

Montclair

September 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	39 Harrison Ave Unit 20	OneFloor	1	1.0	15	\$325,000	\$325,000	\$336,000	103.38%	\$178,000	1.89
2	16 Forest Street U:405	OneFloor	1	1.0	16	\$325,000	\$325,000	\$355,000	109.23%	\$207,300	1.71
3	232 Claremont Avenue U:2	OneFloor	1	1.0	29	\$387,000	\$387,000	\$381,500	98.58%	\$290,500	1.31
4	53 James Street	OneFloor	2	1.0	85	\$379,000	\$379,000	\$450,000	118.73%	\$272,200	1.65
5	50 Pine Street	OneFloor	2	2.0	20	\$475,000	\$475,000	\$567,000	119.37%	\$286,300	1.98
6	361 Claremont Avenue	MultiFlr	2	2.0	14	\$599,000	\$599,000	\$625,000	104.34%	\$330,400	1.89
7	48 S Park Street U:409	HighRise	2	2.0	41	\$669,000	\$669,000	\$659,000	98.51%	\$422,900	1.56
8	197 Grove Street	Colonial	4	1.2	13	\$899,900	\$899,900	\$901,000	100.12%	\$495,700	1.82
9	590 Highland Avenue	Colonial	5	2.2	18	\$799,000	\$799,000	\$970,000	121.40%	\$486,200	2.00
10	248 Grove Street	Colonial	4	2.1	43	\$999,000	\$999,000	\$1,050,000	105.11%	\$440,300	2.38
11	48 S Park Street U:617	OneFloor	3	2.1	15	\$899,999	\$899,999	\$1,055,000	117.22%	\$613,500	1.72
12	95 Essex Avenue	FixrUppr	3	2.0	13	\$739,000	\$739,000	\$1,164,000	157.51%	\$575,100	2.02
13	117 Willowdale Avenue	Victrian	6	3.1	42	\$1,100,000	\$1,250,000	\$1,225,000	98.00%	\$687,600	1.78
14	33 Stephen Street	Colonial	4	3.1	11	\$899,000	\$899,000	\$1,400,005	155.73%	\$678,100	2.06
15	4 Warren Place	Colonial	4	5.0	25	\$1,250,000	\$1,250,000	\$1,460,000	116.80%	Renovated	
16	553 Grove Street	Colonial	6	3.1	10	\$1,549,000	\$1,549,000	\$1,999,000	129.05%	\$964,300	2.07
AVERAGE					26	\$768,369	\$777,744	\$912,344	115.82%		1.86

"Active" Listings in Montclair

Number of Units: 30
Average List Price: \$1,585,057
Average Days on Market: 36

"Under Contract" Listings in Montclair

Number of Units: 28
Average List Price: \$1,175,032
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	25	26				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	\$777,744				\$1,185,511
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	\$912,344				\$1,426,284
SP:LP%	120.18%	129.76%	120.69%	134.97%	122.09%	124.23%	122.04%	119.30%	115.82%				122.69%
SP to AV	2.01	2.03	2.11	2.01	2.09	2.07	2.01	1.93	1.86				2.02
# Units Sold	16	5	17	20	41	48	44	35	16				242
3 Mo Rate of Ab	0.92	1.12	2.08	3.49	1.30	0.87	0.63	0.45	1.04				1.32
Active Listings	15	19	34	41	31	32	23	23	30				28
Under Contracts	18	29	41	60	74	62	44	17	28				41

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	21	21	0.00%
Sales Price	\$1,331,834	\$1,426,284	7.09%
LP:SP	123.37%	122.69%	-0.55%
SP:AV	1.89	2.02	6.90%

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YTD	2024	2025	% Change
# Units Sold	223	242	8.52%
Rate of Ab 3 Mo	1.36	1.32	-2.62%
Actives	27	28	2.90%
Under Contracts	45	41	-8.80%

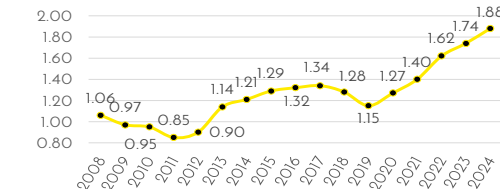
Montclair Yearly Market Trends

Average List Price vs. Sales Price



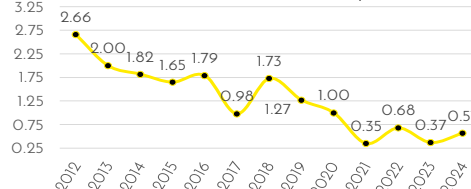
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$575K	\$630K	\$697K	\$695K	\$738K	\$605K	\$641K	\$652K	\$599K	\$630K	\$613K	\$653K	\$714K	\$689K	\$700K	\$696K	\$785K	\$828K	\$901K	\$1,001M	\$1,073M
SP	\$602K	\$633K	\$714K	\$709K	\$738K	\$591K	\$627K	\$630K	\$580K	\$630K	\$628K	\$677K	\$741K	\$728K	\$734K	\$728K	\$868K	\$975K	\$1,106M	\$1,209M	\$1,311M

Sales Price to Assessed Value Ratio



*2008 Tax Re-evaluation

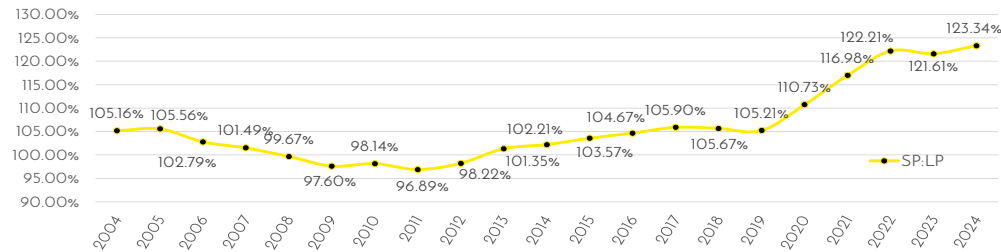
12 Month Rate of Absorption



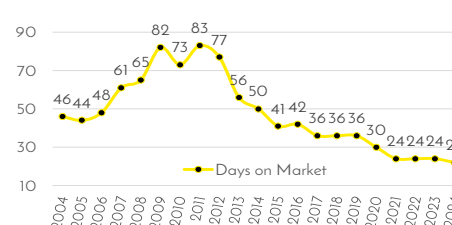
Data only available until 2012

Montclair Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

