

Montclair

August 2025 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 U3F	HighRise	1	1.0	35	\$249,000	\$249,000	\$350,000	140.56%	Condo	
2	470 Valley Road U 7A	OneFloor	1	1.0	16	\$379,000	\$379,000	\$395,250	104.29%	\$208,500	1.90
3	530 Valley Road 2D	OneFloor	1	1.0	21	\$365,000	\$365,000	\$430,000	117.81%	\$244,300	1.76
4	101 Gates Avenue F6	OneFloor	2	1.0	41	\$395,000	\$395,000	\$440,000	111.39%	\$246,700	1.78
5	12 Dey Street	Colonial	2	1.0	9	\$485,000	\$485,000	\$500,000	103.09%	Renovated	
6	81 Grove Street B: C1 U:1	OneFloor	2	1.0	14	\$489,000	\$489,000	\$530,000	108.38%	\$258,000	2.05
7	48 S Park Street U414	OneFloor	2	2.0	93	\$649,000	\$649,000	\$649,000	100.00%	\$459,900	1.41
8	361 Claremont Avenue C6103	MultiFlr	2	2.0	26	\$619,000	\$619,000	\$660,000	106.62%	\$312,800	2.11
9	25 Cedar Avenue	Colonial	3	2.1	13	\$499,000	\$499,000	\$720,000	144.29%	\$371,700	1.94
10	50 Pine Street 5I	TwndEndUn	3	2.1	13	\$589,000	\$589,000	\$781,000	132.60%	Updated	
11	1 Walden Place	Colonial	5	3.0	46	\$899,000	\$849,000	\$855,000	100.71%	\$479,600	1.78
12	43 Essex Avenue	Colonial	3	2.0	9	\$799,000	\$799,000	\$891,000	111.51%	\$600,900	1.48
13	18 Park Terrace	Colonial	3	2.0	3	\$799,000	\$799,000	\$975,000	122.03%	\$562,500	1.73
14	8 Amherst Place	Colonial	3	2.1	36	\$979,000	\$979,000	\$1,100,000	112.36%	\$650,800	1.69
15	182 Valley Road	Colonial	3	2.1	11	\$825,000	\$825,000	\$1,103,000	133.70%	\$409,400	2.69
16	6 Garfield Place	Colonial	4	3.2	25	\$989,000	\$899,000	\$1,155,000	128.48%	\$560,000	2.06
17	296 Grove Street	Colonial	5	3.1	18	\$899,000	\$899,000	\$1,200,000	133.48%	\$645,200	1.86
18	210 Grove Street	Colonial	4	2.1	11	\$889,000	\$889,000	\$1,300,000	146.23%	Renovated	
19	214 Inwood Avenue	Victrian	6	2.1	18	\$1,229,000	\$1,229,000	\$1,350,000	109.85%	\$767,900	1.76
20	10 Frink Street	Colonial	5	4.0	19	\$1,188,880	\$1,188,880	\$1,400,000	117.76%	Renovated	
21	362 Highland Avenue	Colonial	4	2.2	10	\$1,249,000	\$1,249,000	\$1,455,000	116.49%	\$804,100	1.81
22	16 Wellesley Road	Colonial	6	3.1	24	\$1,450,000	\$1,450,000	\$1,550,000	106.90%	\$973,000	1.59
23	18 Braemore Road	Colonial	4	2.2	1	\$1,100,000	\$1,100,000	\$1,551,000	141.00%	\$641,900	2.42
24	4 N Brookwood Drive	Colonial	5	3.2	14	\$1,349,000	\$1,399,000	\$1,600,000	114.37%	\$659,800	2.42
25	310 Park Street	Colonial	5	4.1	24	\$1,450,000	\$1,450,000	\$1,650,000	113.79%	\$802,600	2.06

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26	66 Brookfield Road	Victrian	5	3.1	32	\$1,495,000	\$1,495,000	\$1,650,000	110.37%	\$761,400	2.17
27	6 Mountain Place	Colonial	4	4.1	10	\$1,299,000	\$1,299,000	\$1,665,000	128.18%	Renovated	
28	12 Clairidge Court	Custom	5	3.0	19	\$1,295,000	\$1,295,000	\$1,750,000	135.14%	\$750,100	2.33
29	660 Ridgewood Avenue	Contemp	4	3.1	54	\$1,599,000	\$1,599,000	\$1,800,000	112.57%	\$862,800	2.09
30	112 Wildwood Avenue	Colonial	5	3.2	50	\$1,599,000	\$1,599,000	\$1,800,000	112.57%	Renovated	
31	44 Beverly Road	Colonial	5	3.2	9	\$1,295,000	\$1,295,000	\$1,810,000	139.77%	\$851,400	2.13
32	508 Park Street	Colonial	4	4.1	11	\$1,695,000	\$1,695,000	\$1,920,000	113.27%	\$1,002,700	1.91
33	107 Summit Avenue	Colonial	5	3.2	14	\$1,395,000	\$1,395,000	\$1,925,000	137.99%	\$1,169,700	1.65
34	14 Glenwood Road	Colonial	6	4.1	114	\$1,900,000	\$2,100,000	\$1,984,000	94.48%	\$1,297,000	1.53
35	178 N Mountain Avenue	Colonial	5	3.3	25	\$2,950,000	\$2,950,000	\$3,350,000	113.56%	\$1,639,500	2.04
AVERAGE					25	\$1,066,682	\$1,069,825	\$1,264,121	119.30%		1.93

"Active" Listings in Montclair

Number of Units: 23
Average List Price: \$2,028,870
Average Days on Market: 52

"Under Contract" Listings in Montclair

Number of Units: 17
Average List Price: \$798,223
Average Days on Market: 32

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	25					21
List Price	\$1,243,688	\$826,400	\$960,059	\$1,120,500	\$1,380,702	\$1,169,542	\$1,397,659	\$1,069,825					\$1,214,379
Sales Price	\$1,469,688	\$1,068,020	\$1,152,560	\$1,473,293	\$1,628,573	\$1,428,086	\$1,661,020	\$1,264,121					\$1,462,669
SP:LP%	120.18%	129.76%	120.69%	134.97%	122.09%	124.23%	122.04%	119.30%					123.17%
SP to AV	2.01	2.03	2.11	2.01	2.09	2.07	2.01	1.93					2.04
# Units Sold	16	5	17	20	41	48	44	35					226
3 Mo Rate of Ab	0.92	1.12	2.08	3.49	1.30	0.87	0.63	0.45					1.36
Active Listings	15	19	34	41	31	32	23	23					27
Under Contracts	18	29	41	60	74	62	44	17					43

Flashback! YTD 2024 vs YTD 2025

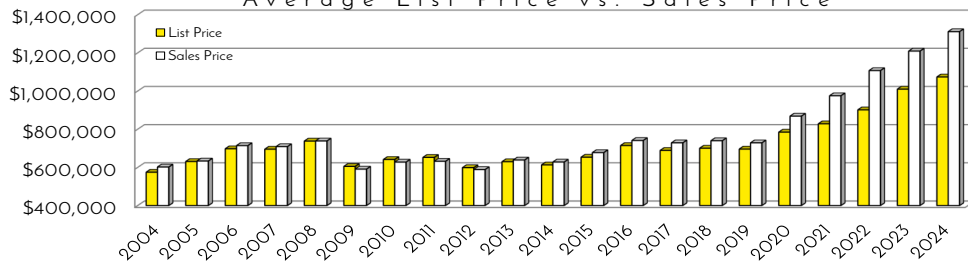
YTD	2024	2025	% Change
DOM	20	21	8.58%
Sales Price	\$1,343,858	\$1,462,669	8.84%
LP:SP	124.11%	123.17%	-0.76%
SP:AV	1.90	2.04	7.29%

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YTD	2024	2025	% Change
# Units Sold	204	226	10.78%
Rate of Ab 3 Mo	1.37	1.36	-0.64%
Actives	26	27	4.31%
Under Contracts	47	43	-7.26%

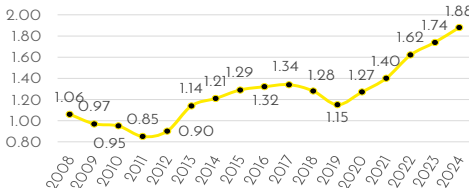
Montclair Yearly Market Trends

Average List Price vs. Sales Price



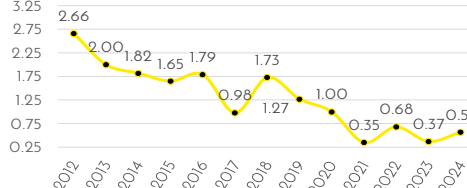
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$575K	\$630K	\$697K	\$695K	\$738K	\$605K	\$641K	\$652K	\$599K	\$630K	\$613K	\$653K	\$714K	\$689K	\$700K	\$696K	\$785K	\$828K	\$901K	\$1,001M	\$1,073M
SP	\$602K	\$633K	\$714K	\$709K	\$738K	\$591K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

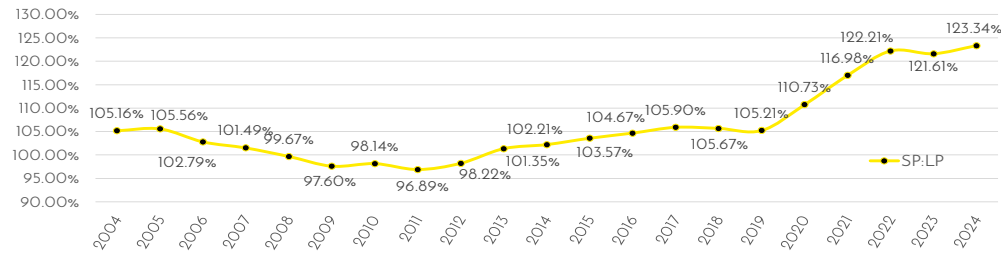
12 Month Rate of Absorption



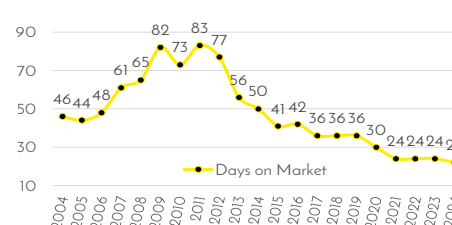
Data only available until 2012

Montclair Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

