

Montclair

July 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	65-67 Union Street C3004	OneFloor	0	1.0	37	\$349,000	\$279,000	\$275,000	98.57%	\$170,400	1.61
2	530 Valley Road C002V	HighRise	1	1.0	17	\$369,000	\$369,000	\$392,000	106.23%	\$250,100	1.57
3	7 Talbot Street	Colonial	2	1.0	20	\$400,000	\$400,000	\$488,000	122.00%	\$284,700	1.71
4	159 Park Street	OneFloor	2	1.0	16	\$479,000	\$479,000	\$515,000	107.52%	\$285,600	1.80
5	361 Claremont Avenue U11	MultiFlr	2	2.0	23	\$549,000	\$549,000	\$555,500	101.18%	\$333,200	1.67
6	51 So. Park Street U302	OneFloor	2	1.0	22	\$519,000	\$519,000	\$560,000	107.90%	\$323,100	1.73
7	1 Grant Street	MultiFlr	3	2.0	44	\$589,000	\$584,000	\$570,000	97.60%	\$276,500	2.06
8	50 Pine Street	TwnEndUn	2	2.1	17	\$599,000	\$599,000	\$640,000	106.84%	\$309,900	2.07
9	30 Virginia Avenue	CapeCod	3	2.0	36	\$685,000	\$616,500	\$675,000	109.49%	\$360,500	1.87
10	687 Grove Street	Colonial	3	1.0	23	\$699,000	\$699,000	\$675,000	96.57%	\$421,200	1.60
11	51 Greenwood Avenue U4	TwnEndUn	1	2.0	8	\$599,000	\$599,000	\$680,000	113.52%	\$356,100	1.91
12	166 Valley Road	Colonial	3	1.1	30	\$799,000	\$749,000	\$830,000	110.81%	\$419,600	1.98
13	49 Harvard Street	Colonial	3	2.0	13	\$759,000	\$759,000	\$880,000	115.94%	\$510,400	1.72
14	11 Homewood Way	Ranch	3	2.1	37	\$899,999	\$899,999	\$950,000	105.56%	\$452,600	2.10
15	28 Irving Street	Duplex	4	4.1	46	\$949,000	\$949,000	\$965,000	101.69%	\$418,600	2.31
16	119 Walnut Street U1	TwnEndUn	2	2.1	45	\$989,000	\$989,000	\$975,000	98.58%	\$637,400	1.53
17	19 Carolin Road	Colonial	3	2.0	26	\$799,000	\$799,000	\$988,000	123.65%	\$599,700	1.65
18	72 Central Avenue	Colonial	4	2.0	9	\$829,000	\$829,000	\$1,200,000	144.75%	\$539,200	2.23
19	2 Harvard Street	Colonial	4	2.1	11	\$929,000	\$929,000	\$1,300,000	139.94%	\$611,600	2.13
20	16 Duryea Road	Colonial	5	2.0	14	\$1,075,000	\$1,075,000	\$1,320,000	122.79%	\$705,600	1.87
21	36 S Willow Street	Victrian	6	3.1	26	\$1,199,000	\$1,199,000	\$1,325,000	110.51%	\$494,400	2.68
22	20 Euclid Place	Colonial	3	2.1	14	\$899,027	\$899,027	\$1,350,000	150.16%	\$616,300	2.19
23	30 Bellaire Drive	SplitLev	3	1.1	9	\$969,000	\$969,000	\$1,380,000	142.41%	\$583,500	2.37
24	229 Watchung Avenue	Colonial	4	2.1	16	\$859,000	\$859,000	\$1,400,000	162.98%	\$605,100	2.31
25	231 Watchung Avenue	Colonial	5	2.1	11	\$899,000	\$899,000	\$1,450,000	161.29%	\$666,300	2.18
26	2 Columbus Avenue	Colonial	4	2.1	26	\$1,350,000	\$1,350,000	\$1,500,000	111.11%	\$792,400	1.89
27	90 Gates Avenue	Colonial	5	3.1	9	\$1,025,000	\$1,025,000	\$1,600,250	156.12%	\$758,800	2.11
28	215 Inwood Avenue	Victrian	5	3.1	28	\$1,589,000	\$1,589,000	\$1,610,500	101.35%	\$1,006,000	1.60
29	375 Up Mountain Avenue	Colonial	6	3.2	30	\$1,699,000	\$1,599,000	\$1,699,000	106.25%	\$727,000	2.34
30	7 Prospect Terrace	Colonial	6	4.2	19	\$1,299,000	\$1,299,000	\$1,700,000	130.87%	\$888,700	1.91

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31	378 Park Street	Victrian	6	3.1	18	\$1,399,000	\$1,399,000	\$1,800,000	128.66%	\$1,173,600	1.53
32	104 Gates Avenue	Colonial	6	3.1	18	\$1,499,000	\$1,499,000	\$1,825,000	121.75%	\$911,900	2.00
33	34 Prescott Avenue	Colonial	4	3.2	10	\$1,399,000	\$1,399,000	\$1,890,000	135.10%	\$747,600	2.53
34	170 Christopher Street	Colonial	6	3.2	11	\$1,349,000	\$1,349,000	\$1,900,000	140.85%	\$867,700	2.19
35	11 Mount Vernon Road	Colonial	4	2.1	15	\$1,425,000	\$1,425,000	\$1,925,000	135.09%	\$907,900	2.12
36	118 S Fullerton Avenue	Victrian	6	2.1	12	\$1,195,000	\$1,195,000	\$1,999,999	167.36%	\$787,300	2.54
37	487 Highland Avenue	Colonial	4	3.1	14	\$1,925,000	\$1,925,000	\$2,150,000	111.69%	\$911,700	2.36
38	144 Park Street	Colonial	6	4.2	14	\$1,749,000	\$1,749,000	\$2,250,000	128.64%	\$962,100	2.34
39	42 Llewellyn Road	Victrian	7	3.1	14	\$1,895,000	\$1,895,000	\$2,400,000	126.65%	\$1,050,700	2.28
40	23 Greenview Way	Colonial	4	3.2	17	\$2,225,000	\$2,225,000	\$2,475,000	111.24%	\$977,800	2.53
41	49 Highland Avenue	Custom	6	4.2	36	\$2,600,000	\$2,600,000	\$2,850,000	109.62%	\$1,711,900	1.66
42	70 Yantacaw Brook Road	Colonial	5	3.2	14	\$2,700,000	\$2,700,000	\$3,110,000	115.19%	\$1,211,900	2.57
43	212 Midland Avenue	Colonial	6	4.2	14	\$2,849,000	\$2,849,000	\$3,325,000	116.71%	\$1,121,400	2.97
44	36 Edgemont Road	Colonial	6	4.1	14	\$3,000,000	\$3,000,000	\$4,100,000	136.67%	\$1,966,400	2.09
45	159 Gates Avenue	Custom	6	7.2	1	\$8,100,000	\$8,100,000	\$8,100,000	100.00%	Renovated	
AVERAGE					20	\$1,354,667	\$1,348,145	\$1,612,183	121.10%		2.05

"Active" Listings in Montclair

Number of Units: 24
Average List Price: \$1,599,579
Average Days on Market: 39

"Under Contract" Listings in Montclair

Number of Units: 52
Average List Price: \$1,168,712
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	21	19	15	20						21
List Price	\$1,213,759	\$1,370,986	\$1,092,767	\$1,297,619	\$1,130,969	\$1,220,951	\$1,348,145						\$1,234,801
Sales Price	\$1,334,706	\$1,518,428	\$1,353,773	\$1,512,476	\$1,465,304	\$1,548,959	\$1,612,183						\$1,501,672
SP:LP%	108.83%	115.65%	127.21%	119.39%	129.87%	127.10%	121.10%						123.15%
SP to AV	1.81	2.00	2.07	2.03	2.18	2.20	2.05						2.09
# Units Sold	17	7	22	21	32	41	45						185
3 Mo Rate of Ab	0.97	0.88	1.79	2.88	1.38	1.20	0.74						1.41
Active Listings	20	13	24	40	31	34	24						27
Under Contracts	18	29	40	58	75	68	52						49

Flashback! YTD 2025 vs YTD 2026

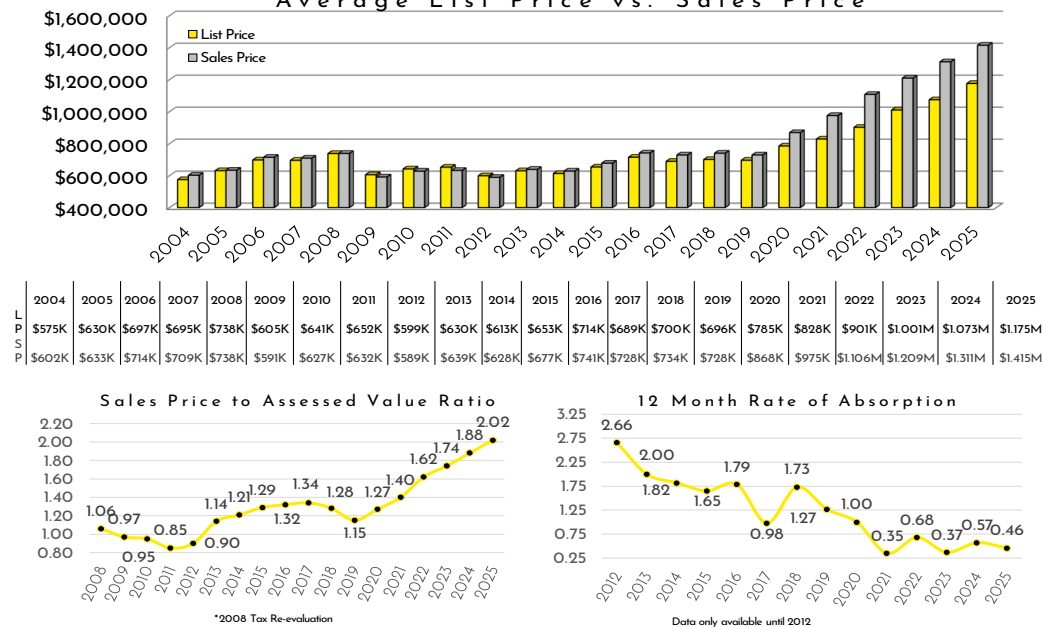
YTD	2025	2026	% Change
DOM	20	21	3.72%
Sales Price	\$1,499,052	\$1,501,672	0.17%
LP:SP	123.88%	123.15%	-0.59%
SP:AV	2.05	2.09	1.61%

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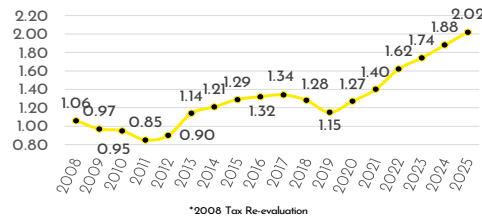
YTD	2025	2026	% Change
# Units Sold	191	185	-3.14%
Rate of Ab 3 Mo	1.49	1.41	-5.48%
Actives	28	27	-4.62%
Under Contracts	47	49	9.00%

Montclair Yearly Market Trends

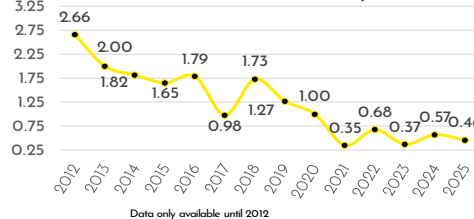
Average List Price vs. Sales Price



Sales Price to Assessed Value Ratio

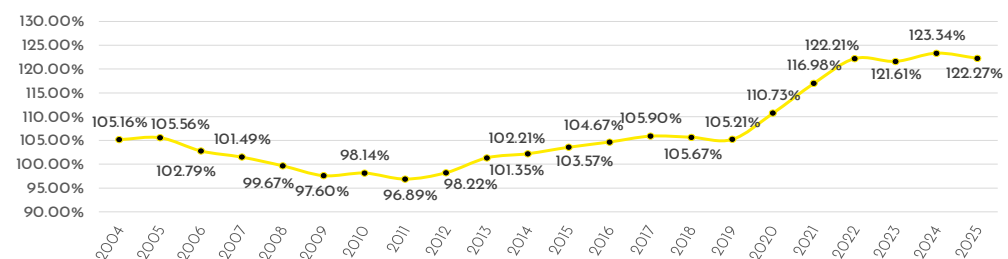


12 Month Rate of Absorption

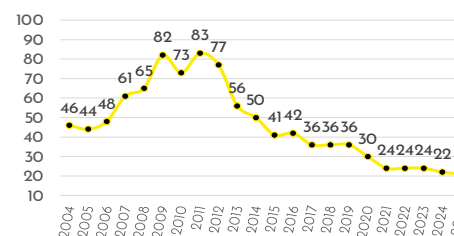


Montclair Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

