

Montclair

May 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 2L | OneFloor | 1 | 1.0 | 76 | \$245,000 | \$245,000 | \$260,000 | 106.12% | \$121,600 | 2.14 |
| 2 | 470 Valley Road 9A | OneFloor | 1 | 1.0 | 39 | \$329,000 | \$299,000 | \$292,000 | 97.66% | \$203,500 | 1.43 |
| 3 | 5 Roosevelt Place 2B | OneFloor | 1 | 1.0 | 23 | \$375,000 | \$375,000 | \$385,000 | 102.67% | \$199,900 | 1.93 |
| 4 | 530 Valley Road 3L | OneFloor | 2 | 2.0 | 29 | \$569,000 | \$569,000 | \$600,000 | 105.45% | \$300,000 | 2.00 |
| 5 | 7 Van Vleck Street U9 | TwndEndUn | 2 | 3.0 | 11 | \$499,000 | \$499,000 | \$625,000 | 125.25% | \$256,300 | 2.44 |
| 6 | 19 Willowmere Avenue | Colonial | 3 | 2.1 | 11 | \$729,000 | \$729,000 | \$940,000 | 128.94% | \$350,700 | 2.68 |
| 7 | 14 Northview Avenue | Colonial | 4 | 2.1 | 27 | \$829,000 | \$829,000 | \$999,000 | 120.51% | \$537,200 | 1.86 |
| 8 | 29 Norwood Avenue | Colonial | 3 | 1.1 | 27 | \$789,000 | \$789,000 | \$999,999 | 126.74% | \$576,400 | 1.73 |
| 9 | 31 Nassau Road | Colonial | 4 | 1.1 | 13 | \$749,000 | \$749,000 | \$1,120,000 | 149.53% | \$567,100 | 1.97 |
| 10 | 14 Burnside Street | Colonial | 4 | 2.1 | 14 | \$899,000 | \$899,000 | \$1,130,000 | 125.70% | \$534,400 | 2.11 |
| 11 | 40 Cross Street | Colonial | 3 | 2.1 | 12 | \$799,000 | \$799,000 | \$1,230,000 | 153.94% | Renovated | |
| 12 | 283 Orange Road | Colonial | 5 | 4.1 | 14 | \$1,050,000 | \$1,050,000 | \$1,300,000 | 123.81% | \$704,300 | 1.85 |
| 13 | 42 Carolin Road | Colonial | 3 | 1.1 | 12 | \$869,000 | \$869,000 | \$1,320,000 | 151.90% | \$645,000 | 2.05 |
| 14 | 398 Grove Street | SplitLev | 4 | 3.0 | 11 | \$1,050,000 | \$1,050,000 | \$1,353,000 | 128.86% | \$674,900 | 2.00 |
| 15 | 524 Upper Mountain Avenue | Colonial | 3 | 1.2 | 17 | \$1,079,000 | \$1,079,000 | \$1,375,000 | 127.43% | \$639,600 | 2.15 |
| 16 | 44 Norman Road | Colonial | 6 | 3.1 | 14 | \$1,175,000 | \$1,175,000 | \$1,380,000 | 117.45% | \$623,400 | 2.21 |
| 17 | 227 Grove Street | Colonial | 6 | 2.1 | 10 | \$899,000 | \$899,000 | \$1,392,225 | 154.86% | \$652,400 | 2.13 |
| 18 | 30 Wellesley Road | Colonial | 4 | 2.0 | 14 | \$1,050,000 | \$1,050,000 | \$1,500,000 | 142.86% | \$719,900 | 2.08 |
| 19 | 43 Alexander Avenue | Colonial | 4 | 3.1 | 11 | \$1,099,000 | \$1,099,000 | \$1,525,000 | 138.76% | Renovated | |
| 20 | 17 Mendl Terrace | Colonial | 5 | 2.1 | 13 | \$999,000 | \$999,000 | \$1,580,000 | 158.16% | \$671,400 | 2.35 |

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|---------|----------------------|----------|--------|-------|-----|------------------|-------------|-------------|---------|------------------|-------|
| 21 | 26 Clairidge Court | Colonial | 5 | 2.2 | 24 | \$1,199,000 | \$1,199,000 | \$1,600,000 | 133.44% | \$673,800 | 2.37 |
| 22 | 115 Park Street | Colonial | 5 | 3.2 | 14 | \$1,195,000 | \$1,195,000 | \$1,600,000 | 133.89% | \$630,900 | 2.54 |
| 23 | 8 Madison Avenue | Colonial | 4 | 2.1 | 60 | \$1,280,000 | \$1,280,000 | \$1,700,000 | 132.81% | \$809,200 | 2.10 |
| 24 | 83 Essex Avenue | Colonial | 5 | 3.1 | 11 | \$1,075,000 | \$1,075,000 | \$1,705,000 | 158.60% | \$776,100 | 2.20 |
| 25 | 206 Highland Avenue | Contemp | 5 | 3.1 | 12 | \$1,199,000 | \$1,199,000 | \$1,710,000 | 142.62% | \$798,700 | 2.14 |
| 26 | 8 Macopin Avenue | Colonial | 4 | 2.1 | 9 | \$1,299,000 | \$1,299,000 | \$1,910,000 | 147.04% | \$842,200 | 2.27 |
| 27 | 16 Stephen Street | Contemp | 5 | 4.2 | 38 | \$2,250,000 | \$1,780,000 | \$2,107,500 | 118.40% | Renovated | |
| 28 | 23 Mount Vernon Road | Colonial | 5 | 3.2 | 14 | \$1,799,000 | \$1,799,000 | \$2,250,000 | 125.07% | \$1,008,000 | 2.23 |
| 29 | 14 Marion Road | Colonial | 6 | 5.2 | 13 | \$2,290,000 | \$2,290,000 | \$2,400,000 | 104.80% | Renovated | |
| 30 | 9 Mount Vernon Road | Colonial | 4 | 3.2 | 10 | \$1,899,000 | \$1,899,000 | \$2,701,000 | 142.23% | \$1,175,700 | 2.30 |
| 31 | 229 Orange Road | Colonial | 6 | 4.2 | 3 | \$2,400,000 | \$2,400,000 | \$2,800,000 | 116.67% | \$1,016,100 | 2.76 |
| 32 | 363 Park Street | Victrian | 7 | 4.2 | 14 | \$2,725,000 | \$2,725,000 | \$3,100,000 | 113.76% | \$1,071,800 | 2.89 |
| AVERAGE | | | | | 19 | \$1,146,594 | \$1,130,969 | \$1,465,304 | 129.87% | | 2.18 |

"Active" Listings in Montclair

Number of Units: 31
 Average List Price: \$1,476,335
 Average Days on Market: 26

"Under Contract" Listings in Montclair

Number of Units: 75
 Average List Price: \$1,209,987
 Average Days on Market: 19

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 | 19 | | | | | | | | 24 |
| List Price | \$1,213,759 | \$1,370,986 | \$1,092,767 | \$1,297,619 | \$1,130,969 | | | | | | | | \$1,189,017 |
| Sales Price | \$1,334,706 | \$1,518,428 | \$1,353,773 | \$1,512,476 | \$1,465,304 | | | | | | | | \$1,431,856 |
| SP:LP% | 108.83% | 115.65% | 127.21% | 119.39% | 129.87% | | | | | | | | 122.44% |
| SP to AV | 1.81 | 2.00 | 2.07 | 2.03 | 2.18 | | | | | | | | 2.05 |
| # Units Sold | 17 | 7 | 22 | 21 | 32 | | | | | | | | 99 |
| 3 Mo Rate of Ab | 0.97 | 0.88 | 1.79 | 2.88 | 1.38 | | | | | | | | 1.58 |
| Active Listings | 20 | 13 | 24 | 40 | 31 | | | | | | | | 26 |
| Under Contracts | 18 | 29 | 40 | 58 | 75 | | | | | | | | 44 |

Flashback! YTD 2025 vs YTD 2026

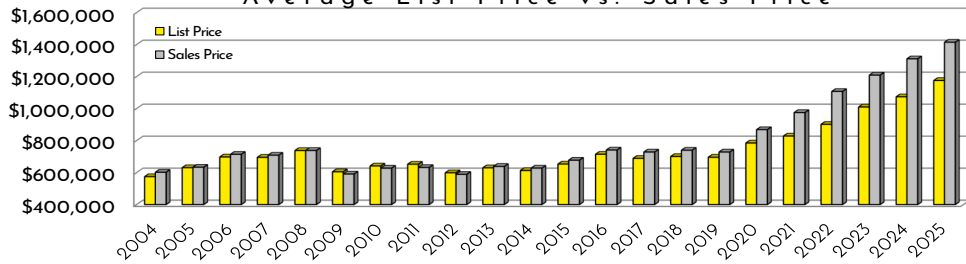
| YTD | 2025 | 2026 | % Change |
|-------------|-------------|-------------|----------|
| DOM | 21 | 24 | 16.26% |
| Sales Price | \$1,461,474 | \$1,431,856 | -2.03% |
| LP:SP | 124.53% | 122.44% | -1.68% |
| SP:AV | 2.06 | 2.05 | -0.63% |



| YTD | 2025 | 2026 | % Change |
|-----------------|------|------|----------|
| # Units Sold | 99 | 99 | 0.00% |
| Rate of Ab 3 Mo | 1.78 | 1.58 | -11.34% |
| Actives | 28 | 26 | -7.14% |
| Under Contracts | 44 | 44 | 9.00% |

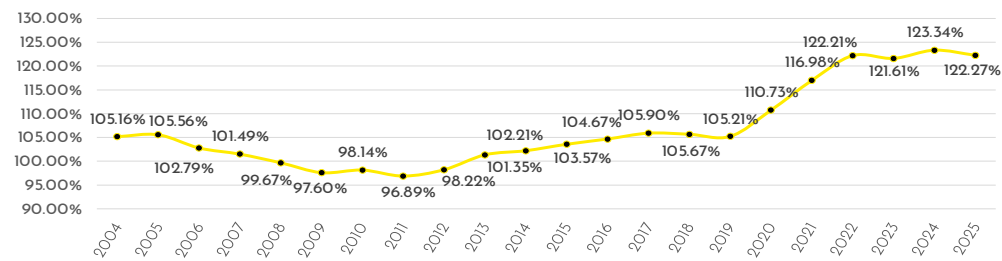
Montclair Yearly Market Trends

Average List Price vs. Sales Price



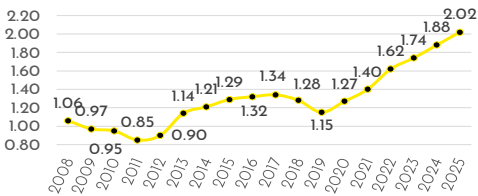
Montclair Yearly Market Trends

Sales Price to List Price Ratios

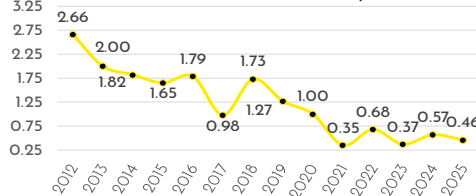


| Year | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|----------|----------|----------|----------|
| L | \$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 | \$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 |

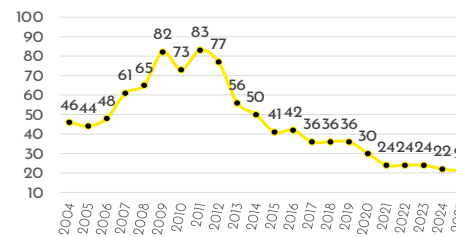
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

