Montclair

October 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	530 Valley Road U:6P	HighRise	1	1.0	15	$425,000	$425,000	$600,000	141.18%	$260,200	2.31
2	10 Alden Road	Tudor	3	1.1	23	$799,000	$799,000	$857,000	107.26%	$366,700	2.34
3	530 Valley Road U:7Z	HighRise	2	2.0	4	$649,000	$649,000	$865,000	133.28%	$315,000	2.75
4	51-02 Greenwood Avenue	TwnEndUn	4	3.1	21	$950,000	$899,000	$1,050,000	116.80%	$457,800	2.29
5	30 James Street	SplitLev	4	2.0	14	$879,000	$879,000	$1,140,000	129.69%	$511,300	2.23
6	25 Cloverhill Place	Colonial	4	3.1	14	$899,000	$899,000	$1,180,000	131.26%	$591,300	2.00
7	195A N Fullerton Avenue	Duplex	4	4.1	18	$1,125,000	$1,125,000	$1,250,000	111.11%	Renovated	
8	106 Wildwood Avenue	Colonial	3	2.1	17	$949,000	$949,000	$1,300,000	136.99%	$715,800	1.82
9	1 Seneca Place	Colonial	4	2.1	9	$1,399,000	$1,399,000	$1,500,000	107.22%	$699,000	2.15
10	228 Watchung Avenue	Colonial	4	3.1	16	$1,799,000	$1,799,000	$1,750,000	97.28%	$762,300	2.30
11	771 Valley Road	Colonial	5	3.1	39	$1,799,000	$1,799,000	$1,925,000	107.00%	$1,024,100	1.88
12	27 Montclair Avenue	Victrian	6	4.0	71	$1,900,000	$1,900,000	$2,100,000	110.53%	$956,500	2.20
13	150 Gordonhurst Avenue	Colonial	5	3.2	20	$2,399,000	$1,999,000	$2,600,000	130.07%	Renovated	
14	121 Christopher Street	Colonial	6	3.1	11	$1,899,000	$1,899,000	$2,775,000	146.13%	$987,300	2.81
	AVERAGE				21	$1,276,429	$1,244,214	$1,492,286	121.84%		2.25

"Active" Listings in Montclair

Number of Units	42
Average List Price	$1,454,650
Average Days on Market	37

"Under Contract" Listings in Montclair

Number of Units	36
Average List Price	$1,055,747
Average Days on Market	29

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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	21			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	$1,244,214			$1,220,495
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	$1,492,286			$1,473,668
SP:LP%	108.83%	115.65%	127.21%	119.39%	129.87%	127.10%	121.10%	120.37%	112.50%	121.84%			121.91%
SP to AV	1.81	2.00	2.07	2.03	2.18	2.20	2.05	2.12	1.96	2.25			2.09
# Units Sold	17	7	22	21	32	41	45	38	18	14			255
3 Mo Rate of Ab	0.97	0.88	1.79	2.88	1.38	1.20	0.74	0.32	1.18	1.91			1.33
Active Listings	20	13	24	40	31	34	24	13	37	42			28
Under Contracts	18	29	40	58	75	68	52	23	28	36			43

Flashback! YTD 2025 vs YTD 2026

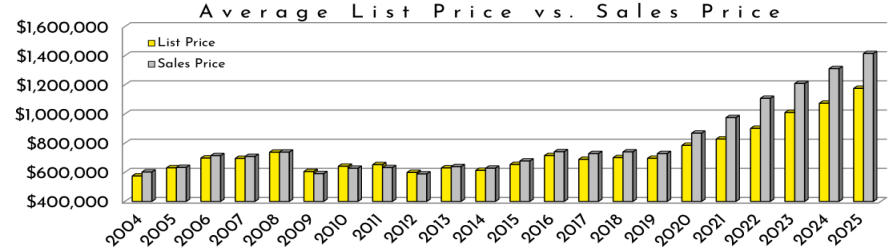
YTD	2025	2026	% Change
DOM	22	22	0.67%
Sales Price	$1,413,983	$1,473,668	4.22%
LP:SP	122.34%	121.91%	-0.36%
SP:AV	2.02	2.09	3.42%

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YTD	2025	2026	% Change
# Units Sold	264	255	-3.41%
Rate of Ab 3 Mo	1.32	1.33	0.68%
Actives	28	28	0.72%
Under Contracts	41	43	9.00%

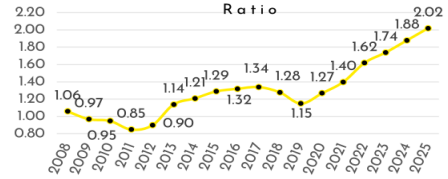
Montclair Yearly Market Trends

Average List Price vs. Sales Price



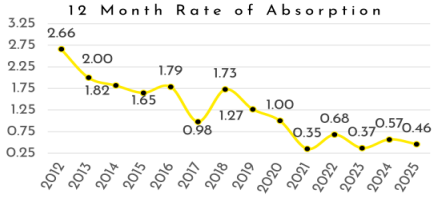
LPSP	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
	$575K	$630K	$697K	$695K	$738K	$605K	$641K	$652K	$599K	$630K	$613K	$653K	$714K	$689K	$700K	$696K	$785K	$828K	$901K	$1.001M	$1.073M	$1.175M
	$602K	$633K	$714K	$709K	$738K	$591K	$627K	$632K	$589K	$639K	$628K	$677K	$741K	$728K	$734K	$728K	$868K	$975K	$1.106	$1.209M	$1.311M	$1.415M

Sales Price to Assessed Value Ratio



*2008 Tax Re-evaluation

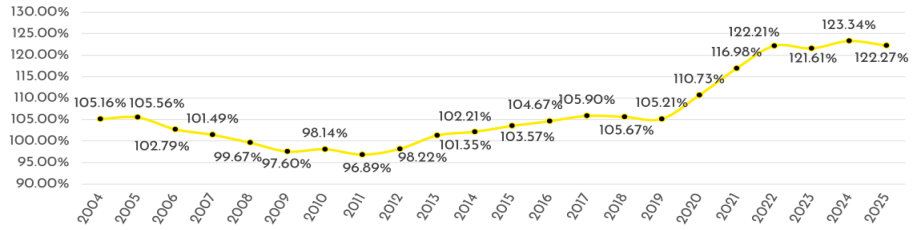
12 Month Rate of Absorption



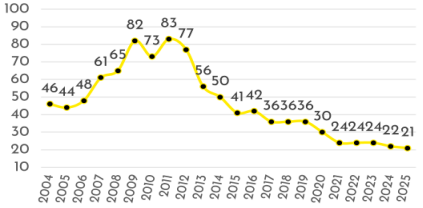
Data only available until 2012

Montclair Yearly Market Trends

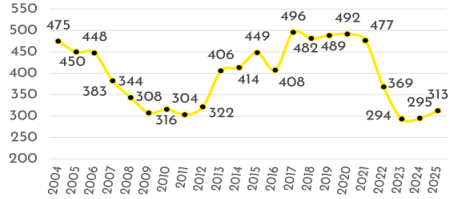
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



Information compiled from GSMLS. Deemed reliable but not guaranteed

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Not intended to solicit a property already listed.