

# Montclair

## August 2026 Market Snapshot

| Units | Address                     | Style    | Bedrms | Baths | DOM | Orig. List Price | List Price  | Sales Price | SP:LP   | Total Assessment | SP:AV |
|-------|-----------------------------|----------|--------|-------|-----|------------------|-------------|-------------|---------|------------------|-------|
| 1     | 16 Forest Street C6302      | HighRise | 1      | 1.0   | 16  | \$300,000        | \$300,000   | \$307,500   | 102.50% | \$182,000        | 1.69  |
| 2     | 295 Bloomfield Avenue C9    | OneFloor | 0      | 1.0   | 14  | \$315,000        | \$315,000   | \$315,000   | 100.00% | \$147,800        | 2.13  |
| 3     | 29 Up Mountain Avenue C2902 | OneFloor | 1      | 1.0   | 60  | \$389,000        | \$389,000   | \$369,500   | 94.99%  | \$192,500        | 1.92  |
| 4     | 530 Valley Road 5M          | HighRise | 1      | 1.0   | 9   | \$369,000        | \$369,000   | \$380,000   | 102.98% | \$238,000        | 1.60  |
| 5     | 50 Pine Street B2 U214      | OneFloor | 1      | 1.0   | 12  | \$399,000        | \$399,000   | \$385,000   | 96.49%  | \$233,900        | 1.65  |
| 6     | 101 Gates Avenue U C1       | OneFloor | 2      | 2.0   | 15  | \$450,000        | \$450,000   | \$450,000   | 100.00% | Renovated        |       |
| 7     | 129 Claremont Avenue U2     | Victrian | 3      | 2.0   | 10  | \$699,000        | \$699,000   | \$805,000   | 115.16% | \$346,200        | 2.33  |
| 8     | 35 Howe Avenue              | Colonial | 3      | 1.1   | 13  | \$619,000        | \$619,000   | \$845,000   | 136.51% | \$382,800        | 2.21  |
| 9     | 373 Orange Road             | Bi-Level | 3      | 4.1   | 17  | \$849,000        | \$849,000   | \$900,000   | 106.01% | \$476,800        | 1.89  |
| 10    | 181 Valley Road             | HalfDupl | 4      | 3.2   | 13  | \$799,000        | \$799,000   | \$950,000   | 118.90% | \$564,600        | 1.68  |
| 11    | 28 1/2 Irving Street UB     | Duplex   | 4      | 4.1   | 56  | \$949,000        | \$949,000   | \$955,000   | 100.63% | \$418,600        | 2.28  |
| 12    | 24 College Avenue           | Colonial | 3      | 2.1   | 13  | \$825,000        | \$825,000   | \$995,523   | 120.67% | \$563,700        | 1.77  |
| 13    | 31 Macopin Avenue           | Colonial | 3      | 1.2   | 10  | \$789,000        | \$789,000   | \$1,025,000 | 129.91% | \$567,400        | 1.81  |
| 14    | 18 Gardiner Place           | Colonial | 4      | 2.1   | 16  | \$849,000        | \$849,000   | \$1,100,000 | 129.56% | \$379,900        | 2.90  |
| 15    | 14 Grove Terrace            | Colonial | 5      | 4.0   | 29  | \$1,075,000      | \$1,075,000 | \$1,100,000 | 102.33% | \$476,300        | 2.31  |
| 16    | 33 Prescott Avenue          | Colonial | 4      | 2.1   | 19  | \$895,000        | \$895,000   | \$1,140,000 | 127.37% | \$637,100        | 1.79  |
| 17    | 16 N Mountain Avenue        | Colonial | 7      | 4.1   | 35  | \$1,500,000      | \$1,500,000 | \$1,170,000 | 78.00%  | \$676,100        | 1.73  |
| 18    | 20 College Avenue           | Colonial | 4      | 2.1   | 16  | \$849,000        | \$849,000   | \$1,230,000 | 144.88% | \$541,000        | 2.27  |
| 19    | 34 Cloverhill Place         | Colonial | 4      | 2.21  | 14  | \$899,000        | \$899,000   | \$1,250,000 | 139.04% | \$532,400        | 2.35  |
| 20    | 51 Gray Street              | Victrian | 4      | 3.1   | 14  | \$899,000        | \$899,000   | \$1,310,000 | 145.72% | \$580,800        | 2.26  |
| 21    | 156 Lincoln Street          | Victrian | 5      | 2.2   | 10  | \$1,075,000      | \$1,075,000 | \$1,370,000 | 127.44% | \$615,900        | 2.22  |
| 22    | 88 Edgemont Road            | Colonial | 6      | 2.1   | 32  | \$1,395,000      | \$1,395,000 | \$1,395,000 | 100.00% | \$654,700        | 2.13  |
| 23    | 39 Essex Avenue             | Colonial | 4      | 3.1   | 18  | \$1,049,000      | \$1,049,000 | \$1,425,000 | 135.84% | \$711,300        | 2.00  |
| 24    | 132 Haddon Place            | RanchExp | 4      | 2.1   | 14  | \$899,000        | \$899,000   | \$1,450,000 | 161.29% | \$697,600        | 2.08  |
| 25    | 11 Windsor Place            | Colonial | 4      | 2.1   | 12  | \$1,249,000      | \$1,249,000 | \$1,524,000 | 122.02% | \$640,300        | 2.38  |

# Montclair

## August 2026 Market Snapshot

| Units   | Address                   | Style    | Bedrms | Baths | DOM | Orig. List Price | List Price  | Sales Price | SP:LP   | Total Assessment | SP:AV |
|---------|---------------------------|----------|--------|-------|-----|------------------|-------------|-------------|---------|------------------|-------|
| 26      | 54 Aubrey Road            | Colonial | 4      | 3.1   | 18  | \$1,049,000      | \$1,049,000 | \$1,575,000 | 150.14% | \$697,600        | 2.26  |
| 27      | 14 Kenneth Road           | Colonial | 4      | 2.1   | 10  | \$1,525,000      | \$1,525,000 | \$1,722,500 | 112.95% | \$935,700        | 1.84  |
| 28      | 23 Alexander Avenue       | Colonial | 5      | 5.0   | 8   | \$1,649,000      | \$1,649,000 | \$1,775,000 | 107.64% | \$992,900        | 1.79  |
| 29      | 120 Buckingham Road       | Colonial | 4      | 4.1   | 12  | \$1,295,000      | \$1,295,000 | \$1,800,000 | 139.00% | \$796,800        | 2.26  |
| 30      | 1 Central Avenue          | Custom   | 4      | 2.1   | 9   | \$1,250,000      | \$1,250,000 | \$1,825,000 | 146.00% | \$668,100        | 2.73  |
| 31      | 244 Highland Avenue       | Contemp  | 4      | 3.0   | 13  | \$1,849,000      | \$1,849,000 | \$1,999,999 | 108.17% | \$812,900        | 2.46  |
| 32      | 9 Parkway                 | Tudor    | 4      | 3.1   | 11  | \$1,595,000      | \$1,595,000 | \$2,050,000 | 128.53% | \$892,500        | 2.30  |
| 33      | 109 Clarewill Avenue      | Victrian | 6      | 3.1   | 11  | \$1,799,000      | \$1,799,000 | \$2,200,000 | 122.29% | \$1,148,400      | 1.92  |
| 34      | 15 Brunswick Road         | Colonial | 4      | 4.1   | 14  | \$1,795,000      | \$1,795,000 | \$2,602,250 | 144.97% | \$961,500        | 2.71  |
| 35      | 335 Upper Mountain Avenue | Victrian | 5      | 3.2   | 20  | \$1,950,000      | \$1,950,000 | \$2,709,000 | 138.92% | \$1,072,300      | 2.53  |
| 36      | 111 Upper Mountain Avenue | Tudor    | 6      | 3.2   | 22  | \$2,650,000      | \$2,650,000 | \$2,750,000 | 103.77% | \$1,308,800      | 2.10  |
| 37      | 2 Russell Terrace         | Tudor    | 6      | 6.1   | 23  | \$3,149,000      | \$3,149,000 | \$3,149,000 | 100.00% | Renovated        |       |
| 38      | 162 Union Street          | Colonial | 6      | 5.1   | 16  | \$3,295,000      | \$3,295,000 | \$4,400,000 | 133.54% | Renovated        |       |
| AVERAGE |                           |          |        |       | 18  | \$1,190,368      | \$1,190,368 | \$1,439,586 | 120.37% |                  | 2.12  |

### *"Active"* Listings in Montclair

Number of Units: 13  
Average List Price: \$1,718,538  
Average Days on Market: 53

### *"Under Contract"* Listings in Montclair

Number of Units: 23  
Average List Price: \$1,270,909  
Average Days on Market: 47

# 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          | 18          |           |         |          |          | 21          |
| List Price      | \$1,213,759 | \$1,370,986 | \$1,092,767 | \$1,297,619 | \$1,130,969 | \$1,220,951 | \$1,348,145 | \$1,190,368 |           |         |          |          | \$1,227,230 |
| Sales Price     | \$1,334,706 | \$1,518,428 | \$1,353,773 | \$1,512,476 | \$1,465,304 | \$1,548,959 | \$1,612,183 | \$1,439,586 |           |         |          |          | \$1,491,092 |
| SP:LP%          | 108.83%     | 115.65%     | 127.21%     | 119.39%     | 129.87%     | 127.10%     | 121.10%     | 120.37%     |           |         |          |          | 122.67%     |
| SP to AV        | 1.81        | 2.00        | 2.07        | 2.03        | 2.18        | 2.20        | 2.05        | 2.12        |           |         |          |          | 2.09        |
| # Units Sold    | 17          | 7           | 22          | 21          | 32          | 41          | 45          | 38          |           |         |          |          | 223         |
| 3 Mo Rate of Ab | 0.97        | 0.88        | 1.79        | 2.88        | 1.38        | 1.20        | 0.74        | 0.32        |           |         |          |          | 1.27        |
| Active Listings | 20          | 13          | 24          | 40          | 31          | 34          | 24          | 13          |           |         |          |          | 25          |
| Under Contracts | 18          | 29          | 40          | 58          | 75          | 68          | 52          | 23          |           |         |          |          | 45          |

## Flashback! YTD 2025 vs YTD 2026

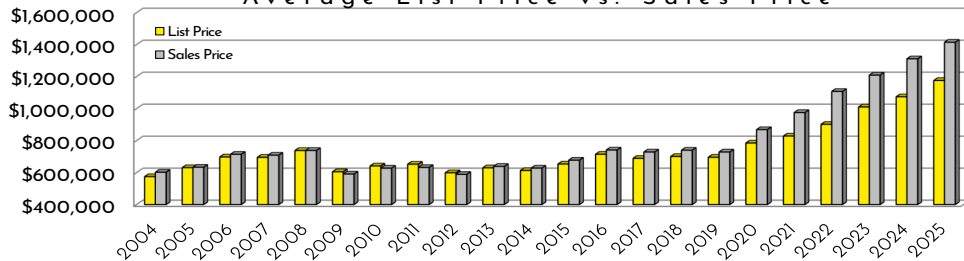
| YTD         | 2025        | 2026        | % Change |
|-------------|-------------|-------------|----------|
| DOM         | 21          | 21          | 0.00%    |
| Sales Price | \$1,462,669 | \$1,491,092 | 1.94%    |
| LP:SP       | 123.17%     | 122.67%     | -0.41%   |
| SP:AV       | 2.04        | 2.09        | 2.75%    |

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| YTD             | 2025 | 2026 | % Change |
|-----------------|------|------|----------|
| # Units Sold    | 226  | 223  | -1.33%   |
| Rate of Ab 3 Mo | 1.36 | 1.27 | -6.45%   |
| Actives         | 27   | 25   | -8.72%   |
| Under Contracts | 43   | 45   | 9.00%    |

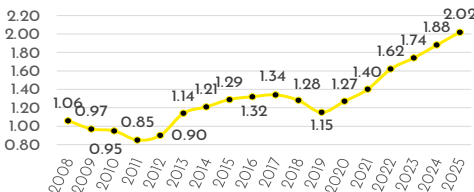
## Montclair Yearly Market Trends

Average List Price vs. Sales Price



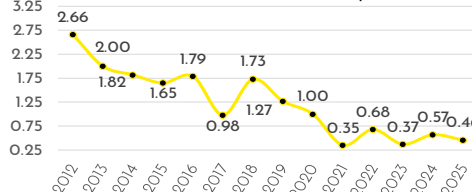
|        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |          |          |          |          |
|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|----------|----------|----------|----------|
| 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

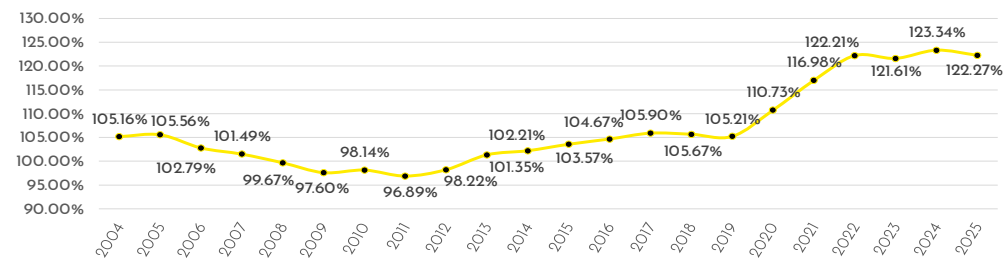
12 Month Rate of Absorption



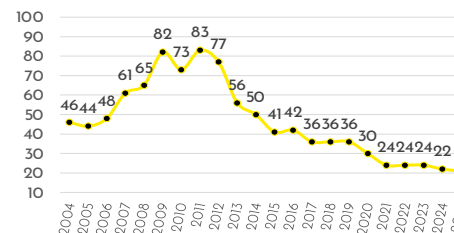
Data only available until 2012

## Montclair Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

