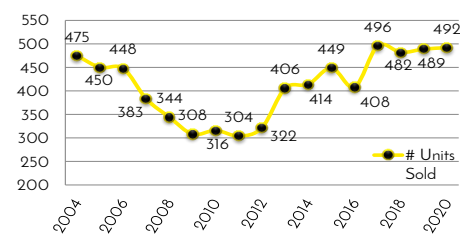
Sales Price to List Price Ratios



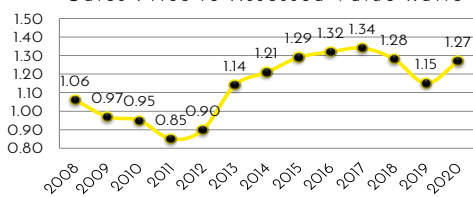
Average Days on Market



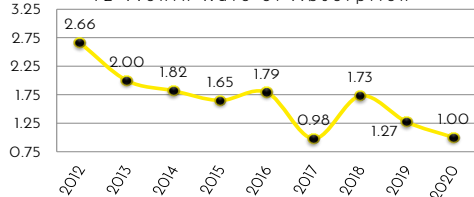
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



\*2008 Tax Re-evaluation

Data only available until 2012