

Montclair

December 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	415 Claremont Avenue 2D	OneFloor	2	1.0	43	\$415,000	\$399,900	\$386,000	96.52%	\$236,300	1.63
2	301 Claremont Avenue B301 UI	OneFloor	2	1.0	16	\$389,000	\$389,000	\$490,000	125.96%	\$255,500	1.92
3	24 Elm Street 2B	OneFloor	2	2.0	27	\$599,000	\$599,000	\$577,000	96.33%	\$302,500	1.91
4	30 The Crescent U3	OneFloor	2	1.0	9	\$509,000	\$509,000	\$590,000	115.91%	\$277,600	2.13
5	530 Valley Road 2M	OneFloor	2	2.0	34	\$529,000	\$529,000	\$615,000	116.26%	\$300,000	2.05
6	5 Roosevelt Place UIA	HighRise	2	2.0	14	\$569,000	\$569,000	\$632,000	111.07%	\$316,700	2.00
7	530 Valley Road 2G	OneFloor	2	2.0	7	\$499,000	\$499,000	\$700,000	140.28%	\$307,900	2.27
8	194 Harrison Avenue	Colonial	3	2.0	24	\$728,800	\$728,800	\$724,000	99.34%	\$325,300	2.23
9	62 Montague Place	HalfDupl	3	3.1	33	\$779,000	\$759,000	\$875,000	115.28%	\$545,500	1.60
10	42 Franklin Place	Colonial	4	3.0	23	\$859,000	\$859,000	\$1,050,000	122.24%	\$457,800	2.29
11	135 Wildwood Avenue	SplitLev	4	1.1	16	\$849,000	\$849,000	\$1,050,000	123.67%	\$686,800	1.53
12	123 Alexander Avenue	CapeCod	3	3.0	9	\$749,000	\$749,000	\$1,150,000	153.54%	\$532,800	2.16
13	51 Alexander Avenue	Colonial	4	3.1	10	\$829,000	\$829,000	\$1,200,000	144.75%	\$539,100	2.23
14	89 Elm Street	Victrian	5	4.1	11	\$949,000	\$949,000	\$1,350,000	142.26%	\$514,100	2.63
15	37 Montclair Avenue	Victrian	4	4.1	10	\$1,188,000	\$1,188,000	\$1,500,000	126.26%	Renovated	
16	102 Bellevue Avenue	Colonial	6	2.2	9	\$1,150,000	\$1,150,000	\$1,552,000	134.96%	\$765,400	2.03
17	35 Watchung Avenue	Colonial	5	3.0	11	\$1,125,000	\$1,125,000	\$1,600,000	142.22%	\$682,700	2.34
18	36 Warfield Street	Colonial	4	2.1	12	\$1,250,000	\$1,250,000	\$1,610,000	128.80%	\$746,800	2.16
19	134 Clarewill Avenue	FixrUppr	5	3.1	10	\$999,000	\$999,000	\$1,680,000	168.17%	\$948,300	1.77
20	70 Llewellyn Road	Custom	5	3.1	12	\$1,899,000	\$1,899,000	\$1,999,999	105.32%	\$1,221,800	1.64

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21	89 Porter Place	Colonial	6	3.1	16	\$1,795,000	\$1,795,000	\$2,150,000	119.78%	\$1,007,700	2.13
22	69 Christopher Street	Victrian	6	5.2	13	\$1,899,000	\$1,899,000	\$2,275,000	119.80%	Renovated	
23	15 Wayside Place	Tudor	5	3.2	1	\$2,340,000	\$2,340,000	\$2,340,000	100.00%	\$1,496,000	1.56
24	372 Up Mountain Avenue	Victrian	7	5.2	19	\$2,699,999	\$2,699,999	\$2,699,999	100.00%	\$1,658,500	1.63
25	120 Beverly Road	Colonial	7	5.2	7	\$2,249,000	\$2,249,000	\$2,950,000	131.17%	Renovated	
AVERAGE					16	\$1,113,832	\$1,112,428	\$1,349,840	123.20%		1.99

"Active" Listings in Montclair

Number of Units: 11
 Average List Price: \$2,506,171
 Average Days on Market: 71

"Under Contract" Listings in Montclair

Number of Units: 20
 Average List Price: \$1,040,395
 Average Days on Market: 37

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	16	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	\$1,112,428	\$1,175,447
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	\$1,349,840	\$1,414,597
SP:LP%	120.18%	129.76%	120.69%	134.97%	122.09%	124.23%	122.04%	119.30%	115.82%	118.58%	120.48%	123.20%	122.27%
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	1.99	2.02
# Units Sold	16	5	17	20	41	48	44	35	16	22	24	25	313
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	0.51	1.22
Active Listings	15	19	34	41	31	32	23	23	30	28	16	11	25
Under Contracts	18	29	41	60	74	62	44	17	28	38	34	20	39

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	22	21	-4.26%
Sales Price	\$1,310,992	\$1,414,597	7.90%
LP:SP	123.34%	122.27%	-0.87%
SP:AV	1.88	2.02	7.70%

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YTD	2024	2025	% Change
# Units Sold	295	313	6.10%
Rate of Ab 3 Mo	1.28	1.22	-5.01%
Actives	25	25	0.00%
Under Contracts	43	39	-8.82%

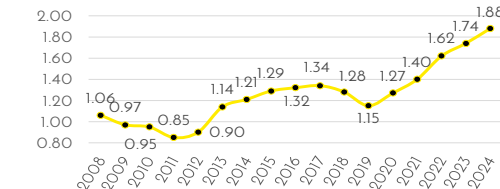
Montclair Yearly Market Trends

Average List Price vs. Sales Price



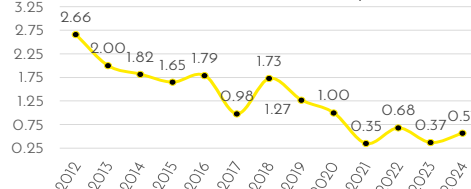
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$575K	\$630K	\$697K	\$695K	\$738K	\$605K	\$641K	\$652K	\$599K	\$630K	\$613K	\$653K	\$714K	\$689K	\$700K	\$696K	\$785K	\$828K	\$901K	\$1,001M	\$1,073M
SP	\$602K	\$633K	\$714K	\$709K	\$738K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

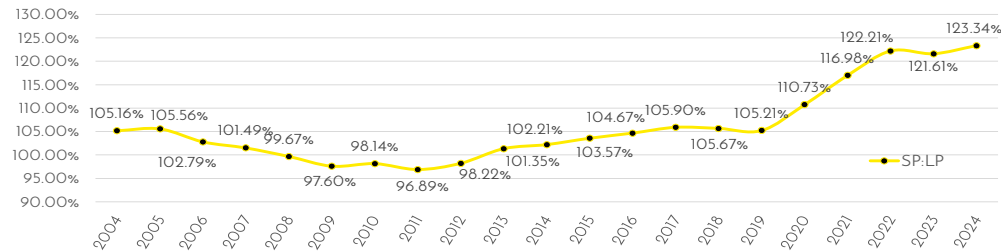


Data only available until 2012

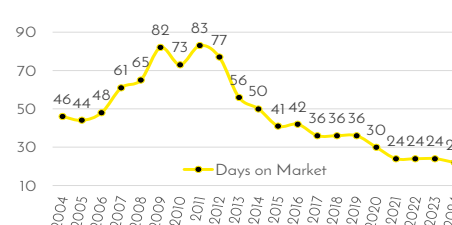
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Montclair Yearly Market Trends

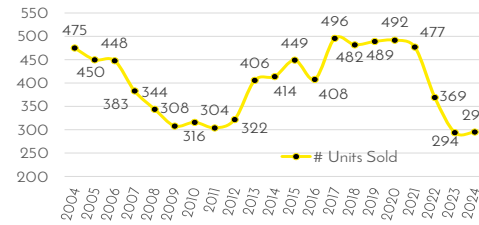
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



Not intended to solicit a property already listed.

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