

Montclair

June 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	10 Crestmont Road 2L	HighRise	1	1.0	47	\$179,000	\$179,000	\$185,000	103.35%		
2	44 Union Street	OneFloor	1	1.0	10	\$230,000	\$230,000	\$268,000	116.52%	\$163,100	1.64
3	530 Valley Road 5B	HighRise	1	1.0	22	\$285,000	\$285,000	\$300,000	105.26%	\$225,600	1.33
4	206 Forest Street	Victrian	2	1.1	303	\$490,000	\$449,999	\$389,000	86.44%	\$262,600	1.48
5	5 Roosevelt Place 6D	OneFloor	3	2.1	93	\$674,900	\$619,000	\$600,000	96.93%	\$383,000	1.57
6	54 Nishuane Road	CapeCod	4	3.0	14	\$623,000	\$623,000	\$665,300	106.79%	\$368,000	1.81
7	66 Bellevue Avenue	Colonial	3	1.1	8	\$710,000	\$710,000	\$774,000	109.01%	\$586,600	1.32
8	6 College Avenue	Colonial	4	2.1	14	\$679,000	\$679,000	\$812,000	119.59%	\$541,600	1.50
9	7 Cloverhill Place	Colonial	6	2.0	16	\$849,000	\$849,000	\$820,000	96.58%	\$378,200	2.17
10	9 Potter Court	Colonial	3	1.1	12	\$689,000	\$689,000	\$850,000	123.37%	\$553,000	1.54
11	49 Cedar Avenue	Colonial	4	2.1	18	\$689,000	\$689,000	\$850,621	123.46%	\$407,900	2.09
12	164 Chestnut Street	Colonial	4	3.1	15	\$729,000	\$729,000	\$999,000	137.04%	\$554,400	1.80
13	140 Watchung Avenue	Victrian	5	3.0	20	\$939,000	\$939,000	\$1,100,000	117.15%	\$735,700	1.50
14	587 Upper Mountain Avenue	Colonial	4	2.1	10	\$998,880	\$998,880	\$1,125,000	112.63%	\$635,800	1.77
15	308 Valley Road	Tudor	4	2.1	11	\$960,000	\$960,000	\$1,241,000	129.27%	\$613,000	2.02
16	11 Burnside Street	Colonial	5	2.0	11	\$729,000	\$729,000	\$1,250,000	171.47%	\$602,900	2.07
17	97 Gordonhurst Avenue	Colonial	4	2.1	10	\$849,000	\$849,000	\$1,261,256	148.56%	\$707,100	1.78
18	29 Afterglow Way	Tudor	6	4.2	10	\$1,190,000	\$1,190,000	\$1,400,000	117.65%	\$1,079,600	1.30
19	164 S Mountain Avenue	Tudor	5	3.1	9	\$1,075,000	\$1,075,000	\$1,493,000	138.88%	\$800,900	1.86
20	140 Haddon Place	Colonial	5	4.0	8	\$1,050,000	\$1,050,000	\$1,500,000	142.86%	\$820,400	1.83
21	161 Lloyd Road	Colonial	5	3.1	14	\$1,350,000	\$1,350,000	\$1,550,000	114.81%	\$907,300	1.71
22	66 Dryden Road	Colonial	5	2.1	13	\$1,175,000	\$1,175,000	\$1,600,000	136.17%	\$707,000	2.26
23	14 Stanford Place	Colonial	4	2.2	14	\$999,000	\$999,000	\$1,612,000	161.36%	\$753,900	2.14
24	14 Norman Road	Colonial	4	3.2	14	\$1,149,000	\$1,149,000	\$1,650,000	143.60%	\$768,400	2.15
25	114 Yantacaw Brook Road	Colonial	5	3.1	23	\$1,799,000	\$1,799,000	\$1,670,000	92.83%		

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26	142 Bellevue Avenue	Colonial	5	4.1	12	\$1,349,000	\$1,349,000	\$1,852,500	137.32%	\$995,800	1.86
27	27 Montclair Avenue	Victrian	6	4.0	9	\$1,499,000	\$1,499,000	\$1,900,000	126.75%		
28	124 Christopher Street	Colonial	5	3.2	9	\$1,299,999	\$1,299,999	\$1,906,000	146.62%		
29	254 Midland Avenue	Colonial	6	3.1	14	\$1,299,000	\$1,299,000	\$1,910,000	147.04%	\$877,800	2.18
30	24 Woodmont Road	Contemp	5	3.1	8	\$1,399,000	\$1,399,000	\$2,005,000	143.32%	\$1,014,600	1.98
31	152 Highland Avenue	Tudor	6	5.1	13	\$1,999,000	\$1,999,000	\$2,100,000	105.05%	\$1,123,200	1.87
32	15 Sutherland Road	Colonial	5	4.2	18	\$1,950,000	\$1,950,000	\$2,150,000	110.26%	\$1,202,200	1.79
33	122 Upper Mountain Avenue	Tudor	8	6.2	20	\$2,200,000	\$2,200,000	\$2,250,000	102.27%	\$1,995,100	1.13
34	105 Union Street	Tudor	6	4.1	10	\$2,599,000	\$2,599,000	\$2,510,000	96.58%	\$1,420,700	1.77
35	77 Porter Place	Colonial	6	4.1	41	\$1,999,000	\$1,999,000	\$2,700,000	135.07%	\$1,303,100	2.07
36	63 Melrose Place	Colonial	8	4.2	18	\$2,199,000	\$2,199,000	\$2,819,900	128.24%	\$1,066,500	2.64
37	75 Lloyd Road	Meditter	6	5.2	38	\$2,990,000	\$2,990,000	\$3,500,000	117.06%		
38	349 Crestmont	Contemp	8	9.1	23	\$11,000,000	\$11,000,000	\$9,500,000	86.36%		
AVERAGE					26	\$1,443,994	\$1,441,470	\$1,659,699	121.93%		1.81

"Active" Listings in Montclair

Number of Units: 19
Average List Price: \$1,142,310
Average Days on Market: 44

"Under Contract" Listings in Montclair

Number of Units: 67
Average List Price: \$1,063,682
Average Days on Market: 20

Montclair 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	25	32	38	18	17	26							25
List Price	\$675,245	\$769,218	\$719,200	\$878,227	\$1,221,533	\$1,441,470							\$1,044,596
Sales Price	\$771,832	\$843,591	\$860,635	\$1,043,914	\$1,585,075	\$1,659,699							\$1,236,844
SP:LP%	113.85%	108.80%	118.01%	116.72%	133.32%	121.93%							119.73%
SP to AV	1.52	1.43	1.54	1.71	1.96	1.81							1.70
# Units Sold	11	22	15	26	24	38							136
3 Mo Rate of Ab	1.02	1.18	1.84	1.60	1.45	0.88							1.33
Active Listings	22	28	23	29	35	19							26
Under Contracts	30	33	50	58	60	67							50

Flashback! YTD 2022 vs YTD 2023

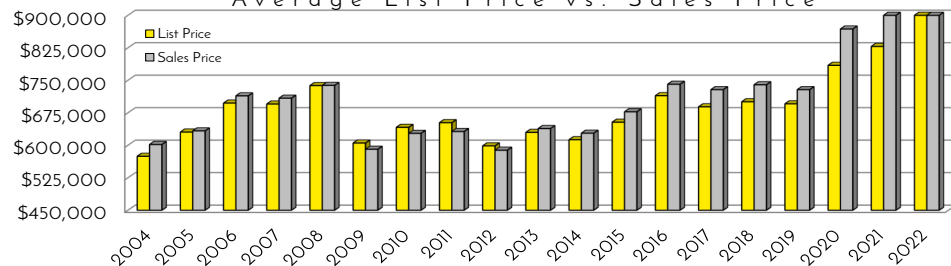
YTD	2022	2023	% Change
DOM	24	25	5.28%
Sales Price	\$1,076,286	\$1,236,844	14.92%
LP:SP	127.34%	119.73%	-5.98%
SP:AV	1.66	1.70	2.77%

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YTD	2022	2023	% Change
# Units Sold	167	136	-18.56%
Rate of Ab 3 Mo	1.47	1.33	-9.74%
Actives	38	26	-32.17%
Under Contracts	64	50	-21.99%

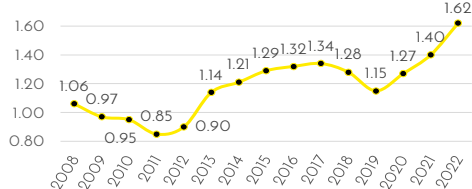
Montclair Yearly Market Trends

Average List Price vs. Sales Price



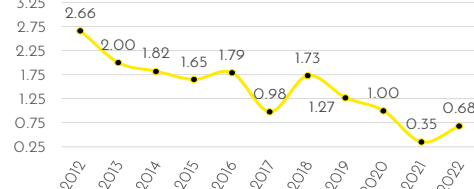
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$652,131	\$598,553	\$629,674	\$612,805	\$653,226	\$714,433	\$688,705	\$700,377	\$695,646	\$784,508	\$828,157	\$901,266
SP	\$601,789	\$633,199	\$714,037	\$708,681	\$738,185	\$590,795	\$627,479	\$631,774	\$588,572	\$638,565	\$627,858	\$677,279	\$740,875	\$728,406	\$739,692	\$728,374	\$668,389	\$975,184	\$1,106,164

Sales Price to Assessed Value Ratio



*2008 Tax Re-evaluation

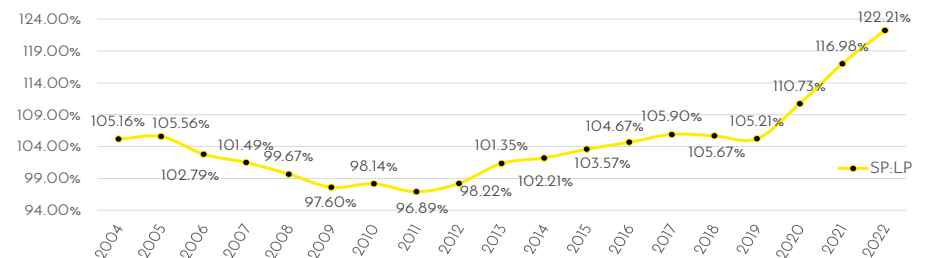
12 Month Rate of Absorption



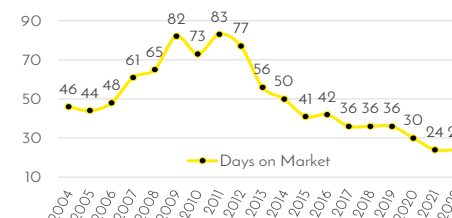
Data only available until 2012

Montclair Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

