

Montclair

June 2025 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 U1J	HighRise	1	1.0	12	\$229,000	\$229,000	\$251,000	109.61%	Condo	
2	14 Forest Street U104	OneFloor	1	1.0	55	\$315,000	\$299,999	\$305,000	101.67%	\$181,500	1.68
3	4-6 Grant Street U1R	TwndEndUn	2	1.0	53	\$349,000	\$349,000	\$345,000	98.85%	\$172,200	2.00
4	415 Claremont Avenue U2G	OneFloor	2	2.0	22	\$382,000	\$382,000	\$382,000	100.00%	\$254,200	1.50
5	86 Grove Street U2	MultiFlr	3	1.0	14	\$500,000	\$499,000	\$470,000	94.19%	\$233,900	2.01
6	15 The Crescent U4	OneFloor	2	1.0	14	\$446,000	\$446,000	\$510,800	114.53%	\$256,800	1.99
7	530 Valley Road U7E	OneFloor	1	1.0	10	\$410,000	\$410,000	\$575,000	140.24%	\$250,100	2.30
8	11 Alexander Avenue	Ranch	3	1.1	57	\$779,000	\$759,000	\$700,000	92.23%	\$403,000	1.74
9	38 Nishuane Road	Colonial	4	2.1	13	\$675,000	\$675,000	\$805,000	119.26%	\$380,400	2.12
10	31 Grenada Place	Colonial	4	2.1	21	\$799,000	\$799,000	\$900,000	112.64%	\$458,400	1.96
11	30 Edgcliff Road	Colonial	5	2.1	12	\$879,000	\$879,000	\$905,000	102.96%	\$646,000	1.40
12	570 Up Mountain Avenue U1	TwndEndUn	4	3.1	39	\$899,000	\$899,000	\$925,000	102.89%	\$544,400	1.70
13	73 Pleasant Avenue	Colonial	4	1.1	9	\$599,000	\$599,000	\$931,000	155.43%	\$339,600	2.74
14	218 Grove Street	Colonial	4	2.0	19	\$829,000	\$829,000	\$990,000	119.42%	\$544,300	1.82
15	8 Lane Court	SplitLev	3	2.1	17	\$949,000	\$949,000	\$1,100,000	115.91%	\$507,300	2.17
16	12 Bruce Road	Colonial	4	2.1	13	\$949,000	\$949,000	\$1,100,000	115.91%	\$615,500	1.79
17	304 Grove Street	Colonial	5	2.2	8	\$899,000	\$899,000	\$1,119,112	124.48%	\$581,600	1.92
18	210 Montclair Avenue	Colonial	3	3.0	14	\$939,000	\$939,000	\$1,134,000	120.77%	\$756,900	1.50
19	82 Cooper Avenue	RanchRas	4	3.0	30	\$899,000	\$899,000	\$1,180,000	131.26%	\$489,900	2.41
20	517 Park Street	Colonial	0	0.0	240	\$1,099,000	\$1,099,000	\$1,200,000	109.19%	\$565,900	2.12
21	48 S Park Street U222	OneFloor	3	2.0	13	\$849,000	\$849,000	\$1,205,000	141.93%	\$540,800	2.23
22	421 Grove Street	Colonial	5	3.1	10	\$949,000	\$949,000	\$1,225,000	129.08%	\$549,400	2.23
23	317 Valley Road	Tudor	4	2.0	12	\$799,000	\$799,000	\$1,300,000	162.70%	\$562,200	2.31
24	56 Watchung Avenue	Colonial	4	2.1	9	\$899,000	\$899,000	\$1,350,000	150.17%	\$747,300	1.81
25	6 Carlton Drive	Colonial	4	3.0	11	\$899,000	\$899,000	\$1,355,000	150.72%	\$630,800	2.15
26	274 N Fullerton Avenue	Colonial	4	2.1	11	\$799,000	\$799,000	\$1,405,000	175.84%	\$606,400	2.32
27	433 Park Street	Colonial	7	4.2	16	\$1,200,000	\$1,200,000	\$1,500,000	125.00%	\$1,097,600	1.37
28	21 College Avenue	Colonial	5	4.1	14	\$1,249,000	\$1,249,000	\$1,510,000	120.90%	\$694,400	2.17
29	2 Russell Terrace	Tudor	8	3.1	21	\$1,500,000	\$1,500,000	\$1,570,000	104.67%	\$852,200	1.84
30	89 High Street	Custom	5	3.0	15	\$999,999	\$999,999	\$1,603,000	160.30%	\$515,600	3.11

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Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
31	9 Columbus Avenue	Colonial	5	3.1	11	\$1,329,000	\$1,329,000	\$1,700,000	127.92%	\$748,000	2.27
32	237 N Mountain Avenue	Colonial	6	5.0	8	\$1,397,000	\$1,397,000	\$1,725,000	123.48%	\$1,008,800	1.71
33	71 Oakwood Avenue	Victrian	5	3.1	15	\$1,399,000	\$1,399,000	\$1,800,000	128.66%	\$670,900	2.68
34	248 Midland Avenue	SeeRem	7	3.1	46	\$1,350,000	\$1,350,000	\$1,800,000	133.33%	\$905,600	1.99
35	20 Godfrey Road	Colonial	5	2.1	9	\$1,100,000	\$1,100,000	\$1,850,000	168.18%	\$684,100	2.70
36	18 Duryea Road	Colonial	5	2.1	10	\$1,295,000	\$1,295,000	\$1,880,000	145.17%	\$789,600	2.38
37	22 Duryea Road	Colonial	5	3.1	12	\$1,595,000	\$1,595,000	\$2,101,000	131.72%	\$906,400	2.32
38	29 Highland Avenue	Victrian	7	6.1	8	\$1,665,000	\$1,665,000	\$2,175,000	130.63%	\$1,220,800	1.78
39	91 Lloyd Road	Colonial	6	3.1	21	\$2,495,000	\$2,495,000	\$2,200,000	88.18%	\$1,041,800	2.11
40	102 Highland Avenue	Colonial	6	3.2	31	\$1,899,000	\$1,899,000	\$2,250,000	118.48%	\$1,238,700	1.82
41	4 Harrison Avenue	Colonial	6	3.1	10	\$1,499,000	\$1,499,000	\$2,275,000	151.77%	\$910,100	2.50
42	178 Highland Avenue	Contemp	5	4.2	17	\$1,950,000	\$1,950,000	\$2,284,205	117.14%	\$1,249,500	1.83
43	38 Norman Road	Colonial	5	3.2	8	\$1,400,000	\$1,400,000	\$2,300,000	164.29%	\$1,115,300	2.06
44	50 Lloyd Road	Tudor	7	4.1	14	\$2,100,000	\$2,100,000	\$2,310,000	110.00%	\$1,352,100	1.71
45	206 Inwood Avenue	Victrian	5	3.1	10	\$1,790,000	\$1,790,000	\$2,322,000	129.72%	\$993,100	2.34
46	10 Skytop Terrace	Contemp	5	4.1	31	\$2,449,000	\$2,449,000	\$2,325,000	94.94%	New	
47	124 Christopher Street	Colonial	5	3.2	1	\$2,500,000	\$2,500,000	\$2,500,000	100.00%	\$1,055,100	2.37
48	509 Park Street	Colonial	6	4.2	12	\$2,995,000	\$2,995,000	\$2,900,000	96.83%	\$1,353,100	2.14
AVERAGE					22	\$1,170,292	\$1,169,542	\$1,428,086	124.23%		2.07

"Active" Listings in Montclair

Number of Units: 32
Average List Price: \$1,472,966
Average Days on Market: 37

"Under Contract" Listings in Montclair

Number of Units: 62
Average List Price: \$1,306,403
Average Days on Market: 18

Montclair 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	35	14	25	11	20	22							21
List Price	\$1,243,688	\$826,400	\$960,059	\$1,120,500	\$1,380,702	\$1,169,542							\$1,193,937
Sales Price	\$1,469,688	\$1,068,020	\$1,152,560	\$1,473,293	\$1,628,573	\$1,428,086							\$1,450,572
SP:LP%	120.18%	129.76%	120.69%	134.97%	122.09%	124.23%							124.43%
SP to AV	2.01	2.03	2.11	2.01	2.09	2.07							2.06
# Units Sold	16	5	17	20	41	48							147
3 Mo Rate of Ab	0.92	1.12	2.08	3.49	1.30	0.87							1.63
Active Listings	15	19	34	41	31	32							29
Under Contracts	18	29	41	60	74	62							47

Flashback! YTD 2024 vs YTD 2025

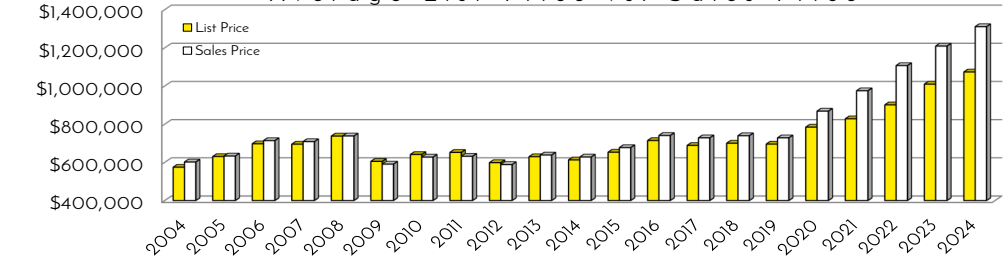
YTD	2024	2025	% Change
DOM	21	21	0.00%
Sales Price	\$1,277,802	\$1,450,572	13.52%
LP:SP	123.38%	124.43%	0.85%
SP:AV	1.87	2.06	10.22%

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YTD	2024	2025	% Change
# Units Sold	123	147	19.51%
Rate of Ab 3 Mo	1.51	1.63	8.07%
Actives	25	29	13.91%
Under Contracts	49	47	-3.73%

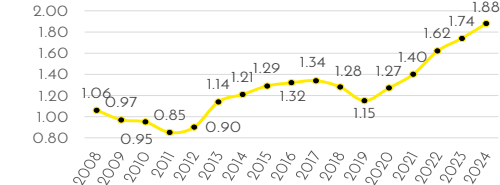
Montclair Yearly Market Trends

Average List Price vs. Sales Price



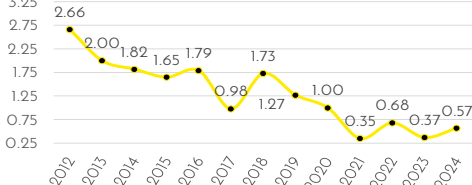
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$757K	\$630K	\$697K	\$695K	\$738K	\$605K	\$641K	\$652K	\$599K	\$630K	\$613K	\$653K	\$714K	\$689K	\$700K	\$696K	\$785K	\$828K	\$901K	\$1,001M	\$1,073M
SP	\$602K	\$633K	\$714K	\$709K	\$738K	\$591K	\$627K	\$632K	\$589K	\$639K	\$628K	\$677K	\$741K	\$728K	\$734K	\$728K	\$868K	\$975K	\$1,106M	\$1,209M	\$1,311M

Sales Price to Assessed Value Ratio



*2008 Tax Re-evaluation

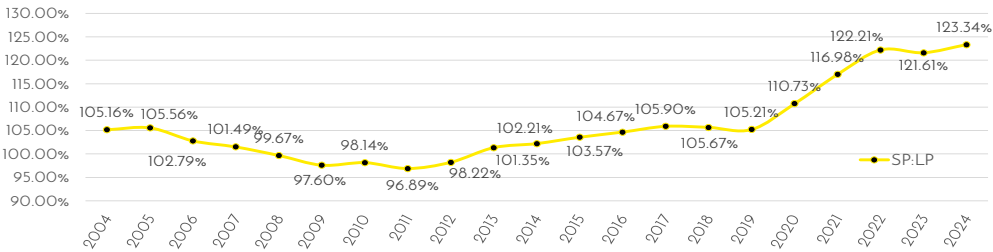
12 Month Rate of Absorption



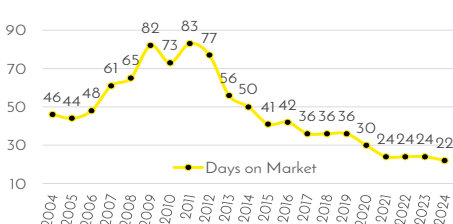
Data only available until 2012

Montclair Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

