

Montclair

September 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	415 Claremont Avenue 1D	OneFloor	2	1.0	110	\$385,000	\$325,000	\$305,000	93.85%	\$211,300	1.44
2	12 Dey Street	Colonial	2	1.0	47	\$500,000	\$475,000	\$515,000	108.42%	\$239,500	2.15
3	98 Forest Street	Colonial	3	2.0	21	\$699,999	\$699,999	\$725,000	103.57%	\$337,700	2.15
4	415 Orange Road	Colonial	4	2.0	11	\$699,900	\$699,900	\$735,000	105.02%	\$415,900	1.77
5	187 Grove Street	Custom	3	1.1	1	\$875,000	\$875,000	\$875,000	100.00%	\$473,100	1.85
6	200 Grove Street	CapeCod	4	2.0	11	\$699,000	\$699,000	\$925,000	132.33%	\$411,900	2.25
7	10 College Avenue	Colonial	3	1.1	9	\$775,000	\$775,000	\$935,000	120.65%	\$508,100	1.84
8	9 Hamilton Terrace	Colonial	3	1.1	9	\$785,000	\$785,000	\$960,000	122.29%	\$606,300	1.58
9	14 Gray Street	Colonial	3	2.1	44	\$799,000	\$799,000	\$1,100,000	137.67%	\$549,500	2.00
10	117 Yantacaw Brook Road	SplitLev	3	2.1	45	\$1,350,000	\$1,250,000	\$1,300,000	104.00%	\$698,300	1.86
11	11 N Mountain Avenue	Colonial	7	5.0	32	\$1,350,000	\$1,350,000	\$1,410,000	104.44%	\$745,600	1.89
12	202 Watchung Avenue	Colonial	5	3.1	11	\$1,075,000	\$1,075,000	\$1,500,000	139.53%	\$739,200	2.03
13	3 Christopher Court	Colonial	5	4.1	81	\$1,699,000	\$1,450,000	\$1,529,779	105.50%	\$1,039,700	1.47
14	95 Yantacaw Brook Park	Ranch	3	2.1	41	\$1,550,000	\$1,550,000	\$1,600,000	103.23%	\$671,500	2.38
15	651 Grove Street	Custom	5	5.1	64	\$1,699,000	\$1,689,000	\$1,700,000	100.65%	\$769,300	2.21
16	4 Marquette Road	Colonial	5	3.1	29	\$1,750,000	\$1,750,000	\$1,825,000	104.29%	\$834,300	2.19
17	54 Myrtle Avenue	Colonial	6	3.1	15	\$1,398,000	\$1,398,000	\$1,950,000	139.48%	\$939,900	2.07
18	65 S Mountain Avenue	Colonial	6	4.2	75	\$2,490,000	\$2,490,000	\$2,490,000	100.00%	\$1,153,500	2.16
AVERAGE					36	\$1,143,272	\$1,118,606	\$1,243,321	112.50%		1.96

"Active" Listings in Montclair

Number of Units	37
Average List Price	\$1,509,427
Average Days on Market	32

"Under Contract" Listings in Montclair

Number of Units	28
Average List Price	\$1,109,643
Average Days on Market	29

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	36				22
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	\$1,118,606				\$1,219,117
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	\$1,243,321				\$1,472,586
SP:LP%	108.83%	115.65%	127.21%	119.39%	129.87%	127.10%	121.10%	120.37%	112.50%				121.91%
SP to AV	1.81	2.00	2.07	2.03	2.18	2.20	2.05	2.12	1.96				2.08
# Units Sold	17	7	22	21	32	41	45	38	18				241
3 Mo Rate of Ab	0.97	0.88	1.79	2.88	1.38	1.20	0.74	0.32	1.18				1.26
Active Listings	20	13	24	40	31	34	24	13	37				26
Under Contracts	18	29	40	58	75	68	52	23	28				43

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	21	22	1.38%
Sales Price	\$1,426,284	\$1,472,586	3.25%
LP:SP	122.69%	121.91%	-0.63%
SP:AV	2.02	2.08	2.83%

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YTD	2025	2026	% Change
# Units Sold	242	241	-0.41%
Rate of Ab 3 Mo	1.32	1.26	-4.71%
Actives	28	26	-4.84%
Under Contracts	41	43	9.00%

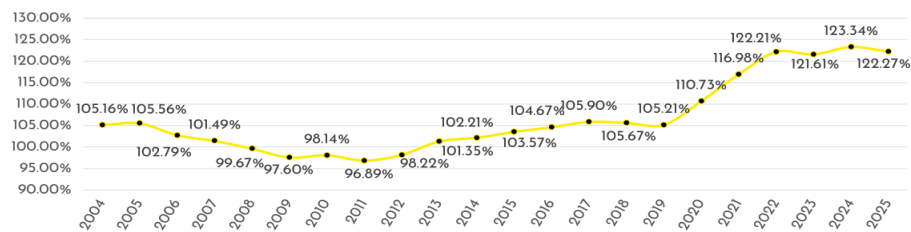
Montclair Yearly Market Trends

Average List Price vs. Sales Price

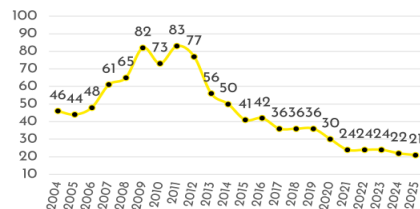


Montclair Yearly Market Trends

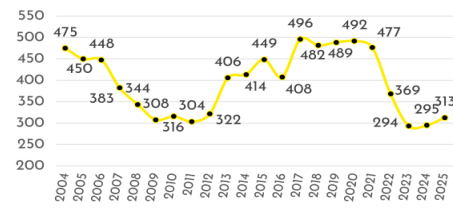
Sales Price to List Price Ratios



Average Days on Market

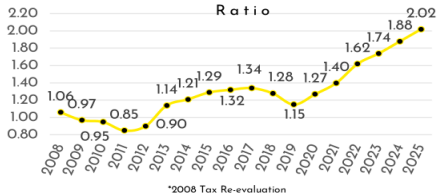


Number of Units Sold



Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
List Price	\$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
Sales Price	\$602K	\$633K	\$714K	\$709K	\$738K	\$591K	\$627K	\$632K	\$589K	\$639K	\$628K	\$677K	\$741K	\$728K	\$734K	\$728K	\$668K	\$975K	\$1,106	\$1,209M	\$1,311M	\$1,415M

Sales Price to Assessed Value Ratio



12 Month Rate of Absorption

