

Montclair

April 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	101 Gates Avenue U:E7	OneFloor	1	1.0	9	\$299,000	\$299,000	\$386,000	129.10%	\$202,400	1.91
2	50 Pine Street UOG	OneFloor	2	2.0	43	\$550,000	\$550,000	\$550,000	100.00%	\$296,400	1.86
3	68 Chestnut Street	FixrUppr	4	2.0	27	\$559,000	\$559,000	\$600,000	107.33%	\$312,400	1.92
4	15 Garfield Place	Colonial	3	1.0	10	\$659,000	\$659,000	\$793,000	120.33%	\$442,900	1.79
5	11 Valley Place	Victrian	5	2.0	18	\$865,000	\$865,000	\$985,000	113.87%	\$496,200	1.99
6	5 Canterbury Drive	Tudor	4	2.1	9	\$840,000	\$840,000	\$1,025,000	122.02%	Renovated	
7	8 Highmont Terrace	Colonial	4	2.1	23	\$999,000	\$999,000	\$1,180,000	118.12%	\$657,600	1.79
8	33 Tuers Place	SplitLev	3	2.1	16	\$899,000	\$899,000	\$1,212,000	134.82%	Renovated	
9	40 Franklin Place	Victrian	3	3.0	13	\$1,025,000	\$1,025,000	\$1,225,000	119.51%	\$483,700	2.53
10	112 Lincoln Street	SplitLev	4	3.1	15	\$1,099,000	\$1,099,000	\$1,300,000	118.29%	\$679,900	1.91
11	166 Montclair Avenue	Colonial	5	3.2	8	\$1,399,999	\$1,399,999	\$1,660,000	118.57%	\$836,800	1.98
12	112A Valley Road	Colonial	5	4.1	53	\$1,595,000	\$1,595,000	\$1,680,000	105.33%	New	
13	112B Valley Road	Colonial	5	4.1	63	\$1,695,000	\$1,695,000	\$1,785,000	105.31%	New	
14	47 Northview Avenue	Colonial	4	4.0	14	\$1,175,000	\$1,175,000	\$1,825,000	155.32%	\$684,300	2.67
15	119 Stonebridge Road	Colonial	4	4.1	13	\$1,249,000	\$1,249,000	\$1,861,000	149.00%	\$1,020,300	1.82
16	11 Undercliff Road	Tudor	5	3.2	9	\$1,499,000	\$1,499,000	\$1,970,000	131.42%	\$900,400	2.19
17	97 Montclair Avenue	Victrian	6	3.1	11	\$1,399,000	\$1,399,000	\$2,100,000	150.11%	Renovated	
18	158 S Mountain Avenue	Tudor	6	4.2	86	\$1,995,000	\$1,995,000	\$2,150,000	107.77%	\$1,063,700	2.02
19	466 Park Street	Colonial	5	3.2	1	\$2,250,000	\$2,250,000	\$2,250,000	100.00%	\$1,126,000	2.00
20	78 Clinton Avenue	Victrian	6	3.1	1	\$2,600,000	\$2,600,000	\$2,600,000	100.00%	\$1,153,000	2.25
21	112 Heller Way	Custom	5	6.2	9	\$2,599,000	\$2,599,000	\$2,625,000	101.00%	\$1,483,100	1.77
AVERAGE					21	\$1,297,619	\$1,297,619	\$1,512,476	119.39%		2.03

"Active" Listings in Montclair

Number of Units: 40
 Average List Price: \$1,320,125
 Average Days on Market: 13

"Under Contract" Listings in Montclair

Number of Units: 58
 Average List Price: \$1,223,259
 Average Days on Market: 20

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	21									27
List Price	\$1,213,759	\$1,370,986	\$1,092,767	\$1,297,619									\$1,216,741
Sales Price	\$1,334,706	\$1,518,428	\$1,353,773	\$1,512,476									\$1,415,881
SP:LP%	108.83%	115.65%	127.21%	119.39%									118.89%
SP to AV	1.81	2.00	2.07	2.03									1.98
# Units Sold	17	7	22	21									67
3 Mo Rate of Ab	0.97	0.88	1.79	2.88									1.63
Active Listings	20	13	24	40									24
Under Contracts	18	29	40	58									36

Flashback! YTD 2025 vs YTD 2026

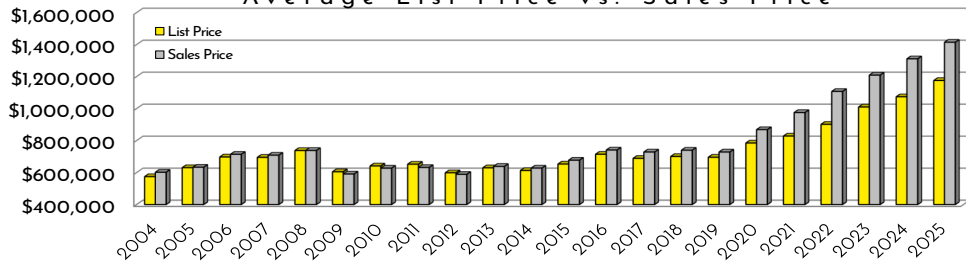
YTD	2025	2026	% Change
DOM	22	27	22.43%
Sales Price	\$1,343,353	\$1,415,881	5.40%
LP:SP	126.26%	118.89%	-5.84%
SP:AV	2.04	1.98	-3.11%



YTD	2025	2026	% Change
# Units Sold	58	67	15.52%
Rate of Ab 3 Mo	1.90	1.63	-14.32%
Actives	27	24	-11.01%
Under Contracts	37	36	-2.03%

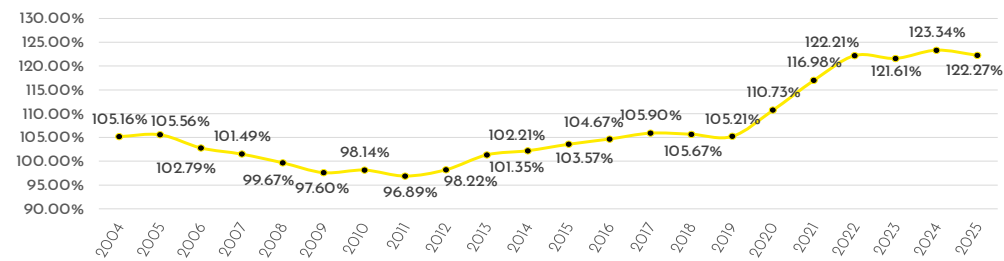
Montclair Yearly Market Trends

Average List Price vs. Sales Price

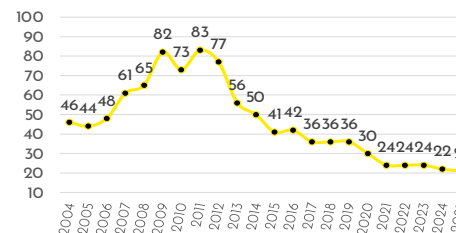


Montclair Yearly Market Trends

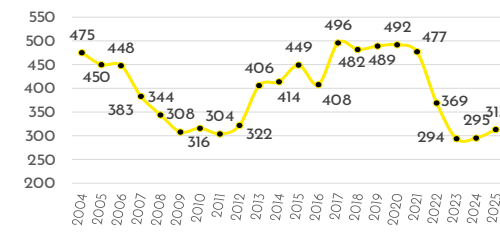
Sales Price to List Price Ratios



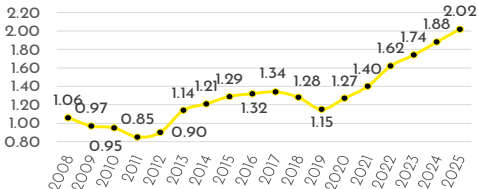
Average Days on Market



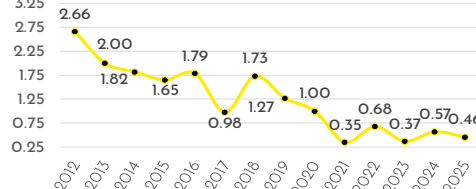
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



*2008 Tax Re-evaluation

Data only available until 2012