

Montclair

September 2023 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 2N	HighRise	2	2.0	22	\$240,000	\$240,000	\$270,000	112.50%		
2	5 Roosevelt Place 3G	HighRise	2	1.0	9	\$360,000	\$360,000	\$400,000	111.11%	\$278,600	1.44
3	18 Talbot Street	Colonial	2	2.0	87	\$449,000	\$449,000	\$415,000	92.43%	\$291,000	1.43
4	2 Wilfred Street	Detached	2	1.1	20	\$379,000	\$379,000	\$450,000	118.73%	\$303,300	1.48
5	50 Pine Street 9A	TwEndUn	2	2.1	11	\$435,000	\$435,000	\$505,000	116.09%	\$288,900	1.75
6	11 Sears Place	Colonial	3	1.1	15	\$580,000	\$580,000	\$593,987	102.41%	\$313,200	1.90
7	9 Alexander Avenue	Ranch	2	1.0	163	\$449,900	\$449,900	\$599,000	133.14%	\$367,200	1.63
8	93 Wildwood Avenue	Colonial	4	1.1	10	\$749,999	\$749,999	\$900,000	120.00%	\$684,300	1.32
9	119 Walnut Street U1	MultiFlr	2	2.1	9	\$950,000	\$950,000	\$950,000	100.00%	\$697,400	1.36
10	439 Grove Street	Victrian	6	2.1	14	\$799,000	\$799,000	\$990,000	123.90%	\$719,000	1.38
11	5 Union Street	Victrian	5	2.1	22	\$739,000	\$739,000	\$990,000	133.96%	\$436,200	2.27
12	106 Squire Hill Road	SplitLev	4	2.1	8	\$769,000	\$769,000	\$999,000	129.91%	\$489,000	2.04
13	60 Forest Street	Colonial	4	1.1	18	\$699,000	\$699,000	\$1,050,000	150.21%	\$384,300	2.73
14	4 Alexander Court	Contemp	4	2.1	10	\$969,000	\$969,000	\$1,280,000	132.09%		
15	6 Chester Road	Colonial	4	3.2	9	\$989,000	\$989,000	\$1,361,625	137.68%	\$713,700	1.91
16	103 Lorraine Avenue	Colonial	5	3.1	33	\$1,299,900	\$1,299,000	\$1,400,000	107.78%	\$1,067,400	1.31
17	34 Macopin Avenue	Colonial	5	4.1	19	\$1,399,999	\$1,399,999	\$1,450,000	103.57%		
18	42 Watchung Avenue	Colonial	5	3.2	13	\$925,000	\$925,000	\$1,600,000	172.97%	\$626,900	2.55
19	101 Yantacaw Brook Road	Colonial	6	4.1	9	\$1,799,999	\$1,799,999	\$1,835,000	101.94%	\$926,000	1.98
AVERAGE					26	\$788,516	\$788,468	\$949,401	121.08%		1.78

"Active" Listings in Montclair

Number of Units: 22
Average List Price: \$1,252,186
Average Days on Market: 30

"Under Contract" Listings in Montclair

Number of Units: 32
Average List Price: \$969,091
Average Days on Market: 33

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	19	19	26				23
List Price	\$675,245	\$769,218	\$719,200	\$878,227	\$1,221,533	\$1,441,470	\$1,052,123	\$1,126,797	\$788,468				\$1,035,266
Sales Price	\$771,832	\$843,591	\$860,635	\$1,043,914	\$1,585,075	\$1,659,699	\$1,291,564	\$1,419,897	\$949,401				\$1,246,706
SP:LP%	113.85%	108.80%	118.01%	116.72%	133.32%	121.93%	125.02%	123.92%	121.08%				121.34%
SP to AV	1.52	1.43	1.54	1.71	1.96	1.81	1.83	1.80	1.78				1.75
# Units Sold	11	22	15	26	24	38	40	30	19				225
3 Mo Rate of Ab	1.02	1.18	1.84	1.60	1.45	0.88	0.61	0.37	0.84				1.09
Active Listings	22	28	23	29	35	19	16	16	22				23
Under Contracts	30	33	50	58	60	67	34	22	32				43

Flashback! YTD 2022 vs YTD 2023

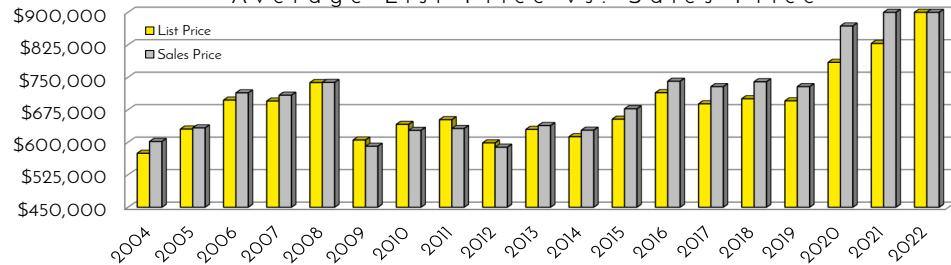
YTD	2022	2023	% Change
DOM	23.3	23.2	-0.05%
Sales Price	\$1,131,204	\$1,246,706	10.21%
LP:SP	124.24%	121.34%	-2.33%
SP:AV	1.63	1.75	7.34%

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YTD	2022	2023	% Change
# Units Sold	294	225	-23.47%
Rate of Ab 3 Mo	1.25	1.09	-13.13%
Actives	36	23	-34.98%
Under Contracts	62	43	-30.45%

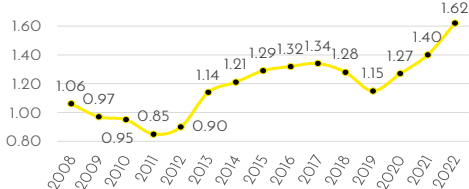
Montclair Yearly Market Trends

Average List Price vs. Sales Price



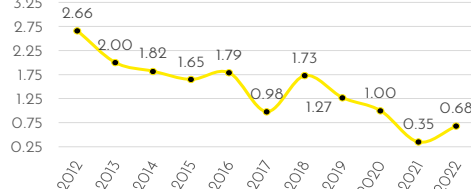
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$652,131	\$598,553	\$629,674	\$612,805	\$653,226	\$714,433	\$688,705	\$700,377	\$695,646	\$784,508	\$828,157	\$901,266
SP	\$601,789	\$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	\$868,389	\$975,184	\$1,106,164

Sales Price to Assessed Value Ratio



*2008 Tax Re-evaluation

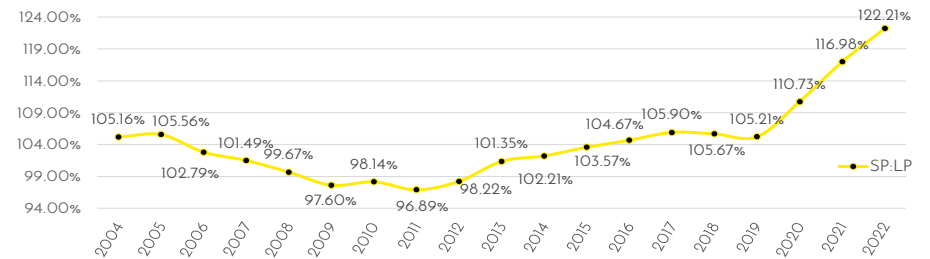
12 Month Rate of Absorption



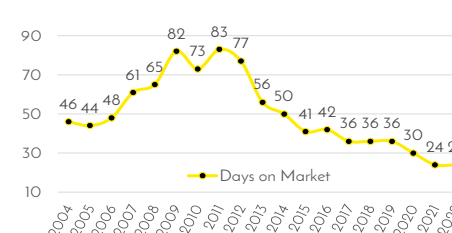
Data only available until 2012

Montclair Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

