

Montclair

July 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	5 Roosevelt Place U:M2	HighRise	1	1.0	19	\$325,000	\$325,000	\$376,000	115.69%	\$211,400	1.78
2	415 Claremont Avenue U:5F	HighRise	2	2.0	20	\$389,000	\$389,000	\$389,000	100.00%	\$264,600	1.47
3	6 Jerome Place U:2	MultiFlr	2	1.0	9	\$499,000	\$499,000	\$525,000	105.21%	\$266,700	1.97
4	379 Orange Road	Colonial	3	2.0	14	\$519,000	\$519,000	\$600,000	115.61%	\$386,500	1.55
5	41 Forest Street	Victrian	4	1.0	14	\$729,000	\$729,000	\$899,200	123.35%	\$362,700	2.48
6	50 Maple Avenue	Colonial	4	2.2	10	\$699,000	\$699,000	\$940,000	134.48%	Renovated	
7	449 Valley Road	Colonial	3	2.1	25	\$849,000	\$789,000	\$940,000	119.14%	\$561,000	1.68
8	19A Central Avenue	Custom	3	1.1	14	\$799,000	\$799,000	\$975,000	122.03%	\$335,200	2.91
9	530 Valley Road	OneFloor	3	3.0	17	\$799,000	\$799,000	\$999,000	125.03%	\$422,800	2.36
10	66 S Fullerton Avenue C0017	TwndUn	3	2.1	17	\$999,999	\$999,999	\$999,999	100.00%	\$578,400	1.73
11	5 Kenneth Road	Colonial	4	3.1	11	\$799,000	\$799,000	\$999,999	125.16%	\$654,000	1.53
12	27 Nassau Road	Custom	3	2.0	13	\$799,000	\$799,000	\$1,000,000	125.16%	\$545,500	1.83
13	168 Grove Street	Colonial	5	3.2	11	\$899,000	\$899,000	\$1,100,500	122.41%	\$577,200	1.91
14	385 Grove Street	Colonial	3	2.0	12	\$699,000	\$699,000	\$1,200,000	171.67%	\$547,200	2.19
15	110 Essex Avenue	Colonial	3	2.1	14	\$819,000	\$819,000	\$1,210,000	147.74%	\$575,200	2.10
16	7 Berkeley Place	Colonial	6	2.1	10	\$969,000	\$969,000	\$1,220,000	125.90%	\$684,100	1.78
17	7 Graham Terrace	Colonial	4	2.1	10	\$899,000	\$899,000	\$1,225,000	136.26%	Renovated	
18	38 Stephen Street	Colonial	4	3.1	17	\$1,275,000	\$1,275,000	\$1,250,000	98.04%	\$570,500	2.19
19	24 Tuers Place	Custom	5	4.0	15	\$989,000	\$989,000	\$1,250,000	126.39%	Renovated	
20	77 Edgemont Road	Colonial	5	2.1	14	\$979,000	\$979,000	\$1,350,000	137.90%	\$646,100	2.09
21	39 Walnut Crest	Colonial	5	4.2	21	\$1,150,000	\$1,150,000	\$1,417,200	123.23%	Renovated	
22	121 Beverly Road	Colonial	5	3.1	25	\$1,375,000	\$1,375,000	\$1,465,000	106.55%	\$790,300	1.85
23	16 Mountainside Park Terrace	Colonial	4	3.1	11	\$1,049,000	\$1,049,000	\$1,525,000	145.38%	\$731,200	2.09
24	325 Grove Street	Colonial	4	2.1	8	\$1,050,000	\$1,050,000	\$1,525,000	145.24%	\$555,700	2.74
25	35 Porter Place	Colonial	6	3.2	21	\$1,395,000	\$1,395,000	\$1,525,000	109.32%	\$714,400	2.13
26	99 S Mountain Avenue	Meditter	3	2.1	12	\$1,249,000	\$1,249,000	\$1,600,000	128.10%	Renovated	
27	125 Bellevue Avenue	Victrian	6	3.1	25	\$1,579,000	\$1,579,000	\$1,800,000	114.00%	\$1,294,200	1.39
28	110 High Street	Colonial	5	3.2	10	\$1,599,000	\$1,599,000	\$1,800,000	112.57%	\$975,200	1.85
29	462 Grove Street	Colonial	3	2.1	15	\$1,050,000	\$1,050,000	\$1,900,000	180.95%	Renovated	
30	42 Llewellyn Road	Victrian	7	3.1	10	\$1,695,000	\$1,695,000	\$1,950,000	115.04%	\$1,050,700	1.86

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31	215 Montclair Avenue	Colonial	5	3.2	19	\$1,575,000	\$1,575,000	\$1,975,000	125.40%	\$771,300	2.56
32	164 Midland Avenue	Colonial	6	3.1	14	\$1,850,000	\$1,850,000	\$2,150,000	116.22%	\$1,207,900	1.78
33	249 Valley Road	Victrian	5	4.1	21	\$1,939,000	\$1,939,000	\$2,270,000	117.07%	\$1,186,600	1.91
34	19 Brunswick Road	Colonial	6	3.2	9	\$1,899,000	\$1,899,000	\$2,360,000	124.28%	\$1,136,700	2.08
35	7 S Mountain Terrace	Cottage	4	4.1	13	\$1,695,000	\$1,695,000	\$2,373,979	140.06%	\$1,101,900	2.15
36	16 The Fairway	Tudor	5	3.1	15	\$2,200,000	\$2,200,000	\$2,400,000	109.09%	Renovated	
37	207 Union Street	Colonial	10	11.2	54	\$2,500,000	\$2,500,000	\$2,425,000	97.00%	\$3,042,100	0.80
38	171 Wildwood Avenue	Colonial	5	3.1	36	\$2,850,000	\$2,850,000	\$2,650,000	92.98%	\$1,181,600	2.24
39	39 Bradford Avenue	Colonial	6	6.0	16	\$2,290,000	\$2,290,000	\$2,675,000	116.81%	\$1,174,500	2.28
40	114 Highland Avenue	Tudor	6	6.1	14	\$2,395,000	\$2,395,000	\$2,800,000	116.91%	\$1,475,300	1.90
41	384 Up Mountain Avenue	Colonial	5	5.1	37	\$2,600,000	\$2,600,000	\$2,800,000	107.69%	\$1,661,100	1.69
42	141 Summit Avenue	Tudor	5	4.2	13	\$2,700,000	\$2,700,000	\$3,100,000	114.81%	\$1,182,800	2.62
43	48 Edgemont Road	Colonial	6	4.1	14	\$2,790,000	\$2,790,000	\$3,400,000	121.86%	\$1,337,900	2.54
44	16 Erwin Park	Colonial	7	4.1	28	\$3,350,000	\$3,350,000	\$3,750,000	111.94%	\$1,583,700	2.37
AVERAGE					17	\$1,399,023	\$1,397,659	\$1,661,020	122.04%		2.01

"Active" Listings in Montclair

Number of Units: 23
Average List Price: \$1,733,516
Average Days on Market: 55

"Under Contract" Listings in Montclair

Number of Units: 44
Average List Price: \$970,584
Average Days on Market: 23

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	17						20
List Price	\$1,243,688	\$826,400	\$960,059	\$1,120,500	\$1,380,702	\$1,169,542	\$1,397,659						\$1,240,868
Sales Price	\$1,469,688	\$1,068,020	\$1,152,560	\$1,473,293	\$1,628,573	\$1,428,086	\$1,661,020						\$1,499,052
SP:LP%	120.18%	129.76%	120.69%	134.97%	122.09%	124.23%	122.04%						123.88%
SP to AV	2.01	2.03	2.11	2.01	2.09	2.07	2.01						2.05
# Units Sold	16	5	17	20	41	48	44						191
3 Mo Rate of Ab	0.92	1.12	2.08	3.49	1.30	0.87	0.63						1.49
Active Listings	15	19	34	41	31	32	23						28
Under Contracts	18	29	41	60	74	62	44						47

Flashback! YTD 2024 vs YTD 2025

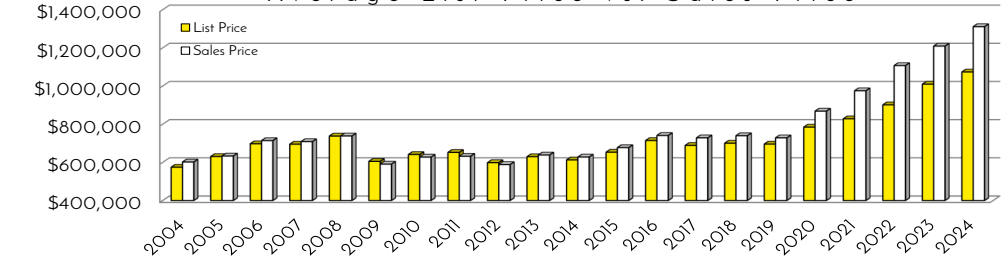
YTD	2024	2025	% Change
DOM	19	20	6.75%
Sales Price	\$1,323,160	\$1,499,052	13.29%
LP:SP	123.50%	123.88%	0.31%
SP:AV	1.91	2.05	7.55%



YTD	2024	2025	% Change
# Units Sold	169	191	13.02%
Rate of Ab 3 Mo	1.46	1.49	2.16%
Actives	26	28	5.41%
Under Contracts	48	47	-3.24%

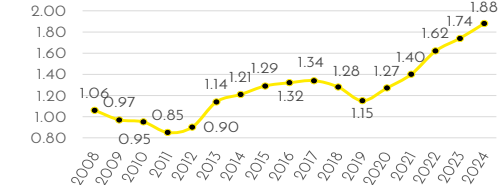
Montclair Yearly Market Trends

Average List Price vs. Sales Price



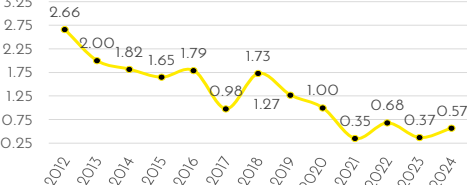
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$575K	\$630K	\$697K	\$695K	\$738K	\$605K	\$641K	\$652K	\$599K	\$630K	\$613K	\$653K	\$714K	\$689K	\$700K	\$696K	\$785K	\$828K	\$901K	\$1,001M	\$1,073M
SP	\$602K	\$633K	\$714K	\$709K	\$738K	\$591K	\$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

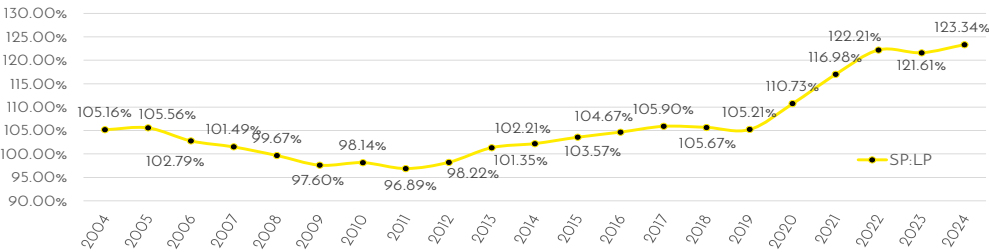
12 Month Rate of Absorption



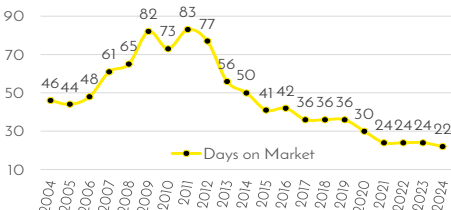
Data only available until 2012

Montclair Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

