



Montclair

October 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	51 S Park Street U:LL1	OneFloor	0	1.0	11	\$225,000	\$225,000	\$240,000	106.67%	\$168,100	1.43
2	470 Valley Road U7A	OneFloor	1	1.0	16	\$295,000	\$295,000	\$285,000	96.61%	\$208,500	1.37
3	5 Roosevelt Place U:5S	HighRise	2	1.0	7	\$299,000	\$299,000	\$332,000	111.04%	\$284,600	1.17
4	238 Claremont Avenue U:5	OneFloor	1	1.1	14	\$399,000	\$399,000	\$415,000	104.01%	\$292,100	1.42
5	181 Valley Road	HalfDupl	5	2.1	15	\$565,000	\$565,000	\$501,000	88.67%	\$446,000	1.12
6	176 Watchung Avenue	Colonial	5	2.1	14	\$869,000	\$869,000	\$1,310,517	150.81%	\$695,300	1.88
7	9 James Street	Victrian	5	4.1	17	\$1,099,000	\$1,099,000	\$1,350,000	122.84%		
8	253 Midland Avenue	Victrian	6	3.1	22	\$1,450,000	\$1,450,000	\$1,600,000	110.34%	\$984,000	1.63
9	11 Marquette Road	Contemp	5	3.0	18	\$1,329,000	\$1,329,000	\$1,600,000	120.39%		
10	304 N Mountain Avenue	Colonial	6	3.2	12	\$1,149,000	\$1,149,000	\$1,900,000	165.36%	\$768,500	2.47
11	85 Stonebridge Road	Tudor	5	4.2	78	\$2,600,000	\$2,600,000	\$2,654,000	102.08%	\$1,768,700	1.50
AVERAGE					20	\$934,455	\$934,455	\$1,107,956	116.26%		1.55

"Active" Listings in Montclair

Number of Units: 22
 Average List Price: \$1,227,441
 Average Days on Market: 31

"Under Contract" Listings in Montclair

Number of Units: 49
 Average List Price: \$952,716
 Average Days on Market: 31

Montclair 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	25	32	38	18	17	26	19	19	26	20			23
List Price	\$675,245	\$769,218	\$719,200	\$878,227	\$1,221,533	\$1,441,470	\$1,052,123	\$1,126,797	\$788,468	\$934,455			\$1,030,567
Sales Price	\$771,832	\$843,591	\$860,635	\$1,043,914	\$1,585,075	\$1,659,699	\$1,291,564	\$1,419,897	\$949,401	\$1,107,956			\$1,240,239
SP:LP%	113.85%	108.80%	118.01%	116.72%	133.32%	121.93%	125.02%	123.92%	121.08%	116.26%			121.11%
SP to AV	1.52	1.43	1.54	1.71	1.96	1.81	1.83	1.80	1.78	1.55			1.74
# Units Sold	11	22	15	26	24	38	40	30	19	11			236
3 Mo Rate of Ab	1.02	1.18	1.84	1.60	1.45	0.88	0.61	0.37	0.84	1.20			1.10
Active Listings	22	28	23	29	35	19	16	16	22	22			23
Under Contracts	30	33	50	58	60	67	34	22	32	49			44

Flashback! YTD 2022 vs YTD 2023

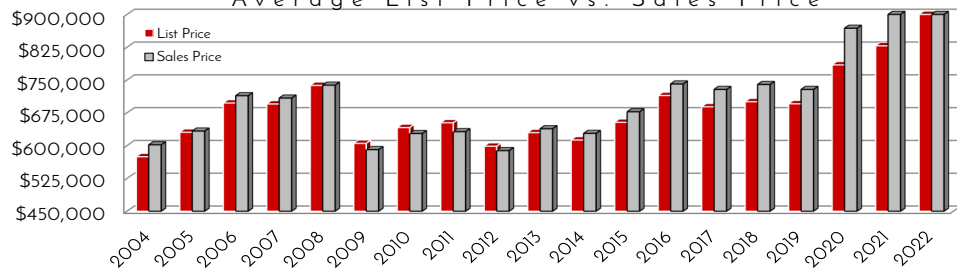
YTD	2022	2023	% Change
DOM	24	23	-2.27%
Sales Price	\$1,114,971	\$1,240,239	11.24%
LP:SP	123.40%	121.11%	-1.86%
SP:AV	1.62	1.74	7.26%



YTD	2022	2023	% Change
# Units Sold	318	236	-25.79%
Rate of Ab 3 Mo	1.22	1.10	-9.55%
Actives	35	23	-33.90%
Under Contracts	61	44	-28.22%

Montclair Yearly Market Trends

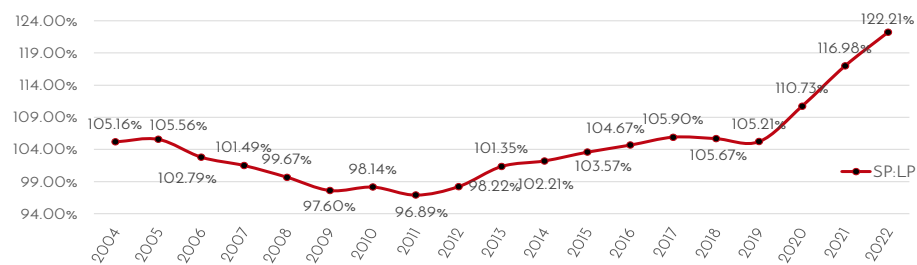
Average List Price vs. Sales Price



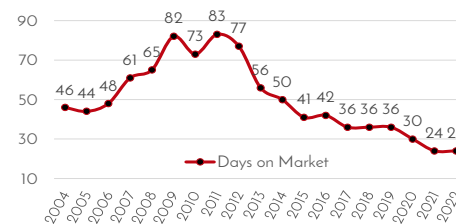
Year	LP	SP
2004	\$574,566	\$601,789
2005	\$630,480	\$633,199
2006	\$697,351	\$714,037
2007	\$695,167	\$708,681
2008	\$737,675	\$738,185
2009	\$605,120	\$590,795
2010	\$641,264	\$627,479
2011	\$652,131	\$631,774
2012	\$598,553	\$588,572
2013	\$629,674	\$638,565
2014	\$612,805	\$627,858
2015	\$653,226	\$677,279
2016	\$714,433	\$740,875
2017	\$688,705	\$728,406
2018	\$700,377	\$739,692
2019	\$695,646	\$728,374
2020	\$784,508	\$868,389
2021	\$828,157	\$975,184
2022	\$901,266	\$1,106,164

Montclair Yearly Market Trends

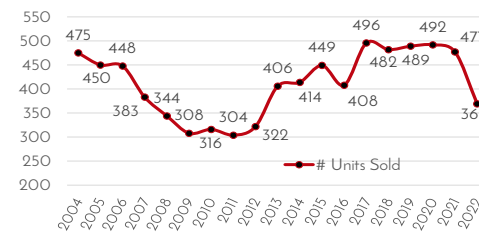
Sales Price to List Price Ratios



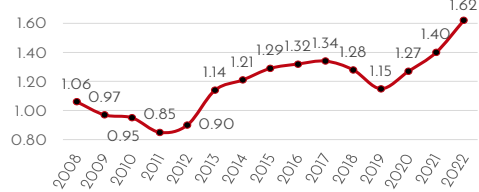
Average Days on Market



Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption

