



KELLERWILLIAMS.

Montclair

August 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	15 Glenridge Avenue U27	OneFloor	0	1.0	16	\$195,000	\$195,000	\$195,000	100.00%	\$177,300	1.10
2	16 Forest Street U6103	OneFloor	1	1.0	9	\$210,000	\$210,000	\$235,000	111.90%	\$162,000	1.45
3	5 Roosevelt Place UIH	HighRise	1	1.0	22	\$275,000	\$275,000	\$275,000	100.00%	\$201,100	1.37
4	361 Claremont Avenue U2	OneFloor	1	1.0	13	\$325,000	\$299,000	\$295,000	98.66%	\$192,500	1.53
5	301 Claremont Avenue U3	OneFloor	2	2.0	32	\$399,000	\$399,000	\$375,000	93.98%	\$290,500	1.29
6	48 S Park Street U703	HighRise	1	1.0	26	\$410,000	\$410,000	\$400,000	97.56%	\$262,400	1.52
7	24 Elm Street U4A	OneFloor	3	2.0	45	\$524,900	\$489,000	\$485,000	99.18%	\$428,700	1.13
8	125 Willowdale Avenue	Colonial	4	2.0	10	\$569,000	\$569,000	\$580,000	101.93%	\$370,700	1.56
9	36 Marston Place	Colonial	4	1.2	37	\$679,000	\$599,000	\$630,000	105.18%	\$492,300	1.28
10	16 Montclair Avenue U2	MultiFlr	2	2.1	13	\$659,000	\$659,000	\$675,000	102.43%	\$503,100	1.34
11	7 Belvidere Place UI	HalfDupl	5	2.1	21	\$679,000	\$679,000	\$679,000	100.00%	\$567,500	1.20
12	764 Bloomfield Avenue	Colonial	4	2.0	8	\$599,000	\$599,000	\$680,000	113.52%	\$393,600	1.73
13	609 Upper Mountain Avenue	Ranch	3	2.1	10	\$689,000	\$689,000	\$750,000	108.85%	\$475,700	1.58
14	45 Franklin Place	Colonial	5	2.0	12	\$699,000	\$699,000	\$802,250	114.77%	\$424,000	1.89
15	41 N Willow Street	Victrian	5	1.1	29	\$649,000	\$649,000	\$810,000	124.81%	\$360,600	2.25
16	109 Orange Road	SeeRem	6	2.2	12	\$749,000	\$749,000	\$825,000	110.15%	\$609,300	1.35
17	60 Madison Avenue	Colonial	5	3.1	16	\$759,000	\$759,000	\$826,000	108.83%	\$499,900	1.65
18	67 Dryden Road	Colonial	3	2.1	12	\$729,000	\$729,000	\$826,000	113.31%	\$603,600	1.37
19	52 Dodd Street	Tudor	4	2.1	14	\$679,000	\$679,000	\$885,000	130.34%	\$620,400	1.43
20	220 Valley Road	Colonial	4	2.1	9	\$749,000	\$749,000	\$920,000	122.83%	\$554,000	1.66
21	197 Lorraine Avenue	MultiFlr	3	4.1	11	\$849,000	\$849,000	\$924,000	108.83%	\$550,200	1.68
22	30 N Mountain Avenue	Victrian	11	4.1	303	\$1,449,000	\$1,249,000	\$955,000	76.46%	\$1,534,500	0.62
23	309 N Fullerton Avenue	Victrian	4	2.1	18	\$899,999	\$899,999	\$960,000	106.67%	\$619,100	1.55
24	24 Laurel Place	Colonial	4	2.2	15	\$799,900	\$799,900	\$975,000	121.89%	\$604,600	1.61
25	51 Grandview Place	Colonial	4	2.2	9	\$729,000	\$729,000	\$990,000	135.80%	\$651,800	1.52
26	364 N Fullerton Avenue	Colonial	6	2.2	14	\$1,049,000	\$1,049,000	\$1,127,000	107.44%	\$681,300	1.65
27	446 Washington Avenue	Colonial	5	4.1	0	\$1,169,000	\$1,169,000	\$1,130,000	96.66%		
28	46 Franklin Place	Colonial	5	4.0	15	\$1,050,000	\$1,050,000	\$1,250,000	119.05%	\$587,400	2.13
29	117 Montclair Avenue	Colonial	5	3.1	12	\$1,150,000	\$1,150,000	\$1,421,750	123.63%	\$709,800	2.00
30	34 Tuxedo Road	Colonial	5	2.1	15	\$1,075,000	\$1,075,000	\$1,455,000	135.35%	\$818,300	1.78

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Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
31	99 Cooper Avenue	Colonial	6	3.1	15	\$1,199,000	\$1,199,000	\$1,525,000	127.19%	\$953,900	1.60
32	36 The Fairway	Colonial	6	3.2	10	\$1,050,000	\$1,050,000	\$1,550,000	147.62%	\$886,900	1.75
33	17 Bellegrove Drive	Colonial	4	3.2	11	\$1,050,000	\$1,050,000	\$1,570,000	149.52%	\$878,600	1.79
34	126 Chestnut Street	Victrian	6	3.1	13	\$1,299,000	\$1,299,000	\$1,580,000	121.63%		
35	20 Edgecliff Road	Colonial	5	3.2	15	\$1,275,000	\$1,275,000	\$1,660,000	130.20%	\$1,107,900	1.50
36	19 Undercliff Drive	Colonial	5	4.2	68	\$1,799,000	\$1,599,000	\$1,700,000	106.32%	\$1,428,900	1.19
37	11 Fairfield Street	Victrian	6	3.1	14	\$1,625,000	\$1,625,000	\$1,700,000	104.62%	\$1,125,400	1.51
38	509 Park Street	Colonial	7	4.2	77	\$1,890,000	\$1,690,000	\$1,725,000	102.07%	\$1,596,100	1.08
39	4 Bellegrove Drive	Colonial	5	3.1	10	\$1,095,000	\$1,095,000	\$1,773,160	161.93%	\$805,900	2.20
40	95 Beverly Road	SeeRem	6	3.1	9	\$1,249,000	\$1,249,000	\$1,850,000	148.12%	\$1,028,300	1.80
41	160 Summit Avenue	Colonial	6	3.2	13	\$1,525,000	\$1,525,000	\$2,250,000	147.54%	\$1,086,300	2.07
42	15 Club Road	Ranch	5	4.0	22	\$2,395,000	\$2,395,000	\$2,300,000	96.03%	\$1,249,000	1.84
43	384 Upper Mountain Avenue	Custom	5	5.1	30	\$2,597,500	\$2,597,500	\$2,400,000	92.40%	\$1,652,700	1.45
44	211 Midland Avenue	Tudor	7	4.1	9	\$1,899,000	\$1,899,000	\$2,520,000	132.70%	\$1,318,100	1.91
AVERAGE					25	\$986,211	\$969,350	\$1,123,617	114.95%		1.57

"Active" Listings in Montclair

Number of Units: 28
Average List Price: \$909,418
Average Days on Market: 63

"Under Contract" Listings in Montclair

Number of Units: 44
Average List Price: \$844,507
Average Days on Market: 34

Montclair 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	41	37	21	16	19	24	23	25					24
List Price	\$755,633	\$679,900	\$722,458	\$884,338	\$827,921	\$947,872	\$1,051,149	\$969,350					\$899,918
Sales Price	\$878,423	\$836,727	\$926,519	\$1,170,813	\$1,063,981	\$1,266,100	\$1,291,774	\$1,123,617					\$1,127,435
SP:LP%	113.05%	119.25%	125.16%	131.26%	126.12%	135.58%	125.20%	114.95%					124.85%
SP to AV	1.37	1.48	1.62	1.73	1.67	1.78	1.62	1.57					1.64
# Units Sold	18	11	26	26	43	43	53	44					264
3 Mo Rate of Ab	0.78	1.52	2.43	1.60	1.26	1.24	0.84	0.67					1.29
Active Listings	22	36	45	38	45	44	28	28					36
Under Contracts	28	41	62	87	83	81	73	44					62

Flashback! YTD 2021 vs YTD 2022

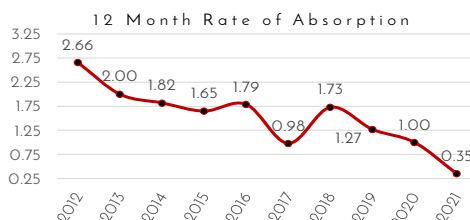
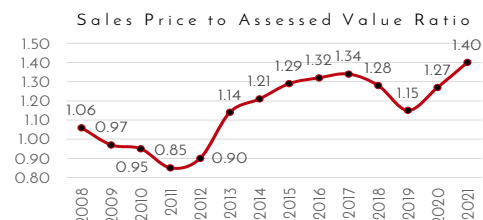
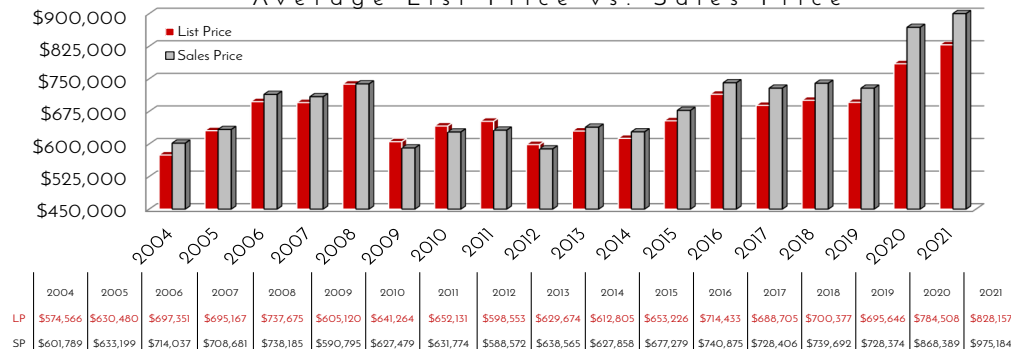
YTD	2021	2022	% Change
DOM	23	24	3.78%
Sales Price	\$984,043	\$1,127,435	14.57%
LP:SP	117.25%	124.85%	6.48%
SP:AV	1.39	1.64	17.50%



YTD	2021	2022	% Change
# Units Sold	323	264	-18.27%
Rate of Ab 3 Mo	0.57	0.67	17.54%
Actives	39	28	-28.21%
Under Contracts	78	44	-43.59%

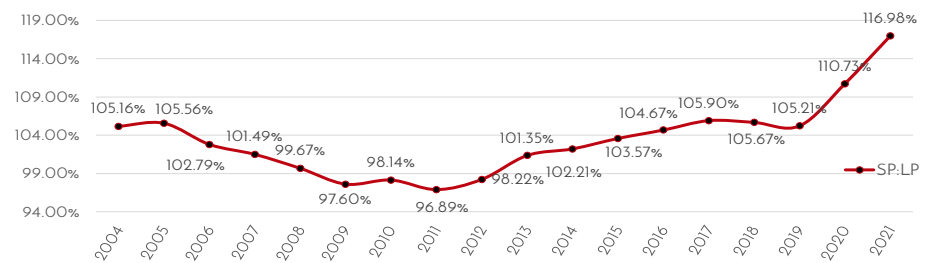
Montclair Yearly Market Trends

Average List Price vs. Sales Price

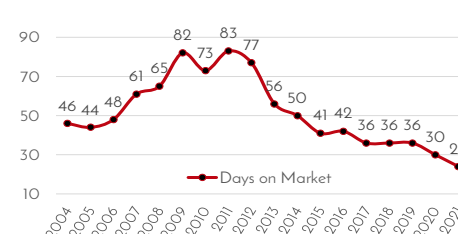


Montclair Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

