

Montclair

March 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	39 Harrison Avenue	OneFloor	1	1.0	31	\$340,000	\$319,000	\$319,000	100.00%	\$183,100	1.74
2	101 Gates Avenue U:A2	OneFloor	1	1.0	12	\$299,000	\$299,000	\$350,000	117.06%	\$224,400	1.56
3	39 Harrison Avenue U:8	OneFloor	1	1.0	28	\$359,999	\$359,999	\$359,000	99.72%	\$178,000	2.02
4	10 Crestmont Road U:6C	OneFloor	2	2.0	15	\$425,000	\$425,000	\$425,000	100.00%	Condo	
5	5 Roosevelt Place U:4A	OneFloor	2	2.0	14	\$510,000	\$510,000	\$520,000	101.96%	\$316,600	1.64
6	530 Valley Road U:3A	OneFloor	2	2.0	6	\$499,000	\$499,000	\$705,000	141.28%	\$315,000	2.24
7	12 Enfield Avenue	Colonial	4	3.1	20	\$900,000	\$900,000	\$856,000	95.11%	\$282,900	3.03
8	11 Kenneth Road	Ranch	3	2.1	32	\$559,000	\$559,000	\$999,000	178.71%	\$665,100	1.50
9	12 Kips Ridge	TwnEndUn	4	4.1	59	\$1,395,000	\$1,395,000	\$1,385,000	99.28%	\$734,900	1.88
10	12 Lane Court	SplitLev	4	3.0	14	\$1,099,999	\$1,099,999	\$1,400,000	127.27%	Renovated	
11	386 Park Street	Victrian	4	3.1	35	\$1,100,000	\$1,100,000	\$1,450,000	131.82%	\$750,200	1.93
12	9 Windermere Road	Bi-Level	4	3.0	15	\$899,000	\$899,000	\$1,450,000	161.29%	\$638,500	2.27
13	138 Alexander Avenue	Colonial	4	2.1	13	\$1,175,000	\$1,175,000	\$1,450,000	123.40%	\$636,000	2.28
14	306 N Mountain Avenue	Colonial	5	3.2	171	\$979,000	\$979,000	\$1,475,000	150.66%	\$767,900	1.92
15	114 Harrison Avenue	TwnEndUn	3	3.1	11	\$1,200,000	\$1,200,000	\$1,480,000	123.33%	\$821,800	1.80
16	44 Madison Avenue	Colonial	6	4.1	15	\$988,880	\$988,880	\$1,500,000	151.69%	Renovated	
17	20 Prospect Terrace	Victrian	8	2.2	14	\$999,000	\$999,000	\$1,610,000	161.16%	\$749,700	2.15
18	25 Melrose Place	Colonial	7	3.2	14	\$1,299,000	\$1,299,000	\$1,855,000	142.80%	\$736,200	2.52
19	30 Edgecliff Road	Colonial	4	3.2	26	\$1,695,000	\$1,695,000	\$1,999,999	117.99%	Renovated	
20	200 Inwood Avenue	Victrian	6	3.3	9	\$1,150,000	\$1,150,000	\$1,999,999	173.91%	\$810,600	2.47
21	215 Upper Mountain Avenue	Colonial	6	5.1	43	\$2,895,000	\$2,895,000	\$2,895,000	100.00%	\$1,341,100	2.16
22	180 Union Street	Colonial	6	7.1	1	\$3,295,000	\$3,295,000	\$3,300,000	100.15%	Renovated	
AVERAGE					27	\$1,093,722	\$1,092,767	\$1,353,773	127.21%		2.07

"Active" Listings in Montclair

Number of Units: 24
 Average List Price: \$1,238,958
 Average Days on Market: 25

"Under Contract" Listings in Montclair

Number of Units: 40
 Average List Price: \$1,197,000
 Average Days on Market: 26

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	27										29
List Price	\$1,213,759	\$1,370,986	\$1,092,767										\$1,179,819
Sales Price	\$1,334,706	\$1,518,428	\$1,353,773										\$1,371,783
SP:LP%	108.83%	115.65%	127.21%										118.66%
SP to AV	1.81	2.00	2.07										1.96
# Units Sold	17	7	22										46
3 Mo Rate of Ab	0.97	0.88	1.79										1.21
Active Listings	20	13	24										19
Under Contracts	18	29	40										29

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	27	29	6.18%
Sales Price	\$1,274,964	\$1,371,783	7.59%
LP:SP	121.67%	118.66%	-2.48%
SP:AV	2.06	1.96	-4.80%



YTD	2025	2026	% Change
# Units Sold	38	46	21.05%
Rate of Ab 3 Mo	1.37	1.21	-11.65%
Actives	23	19	-16.18%
Under Contracts	29	29	0.00%

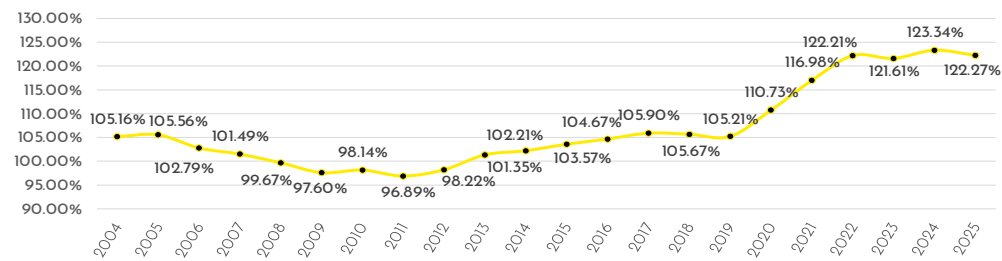
Montclair Yearly Market Trends

Average List Price vs. Sales Price



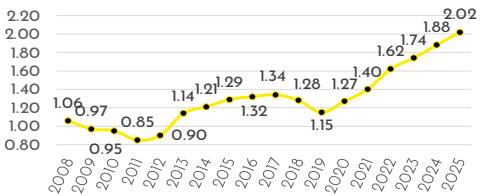
Montclair Yearly Market Trends

Sales Price to List Price Ratios

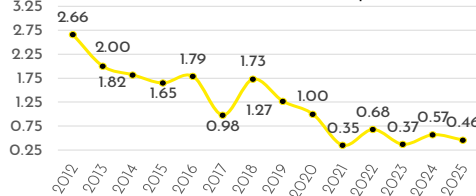


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
L P S P	\$575K	\$630K	\$697K	\$695K	\$738K	\$605K	\$641K	\$652K	\$599K	\$630K	\$613K	\$653K	\$714K	\$689K	\$700K	\$696K	\$785K	\$828K	\$901K	\$1,001M	\$1,073M	\$1,175M
S P	\$602K	\$633K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

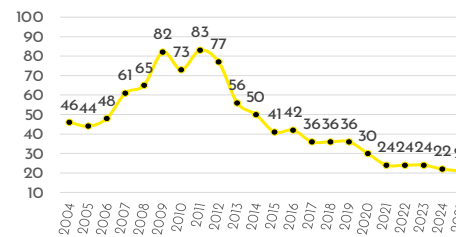
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

