

# Montclair

## November 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	50 Pine Street U301	Duplex	1	1.0	11	\$359,000	\$359,000	\$426,000	118.66%	\$220,500	1.93
2	15 Howe Avenue	Colonial	3	1.0	25	\$500,000	\$500,000	\$520,000	104.00%	\$303,900	1.71
3	39 Enfield Avenue	Bi-Level	3	2.1	44	\$875,000	\$815,000	\$815,000	100.00%	\$376,500	2.16
4	38 Montague Place	HalfDupl	3	2.1	15	\$739,000	\$739,000	\$955,000	129.23%	\$400,400	2.39
5	98 Wildwood Avenue	Colonial	3	1.1	72	\$849,000	\$849,000	\$971,000	114.37%	\$608,000	1.60
6	5 Bellaire Drive	Colonial	5	2.0	18	\$899,000	\$899,000	\$999,000	111.12%	\$639,900	1.56
7	14 Upper Mountain Avenue	Colonial	5	2.2	23	\$849,900	\$849,900	\$999,000	117.54%	\$681,000	1.47
8	86 Watchung Avenue U2	HalfDupl	5	3.1	14	\$1,150,000	\$1,150,000	\$1,150,000	100.00%	\$645,900	1.78
9	210 Valley Road	Colonial	4	2.2	11	\$879,000	\$879,000	\$1,250,000	142.21%	\$537,900	2.32
10	23 Prospect Terrace	FixrUppr	7	2.1	15	\$989,000	\$989,000	\$1,300,000	131.45%	\$765,200	1.70
11	74 Porter Place	Cottage	3	2.1	30	\$1,500,000	\$1,500,000	\$1,375,000	91.67%	\$592,200	2.32
12	12 Irving Street	Colonial	6	4.1	18	\$1,199,000	\$1,199,000	\$1,501,000	125.19%	Renovated	
13	149 Walnut Street	Colonial	5	3.2	8	\$1,195,000	\$1,195,000	\$1,610,000	134.73%	\$739,300	2.18
14	180 Wildwood Avenue	Colonial	5	2.2	8	\$1,079,000	\$1,079,000	\$1,651,000	153.01%	\$781,100	2.11
15	110 Gordonhurst Avenue	Colonial	5	2.2	8	\$1,199,000	\$1,199,000	\$1,720,000	143.45%	\$740,800	2.32
16	83 S Fullerton Avenue	Colonial	7	4.2	22	\$1,825,000	\$1,825,000	\$1,750,000	95.89%	\$843,400	2.07
17	96 Gates Avenue	Colonial	5	4.1	11	\$1,279,000	\$1,279,000	\$1,825,000	142.69%	Renovated	
18	190 Fernwood Avenue	Colonial	4	2.2	14	\$1,325,000	\$1,325,000	\$1,828,000	137.96%	\$827,500	2.21
19	30 Plymouth Street	Meditter	6	3.1	9	\$1,575,000	\$1,575,000	\$1,875,000	119.05%	\$686,600	2.73
20	21 Melrose Place	Colonial	5	3.1	23	\$1,899,000	\$1,899,000	\$1,950,000	102.69%	Renovated	
21	7 Wellesley Road	Colonial	5	3.1	12	\$1,549,000	\$1,549,000	\$2,050,000	132.34%	\$819,100	2.50
22	62 Glenwood Road	Colonial	5	3.1	14	\$1,849,000	\$1,849,000	\$2,075,000	112.22%	\$860,900	2.41
23	129 Clarewill Avenue	Colonial	6	4.2	24	\$2,200,000	\$2,200,000	\$2,150,000	97.73%	\$1,180,100	1.82
24	189 Upper Mountain Avenue	Colonial	6	5.1	13	\$2,225,000	\$2,225,000	\$2,986,477	134.22%	\$1,262,400	2.37
AVERAGE					19	\$1,249,454	\$1,246,954	\$1,488,812	120.48%		2.08

### "Active" Listings in Montclair

Number of Units: 16  
Average List Price: \$2,213,625  
Average Days on Market: 63

### "Under Contract" Listings in Montclair

Number of Units: 34  
Average List Price: \$1,025,315  
Average Days on Market: 26

# 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	23	19		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	\$1,058,359	\$1,246,954		\$1,180,918
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	\$1,278,669	\$1,488,812		\$1,420,218
SP:LP%	120.18%	129.76%	120.69%	134.97%	122.09%	124.23%	122.04%	119.30%	115.82%	118.58%	120.48%		122.19%
SP to AV	2.01	2.03	2.11	2.01	2.09	2.07	2.01	1.93	1.86	1.99	2.08		2.03
# Units Sold	16	5	17	20	41	48	44	35	16	22	24		288
3 Mo Rate of Ab	0.92	1.12	2.08	3.49	1.30	0.87	0.63	0.45	1.04	1.26	0.92		1.28
Active Listings	15	19	34	41	31	32	23	23	30	28	16		27
Under Contracts	18	29	41	60	74	62	44	17	28	38	34		40

## Flashback! YTD 2024 vs YTD 2025

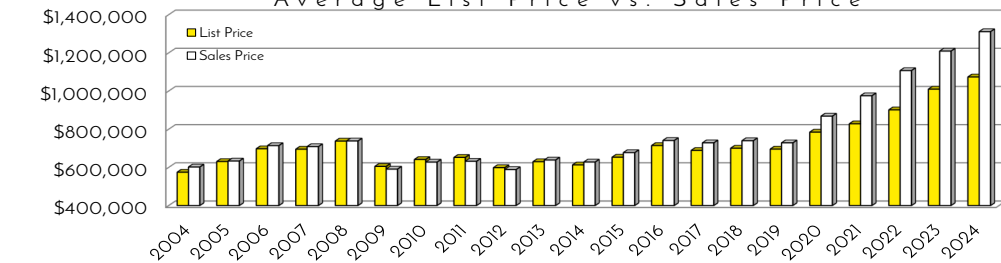
YTD	2024	2025	% Change
DOM	21	21	0.00%
Sales Price	\$1,311,580	\$1,420,218	8.28%
LP:SP	123.75%	122.19%	-1.26%
SP:AV	1.88	2.03	7.64%

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YTD	2024	2025	% Change
# Units Sold	267	288	7.87%
Rate of Ab 3 Mo	1.34	1.28	-4.74%
Actives	27	27	0.00%
Under Contracts	45	40	-9.18%

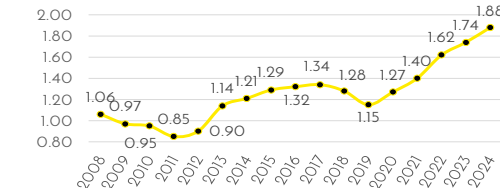
## Montclair Yearly Market Trends

Average List Price vs. Sales Price



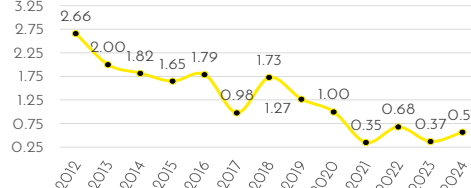
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$575K	\$630K	\$697K	\$695K	\$738K	\$605K	\$641K	\$652K	\$599K	\$630K	\$613K	\$653K	\$714K	\$689K	\$700K	\$696K	\$785K	\$828K	\$901K	\$1.001M	\$1.073M
SP	\$602K	\$633K	\$714K	\$709K	\$738K	\$591K	\$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

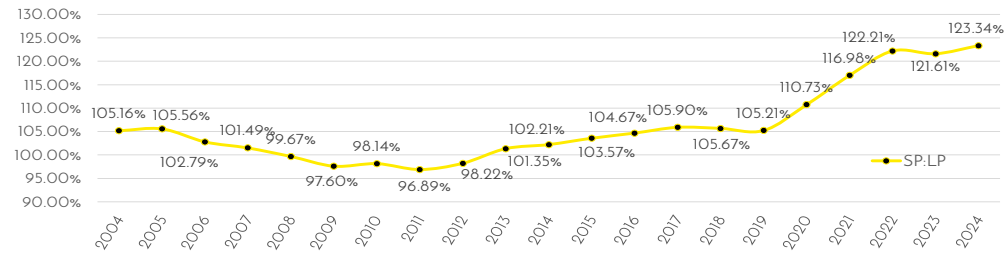
12 Month Rate of Absorption



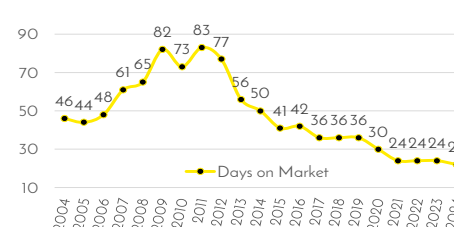
Data only available until 2012

## Montclair Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

