

Montclair

June 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	10 Crestmont Road, 1A	HighRise	2	2.0	64	\$479,000	\$479,000	\$480,000	100.21%	Condo	
2	41 Montague Place U2	OneFloor	3	1.0	17	\$549,000	\$549,000	\$612,000	111.48%	\$295,500	2.07
3	50 Pine Street B2 U206	MultiFlr	2	2.0	11	\$599,000	\$599,000	\$651,000	108.68%	\$303,900	2.14
4	57 Union Street U21	OneFloor	2	2.0	8	\$549,000	\$549,000	\$711,000	129.51%	\$374,100	1.90
5	48 S Park Street U507	OneFloor	2	2.1	12	\$679,000	\$679,000	\$749,000	110.31%	\$471,000	1.59
6	6 Franklin Avenue	Colonial	4	3.0	14	\$749,000	\$749,000	\$755,000	100.80%	\$335,000	2.25
7	530 Valley Road	OneFloor	2	2.0	9	\$569,000	\$569,000	\$779,000	136.91%	\$315,000	2.47
8	51 Greenwood Avenue U1	TwEndUn	2	2.0	14	\$699,000	\$699,000	\$903,100	129.20%	Renovated	
9	1 Hilltop Place	Ranch	3	3.0	13	\$825,000	\$825,000	\$925,000	112.12%	\$400,100	2.31
10	70 Orange Road	Colonial	6	2.0	23	\$789,000	\$789,000	\$928,000	117.62%	\$554,800	1.67
11	63 Greenwood Avenue	Victrian	5	3.1	25	\$995,000	\$995,000	\$1,075,000	108.04%	Renovated	
12	582 Highland Avenue	Colonial	3	1.1	8	\$899,000	\$899,000	\$1,131,200	125.83%	\$607,200	1.86
13	39 Draper Terrace	Victrian	5	2.1	11	\$849,000	\$849,000	\$1,176,052	138.52%	\$395,400	2.97
14	20 Columbus Avenue	Colonial	4	2.2	15	\$799,000	\$799,000	\$1,200,000	150.19%	\$626,600	1.92
15	129 Mount Hebron Road	Colonial	4	1.1	11	\$895,000	\$895,000	\$1,200,000	134.08%	\$555,000	2.16
16	1 McDonough Street	SplitLev	3	2.0	13	\$800,000	\$800,000	\$1,265,000	158.13%	\$507,300	2.49
17	14 Holland Terrace	Colonial	6	3.2	18	\$999,000	\$999,000	\$1,295,000	129.63%	\$657,600	1.97
18	583 Highland Avenue	Colonial	4	4.1	10	\$849,000	\$849,000	\$1,380,000	162.54%	\$642,300	2.15
19	400 Grove Street	Victrian	4	2.0	9	\$1,150,000	\$1,150,000	\$1,450,000	126.09%	\$753,800	1.92
20	74 Porter Place	Cottage	3	2.1	26	\$1,200,000	\$1,225,000	\$1,485,000	121.22%	\$592,200	2.51
21	43 Macopin Avenue	Colonial	3	3.1	10	\$879,000	\$879,000	\$1,487,500	169.23%	\$592,300	2.51
22	28 Godfrey Road	Colonial	6	3.1	8	\$1,150,000	\$1,150,000	\$1,561,000	135.74%	\$770,300	2.03
23	3 Kips Ridge C0003	TwEndUn	5	5.1	14	\$1,590,000	\$1,590,000	\$1,595,000	100.31%	\$771,100	2.07
24	12 Harrison Avenue	Colonial	5	3.1	10	\$1,350,000	\$1,350,000	\$1,650,000	122.22%	\$831,600	1.98
25	148 Highland Avenue	Tudor	5	4.1	9	\$1,299,000	\$1,299,000	\$1,700,000	130.87%	\$849,600	2.00

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26	391 Up Mountain Avenue	Colonial	5	3.1	42	\$1,799,000	\$1,599,000	\$1,750,000	109.44%	\$798,800	2.19
27	379 Highland Avenue	Tudor	6	3.1	10	\$1,399,000	\$1,399,000	\$1,753,455	125.34%	\$924,100	1.90
28	76 Edgemont Road	Colonial	5	3.1	15	\$1,499,000	\$1,499,000	\$1,760,000	117.41%	\$754,100	2.33
29	41 Erwin Park Road	Colonial	4	2.2	12	\$1,399,000	\$1,399,000	\$1,860,000	132.95%	\$869,400	2.14
30	59 Elston Road	Colonial	5	3.2	8	\$1,450,000	\$1,450,000	\$1,925,000	132.76%	\$1,039,900	1.85
31	76 Club Road	Colonial	5	3.1	13	\$1,790,000	\$1,790,000	\$1,950,000	108.94%	\$941,100	2.07
32	41 Oakwood Avenue	Victrian	5	3.1	10	\$1,650,000	\$1,650,000	\$1,990,000	120.61%	\$860,700	2.31
33	221 Christopher Street	Colonial	5	3.1	10	\$1,799,000	\$1,799,000	\$2,050,000	113.95%	\$1,049,400	1.95
34	10 Mountain Terrace	Colonial	5	4.2	14	\$1,899,000	\$1,899,000	\$2,100,000	110.58%	\$844,700	2.49
35	33 Erwin Park Road	Colonial	5	3.1	14	\$1,499,000	\$1,499,000	\$2,100,000	140.09%	\$705,600	2.98
36	111 Montclair Avenue	Colonial	5	3.2	15	\$1,399,000	\$1,399,000	\$2,200,000	157.26%	\$813,300	2.71
37	218 Inwood Avenue	Colonial	5	2.2	9	\$1,619,000	\$1,619,000	\$2,250,000	138.97%	\$945,600	2.38
38	132 Christopher Street	Colonial	6	3.2	11	\$1,749,000	\$1,749,000	\$2,275,000	130.07%	\$1,080,100	2.11
39	340 Highland Avenue	Tudor	5	3.1	15	\$1,950,000	\$1,950,000	\$2,400,000	123.08%	\$933,000	2.57
40	19 The Fairway	Tudor	5	3.2	13	\$1,650,000	\$1,650,000	\$2,500,000	151.52%	Renovated	
41	270 Up Mountain Avenue	Colonial	8	4.3	9	\$3,495,000	\$3,495,000	\$4,500,000	128.76%	\$1,831,300	2.46
AVERAGE					15	\$1,225,220	\$1,220,951	\$1,548,959	127.10%		2.20

"Active" Listings in Montclair

Number of Units: 34
Average List Price: \$1,658,909
Average Days on Market: 33

"Under Contract" Listings in Montclair

Number of Units: 68
Average List Price: \$1,105,022
Average Days on Market: 21

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	15							22
List Price	\$1,213,759	\$1,370,986	\$1,092,767	\$1,297,619	\$1,130,969	\$1,220,951							\$1,198,369
Sales Price	\$1,334,706	\$1,518,428	\$1,353,773	\$1,512,476	\$1,465,304	\$1,548,959							\$1,466,150
SP:LP%	108.83%	115.65%	127.21%	119.39%	129.87%	127.10%							123.80%
SP to AV	1.81	2.00	2.07	2.03	2.18	2.20							2.10
# Units Sold	17	7	22	21	32	41							140
3 Mo Rate of Ab	0.97	0.88	1.79	2.88	1.38	1.20							1.52
Active Listings	20	13	24	40	31	34							27
Under Contracts	18	29	40	58	75	68							48

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	21	22	0.37%
Sales Price	\$1,450,572	\$1,466,150	1.07%
LP:SP	124.43%	123.80%	-0.51%
SP:AV	2.06	2.10	1.61%

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YTD	2025	2026	% Change
# Units Sold	147	140	-4.76%
Rate of Ab 3 Mo	1.63	1.52	-6.95%
Actives	29	27	-5.81%
Under Contracts	47	48	9.00%

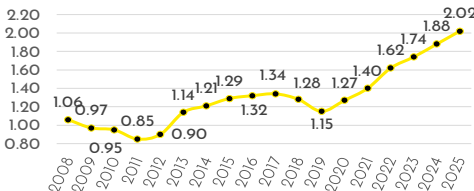
Montclair Yearly Market Trends

Average List Price vs. Sales Price



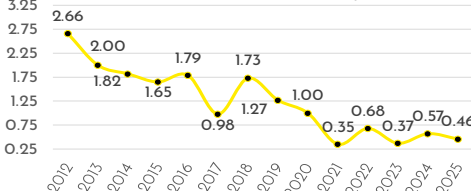
2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
\$575K	\$630K	\$697K	\$695K	\$738K	\$605K	\$641K	\$652K	\$599K	\$630K	\$613K	\$653K	\$714K	\$689K	\$700K	\$696K	\$785K	\$828K	\$901K	\$1,001M	\$1,073M	\$1,175M
\$602K	\$633K	\$714K	\$709K	\$738K	\$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



*2008 Tax Re-evaluation

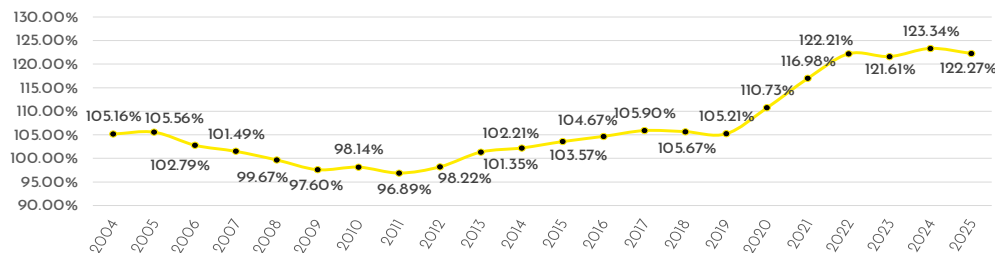
12 Month Rate of Absorption



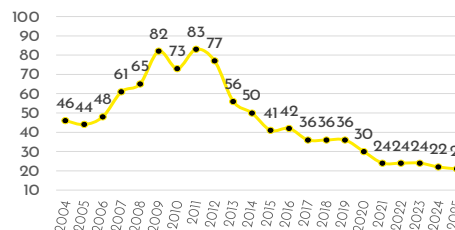
Data only available until 2012

Montclair Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

