

Montclair

April 2024 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 5J	HighRise	1	1.0	13	\$225,000	\$225,000	\$208,000	92.44%	Condo	
2	5 Roosevelt Place	HighRise	2	1.0	8	\$418,800	\$418,800	\$489,500	116.88%	\$281,100	1.74
3	10 Crestmont Road 1B	HighRise	3	3.0	12	\$399,000	\$399,000	\$625,000	156.64%	Condo	
4	21 Marston Place	Colonial	4	1.1	15	\$799,000	\$799,000	\$750,000	93.87%	\$337,800	2.22
5	16 Montclair Avenue	Colonial	3	2.1	16	\$799,000	\$799,000	\$799,000	100.00%	\$621,400	1.29
6	3 Emerson Place	Colonial	4	1.1	9	\$719,000	\$719,000	\$906,000	126.01%	\$556,000	1.63
7	27 Dodd Street	Colonial	4	1.2	10	\$719,000	\$719,000	\$987,654	137.36%	\$539,700	1.83
8	208 Watchung Avenue	Colonial,	4	2.0	16	\$799,000	\$799,000	\$1,050,000	131.41%	\$620,700	1.69
9	48 S Park Street U522	MultiFlr	3	2.1	12	\$1,250,000	\$1,250,000	\$1,185,000	94.80%	\$1,075,700	1.10
10	6 Warren Place	Colonial	7	4.2	26	\$1,250,000	\$1,249,000	\$1,277,500	102.28%	\$586,500	2.18
11	316 Highland Avenue	Tudor	4	3.2	36	\$1,495,000	\$1,495,000	\$1,495,000	100.00%	\$813,000	1.84
12	128 Haddon Place	Colonial	4	3.1	9	\$899,000	\$899,000	\$1,551,000	172.53%	\$725,200	2.14
13	322 Highland Avenue	Victrian	5	2.0	13	\$899,000	\$899,000	\$1,562,700	173.83%	\$669,700	2.33
14	14 Elizabeth Road	Colonial	5	4.0	52	\$1,799,000	\$1,599,000	\$1,645,000	102.88%	Renovated	
15	138 N Mountain Avenue	Colonial	4	4.1	19	\$1,499,000	\$1,499,000	\$1,750,000	116.74%	\$745,100	2.35
16	23 Windsor Place	Colonial	5	3.1	10	\$1,310,000	\$1,310,000	\$1,800,000	137.40%	\$720,400	2.50
17	107 Heller Way	RanchExp	5	3.1	13	\$1,499,000	\$1,499,000	\$1,865,000	124.42%	\$976,100	1.91
18	110 S Mountain Avenue	RanchRas	5	3.1	13	\$1,399,000	\$1,399,000	\$1,950,000	139.39%	\$1,081,400	1.80
19	37 Glenwood Road	Colonial	5	5.1	17	\$2,350,000	\$2,350,000	\$3,350,000	142.55%	\$1,544,100	2.17
20	89 Eagle Rock Way	Tudor	5	5.2	14	\$2,950,000	\$2,950,000	\$3,850,000	130.51%	\$1,515,500	2.54
AVERAGE					17	\$1,173,840	\$1,163,790	\$1,454,818	124.60%		1.96

"Active" Listings in Montclair

Number of Units: 26
Average List Price: \$2,101,496
Average Days on Market: 29

"Under Contract" Listings in Montclair

Number of Units: 61
Average List Price: \$1,144,192
Average Days on Market: 19

Montclair 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	39	32	14	17									23
List Price	\$895,721	\$856,806	\$842,369	\$1,163,790									\$960,473
Sales Price	\$1,064,250	\$997,931	\$1,046,762	\$1,454,818									\$1,172,091
SP:LP%	118.38%	112.90%	122.74%	124.60%									120.15%
SP to AV	1.80	1.85	1.81	1.96									1.87
# Units Sold	8	16	16	20									60
3 Mo Rate of Ab	0.45	1.28	1.88	2.39									1.50
Active Listings	12	18	29	26									21
Under Contracts	23	36	41	61									40

Flashback! YTD 2023 vs YTD 2024

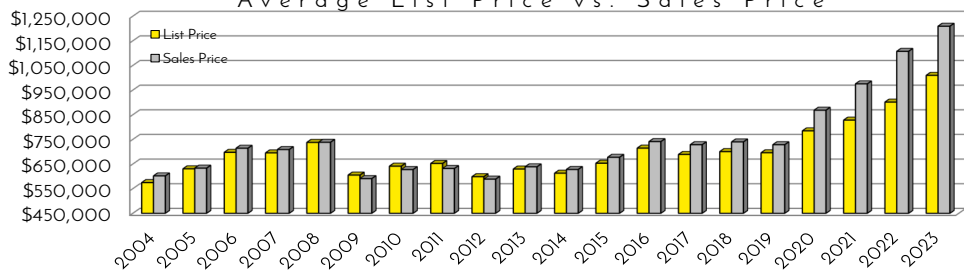
YTD	2023	2024	% Change
DOM	27	23	-15.90%
Sales Price	\$906,763	\$1,172,091	29.26%
LP:SP	114.20%	120.15%	5.22%
SP:AV	1.56	1.87	19.38%



YTD	2023	2024	% Change
# Units Sold	74	60	-18.92%
Rate of Ab 3 Mo	1.41	1.50	6.38%
Actives	26	21	-16.67%
Under Contracts	43	40	-5.85%

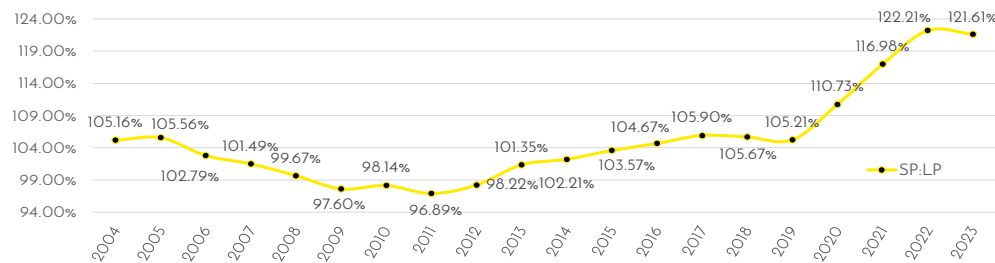
Montclair Yearly Market Trends

Average List Price vs. Sales Price



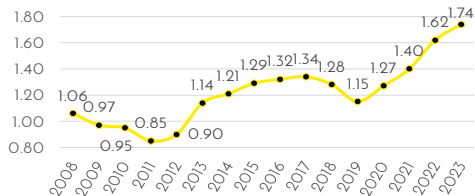
Montclair Yearly Market Trends

Sales Price to List Price Ratios

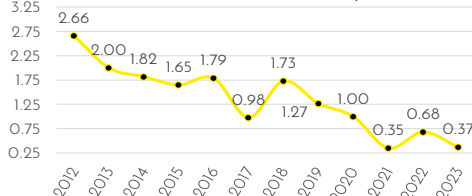


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,920	\$641,264	\$652,131	\$598,553	\$629,674	\$612,805	\$653,226	\$714,433	\$688,705	\$700,377	\$695,646	\$784,508	\$828,157	\$901,266	\$1,000,792
SP	\$601,789	\$633,199	\$714,037	\$738,681	\$738,185	\$590,795	\$627,479	\$631,774	\$588,572	\$638,565	\$627,858	\$677,279	\$740,873	\$728,406	\$739,692	\$728,374	\$868,389	\$975,184	\$1,106,164	\$1,209,128

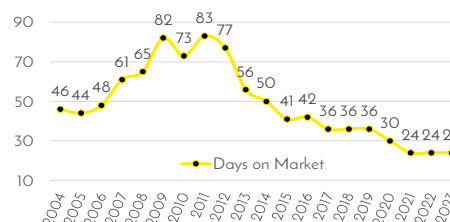
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

