

Montclair

January 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	10 Crestmont Road 5K	HighRise	1	1.0	11	\$239,000	\$239,000	\$255,000	106.69%	Condo	
2	50 Pine Street	OneFloor	1	1.0	93	\$389,000	\$354,000	\$335,000	94.63%	\$233,900	1.43
3	48 S Park Street	HighRise	1	1.1	9	\$475,000	\$475,000	\$500,000	105.26%	\$416,100	1.20
4	5 Franklin Avenue	Colonial	5	2.1	200	\$799,000	\$750,000	\$610,000	81.33%	\$350,600	1.74
5	438 Washington Avenue	Colonial	3	1.0	82	\$549,900	\$599,999	\$625,000	104.17%	\$315,400	1.98
6	9 Hawthorne Place	HalfDupl	5	2.1	10	\$599,900	\$599,900	\$650,000	108.35%	\$311,400	2.09
7	175 Harrison Avenue	Colonial	3	2.0	18	\$649,999	\$649,999	\$720,000	110.77%	Renovated	
8	6 Fernwood Place	Colonial	3	1.1	15	\$689,000	\$689,000	\$815,000	118.29%	\$499,500	1.63
9	81 N Fullerton Avenue	Victrian	5	2.0	29	\$899,000	\$899,000	\$840,000	93.44%	\$412,400	2.04
10	63 Greenwood Avenue	HalfDupl	5	2.1	10	\$699,000	\$699,000	\$840,000	120.17%	\$335,300	2.51
11	104 Harrison Avenue	TwndUn	3	2.1	18	\$1,050,000	\$1,050,000	\$1,050,000	100.00%	\$769,800	1.36
12	45 Godfrey Road	Colonial	4	1.1	48	\$879,000	\$879,000	\$1,100,000	125.14%	\$611,100	1.80
13	101 Park Street	Victrian	1	0.0	25	\$1,299,999	\$1,299,999	\$1,290,000	99.23%	\$785,900	1.64
14	58 Cambridge Road	Colonial	5	4.1	10	\$1,050,000	\$1,050,000	\$1,410,000	134.29%	\$680,400	2.07
15	63 Montclair Avenue	Victrian	6	4.2	13	\$2,100,000	\$2,100,000	\$2,700,000	128.57%	Renovated	
16	143 S Mountain Avenue	Colonial	7	4.1	9	\$3,300,000	\$3,300,000	\$3,950,000	119.70%	Renovated	
17	88 South Mountain Avenue	Colonial	8	8.1	1	\$5,000,000	\$5,000,000	\$5,000,000	100.00%	\$2,487,800	2.01
AVERAGE					35	\$1,215,753	\$1,213,759	\$1,334,706	108.83%		1.81

"Active" Listings in Montclair

Number of Units: 20
Average List Price: \$1,548,000
Average Days on Market: 27

"Under Contract" Listings in Montclair

Number of Units: 18
Average List Price: \$1,245,766
Average Days on Market: 33

Montclair 2026 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	35												35
List Price	\$1,213,759												\$1,213,759
Sales Price	\$1,334,706												\$1,334,706
SP:LP%	108.83%												108.83%
SP to AV	1.81												1.81
# Units Sold	17												17
3 Mo Rate of Ab	0.97												0.97
Active Listings	20												20
Under Contracts	18												18

Flashback! YTD 2025 vs YTD 2026

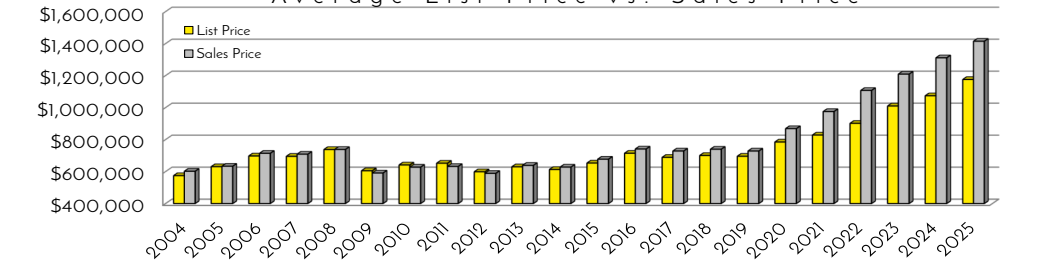
YTD	2025	2026	% Change
DOM	35	35	1.75%
Sales Price	\$1,469,688	\$1,334,706	-9.18%
LP:SP	120.18%	108.83%	-9.45%
SP:AV	2.01	1.81	-10.02%



YTD	2025	2026	% Change
# Units Sold	16	17	6.25%
Rate of Ab 3 Mo	0.92	0.97	5.43%
Actives	15	20	33.33%
Under Contracts	18	18	0.00%

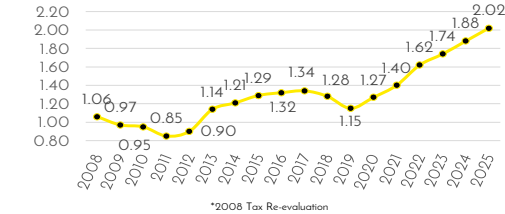
Montclair Yearly Market Trends

Average List Price vs. Sales Price



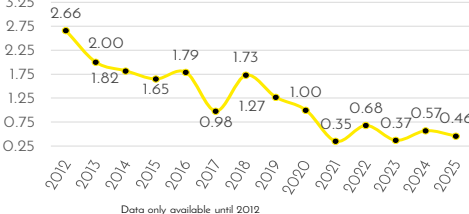
2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
\$575K	\$630K	\$697K	\$695K	\$738K	\$605K	\$641K	\$652K	\$599K	\$630K	\$613K	\$653K	\$714K	\$689K	\$700K	\$696K	\$785K	\$828K	\$901K	\$1,001M	\$1,073M	\$1,175M
\$602K	\$633K	\$714K	\$709K	\$793K	\$591K	\$627K	\$632K	\$589K	\$639K	\$628K	\$677K	\$741K	\$728K	\$734K	\$728K	\$868K	\$975K	\$1,106M	\$1,209M	\$1,311M	\$1,415M

Sales Price to Assessed Value Ratio



*2008 Tax Re-evaluation

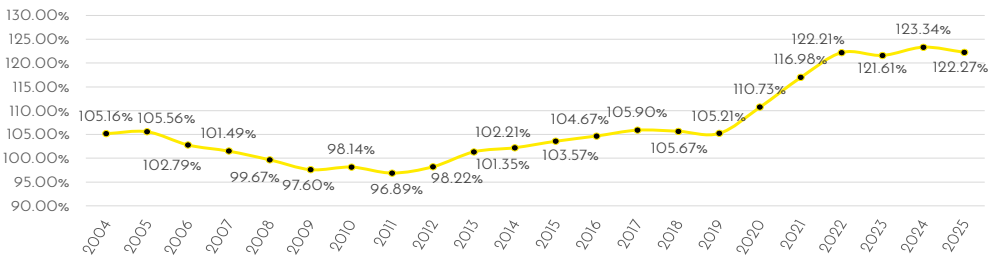
12 Month Rate of Absorption



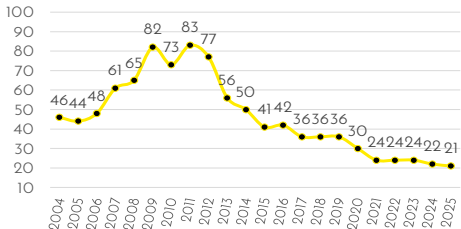
Data only available until 2012

Montclair Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

