



Montclair

February 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	50 Maple Avenue	Colonial	3	1.1	33	\$485,000	\$485,000	\$450,000	92.78%	\$228,900	1.97
2	10 Crestmont Road 6P	HighRise	3	3.0	24	\$459,000	\$459,000	\$455,000	99.13%		
3	194 Harrison Avenue	Colonial	3	2.0	25	\$650,000	\$650,000	\$625,000	96.15%	\$325,300	1.92
4	28 Irving Street	Colonial	5	3.0	35	\$725,000	\$699,000	\$655,000	93.71%	\$418,600	1.56
5	112 Valley Road	Colonial	5	2.0	14	\$579,000	\$579,000	\$702,000	121.24%	\$572,500	1.23
6	152 High Street	SeeRem	3	2.0	40	\$699,000	\$699,000	\$705,000	100.86%	\$312,200	2.26
7	35 High Street	Colonial	6	3.1	77	\$1,100,000	\$955,000	\$750,000	78.53%	\$524,600	1.43
8	6 Skytop Terrace	CapeCod	4	2.0	12	\$699,000	\$699,000	\$770,000	110.16%	\$419,700	1.83
9	107 Lincoln Street	Victrian	5	3.1	171	\$959,900	\$849,900	\$849,900	100.00%	\$430,400	1.97
10	570 Up Mountain Avenue U2	TwnEndUn	4	3.1	15	\$799,000	\$799,000	\$925,000	115.77%	\$515,700	1.79
11	132 High Street	Colonial	4	2.0	8	\$689,000	\$689,000	\$980,000	142.24%	\$458,400	2.14
12	156 Lincoln Street	Victrian	5	2.2	20	\$899,000	\$899,000	\$1,075,000	119.58%	\$589,700	1.82
13	392 N Fullerton Avenue	Colonial	4	3.2	13	\$1,199,000	\$1,199,000	\$1,550,000	129.27%	\$837,500	1.85
14	14 Kips Ridge C0014	TwnIntUn	4	4.1	14	\$1,299,000	\$1,299,000	\$1,550,000	119.32%	\$865,600	1.79
15	29 Afterglow Way	Tudor	6	4.2	1	\$1,450,000	\$1,450,000	\$1,800,000	124.14%	\$1,079,600	1.67
16	133 Cooper Avenue	Tudor	6	3.1	10	\$1,299,000	\$1,299,000	\$2,125,000	163.59%	\$859,400	2.47
AVERAGE					32	\$874,369	\$856,806	\$997,931	112.90%		1.85

Active Listings in Montclair

Number of Units: 18
 Average List Price: \$2,045,278
 Average Days on Market: 26

Under Contract Listings in Montclair

Number of Units: 36
 Average List Price: \$957,158
 Average Days on Market: 18

Montclair 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	39	32											34
List Price	\$895,721	\$856,806											\$869,778
Sales Price	\$1,064,250	\$997,931											\$1,020,038
SP:LP%	118.38%	112.90%											114.73%
SP to AV	1.80	1.85											1.83
# Units Sold	8	16											24
3 Mo Rate of Ab	0.45	1.28											0.87
Active Listings	12	18											15
Under Contracts	23	36											30

Flashback! YTD 2023 vs YTD 2024

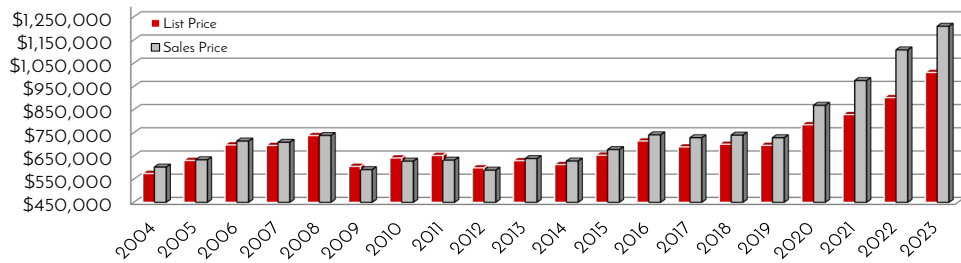
YTD	2023	2024	% Change
DOM	29.5	34.3	16.32%
Sales Price	\$819,671	\$1,020,038	24.44%
LP:SP	110.48%	114.73%	3.84%
SP:AV	1.46	1.83	25.65%



YTD	2023	2024	% Change
# Units Sold	33	24	-27.27%
Rate of Ab 3 Mo	1.10	0.87	-21.36%
Actives	25	15	-40.00%
Under Contracts	32	30	-6.35%

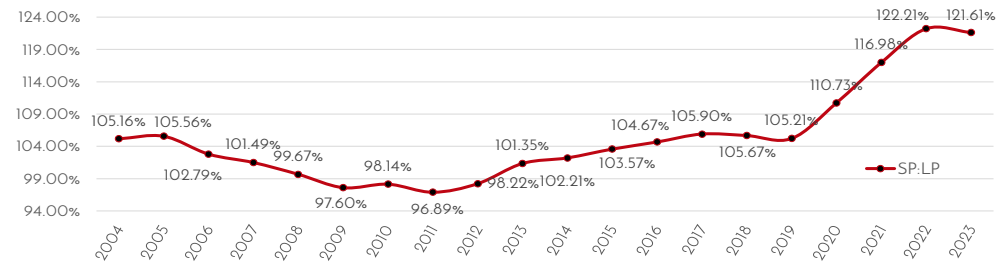
Montclair Yearly Market Trends

Average List Price vs. Sales Price



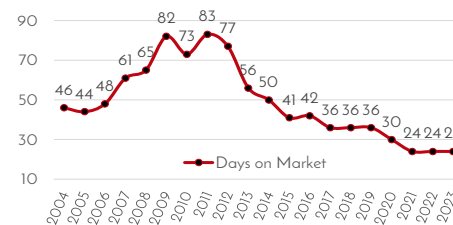
Montclair Yearly Market Trends

Sales Price to List Price Ratios

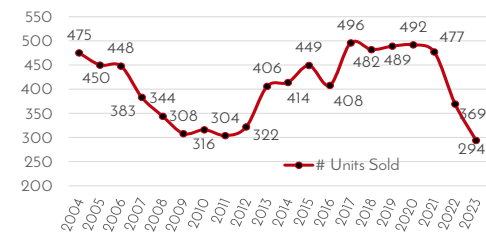


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$692,131	\$598,553	\$629,674	\$612,805	\$653,226	\$74,431	\$688,705	\$700,377	\$695,646	\$784,508	\$828,157	\$901,266	\$1,000,792
SP	\$601,789	\$633,199	\$714,037	\$708,681	\$738,185	\$590,795	\$627,479	\$631,774	\$588,572	\$638,565	\$627,858	\$677,279	\$740,875	\$728,404	\$739,692	\$728,374	\$868,389	\$975,184	\$1,106,164	\$1,209,128

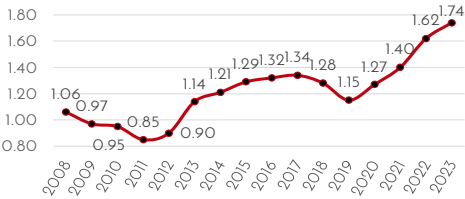
Average Days on Market



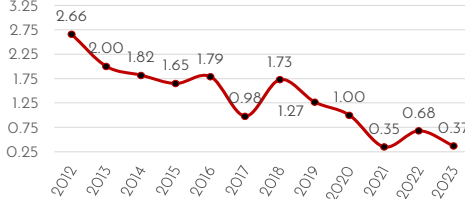
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



*2008 Tax Re-evaluation

Data only available until 2012