

# Montclair

## February 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	41 Glenridge Avenue U:2R	OneFloor	1	1.0	45	\$245,000	\$245,000	\$250,000	102.04%	\$127,800	1.96
2	408 Washington Avenue	Ranch	3	1.1	10	\$649,000	\$649,000	\$810,000	124.81%	\$318,100	2.55
3	7 Nassau Road	Colonial	3	1.0	18	\$729,000	\$729,000	\$929,000	127.43%	\$586,000	1.59
4	32 Dodd Street	Colonial	4	3.0	15	\$949,900	\$949,900	\$1,340,000	141.07%	\$588,300	2.28
5	43 Bradford Avenue	Contemp	4	4.1	16	\$1,825,000	\$1,825,000	\$2,000,000	109.59%	\$1,224,600	1.63
6	36 James Street	Contemp	4	4.1	28	\$2,200,000	\$2,200,000	\$2,300,000	104.55%	Renovated	
7	40 Greenview Way	Colonial	5	5.1	8	\$3,299,000	\$2,999,000	\$2,999,999	100.03%	New	
AVERAGE					20	\$1,413,843	\$1,370,986	\$1,518,428	115.65%		2.00

### "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	20											31
List Price	\$1,213,759	\$1,370,986											\$1,259,617
Sales Price	\$1,334,706	\$1,518,428											\$1,388,292
SP:LP%	108.83%	115.65%											110.81%
SP to AV	1.81	2.00											1.86
# Units Sold	17	7											24
3 Mo Rate of Ab	0.97	0.88											0.93
Active Listings	20	13											17
Under Contracts	18	29											24

## Flashback! YTD 2025 vs YTD 2026

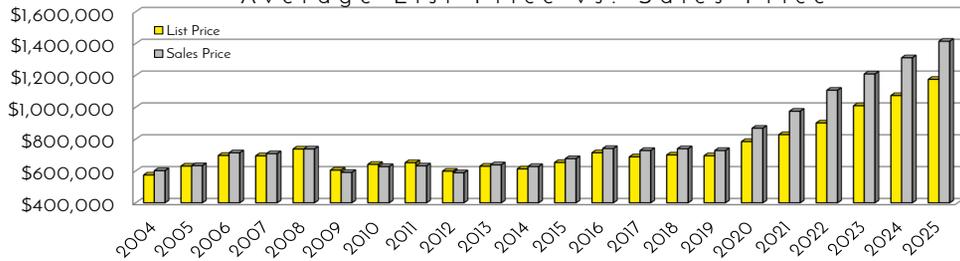
YTD	2025	2026	% Change
DOM	30	31	3.77%
Sales Price	\$1,374,052	\$1,388,292	1.04%
LP:SP	122.47%	110.81%	-9.51%
SP:AV	2.02	1.86	-7.64%



YTD	2025	2026	% Change
# Units Sold	21	24	14.29%
Rate of Ab 3 Mo	1.02	0.93	-9.31%
Actives	17	17	0.00%
Under Contracts	24	24	0.00%

## Montclair Yearly Market Trends

Average List Price vs. Sales Price



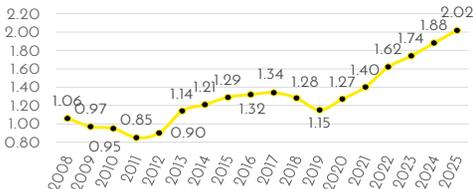
## Montclair Yearly Market Trends

Sales Price to List Price Ratios

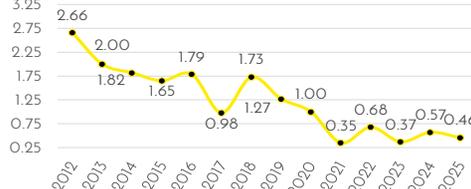


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
LP	\$575K	\$630K	\$697K	\$695K	\$738K	\$605K	\$641K	\$652K	\$599K	\$630K	\$613K	\$653K	\$714K	\$689K	\$700K	\$696K	\$785K	\$828K	\$901K	\$1,001M	\$1,073M	\$1,175M
SP	\$602K	\$633K	\$714K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

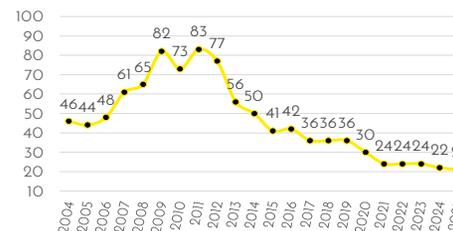
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

