



# Montclair

## January 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	10 Crestmont Road U:1J	HighRise	1	1.0	21	\$165,000	\$165,000	\$181,127	109.77%		
2	10 Crestmont Road U:7O	HighRise	2	2.0	28	\$280,000	\$280,000	\$275,000	98.21%		
3	101 Gates Avenue	OneFloor	1	1.0	8	\$259,000	\$259,000	\$285,000	110.04%	\$204,600	1.39
4	57 S Fullerton Avenue U2	OneFloor	2	1.0	11	\$449,000	\$449,000	\$550,000	122.49%	\$311,700	1.76
5	177 Orange Road	Colonial	4	2.0	52	\$659,000	\$599,000	\$605,000	101.00%	\$533,700	1.13
6	61 S Fullerton Avenue U24	OneFloor	2	1.0	36	\$450,000	\$450,000	\$625,000	138.89%	\$353,200	1.77
7	139 Lincoln Street	Colonial	4	2.2	11	\$729,000	\$729,000	\$780,000	107.00%		
8	81 Willowdale Avenue	Colonial	4	3.2	68	\$925,000	\$925,000	\$927,000	100.22%	\$681,700	1.36
9	47 Watchung Avenue	Colonial	5	3.1	17	\$774,000	\$774,000	\$947,022	122.35%	\$588,800	1.61
10	29 Erwin Park Road	Colonial	6	3.2	12	\$998,700	\$998,700	\$1,305,000	130.67%	\$997,900	1.31
11	180 N Mountain Avenue	Colonial	7	3.1	14	\$1,799,000	\$1,799,000	\$2,010,000	111.73%	\$1,117,400	1.80
AVERAGE					25	\$680,700	\$675,245	\$771,832	113.85%		1.52

### *"Active"* Listings in Montclair

Number of Units: 22  
 Average List Price: \$895,066  
 Average Days on Market: 61

### *"Under Contract"* Listings in Montclair

Number of Units: 30  
 Average List Price: \$801,453  
 Average Days on Market: 39

# 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												25
List Price	\$675,245												\$675,245
Sales Price	\$771,832												\$771,832
SP:LP%	113.85%												113.85%
SP to AV	1.52												1.52
# Units Sold	11												11
3 Mo Rate of Ab	1.02												1.02
Active Listings	22												22
Under Contracts	30												30

## Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	41	25	-38.11%
Sales Price	\$878,423	\$771,832	-12.13%
LP:SP	113.05%	113.85%	0.71%
SP:AV	1.37	1.52	10.58%



YTD	2022	2023	% Change
# Units Sold	18	11	-38.89%
Rate of Ab 3 Mo	0.78	1.02	30.77%
Actives	22	22	0.00%
Under Contracts	28	30	7.14%

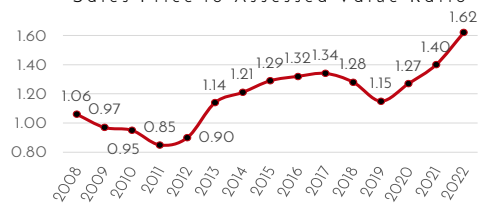
## Montclair Yearly Market Trends

Average List Price vs. Sales Price

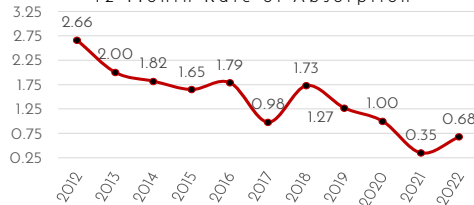


Year	LP	SP
2004	\$574,566	\$601,789
2005	\$630,480	\$633,199
2006	\$697,351	\$714,037
2007	\$695,167	\$708,681
2008	\$737,675	\$738,185
2009	\$605,120	\$590,795
2010	\$641,264	\$627,479
2011	\$652,131	\$631,774
2012	\$598,553	\$588,572
2013	\$629,674	\$638,565
2014	\$612,805	\$627,858
2015	\$655,226	\$677,279
2016	\$714,453	\$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

Sales Price to Assessed Value Ratio

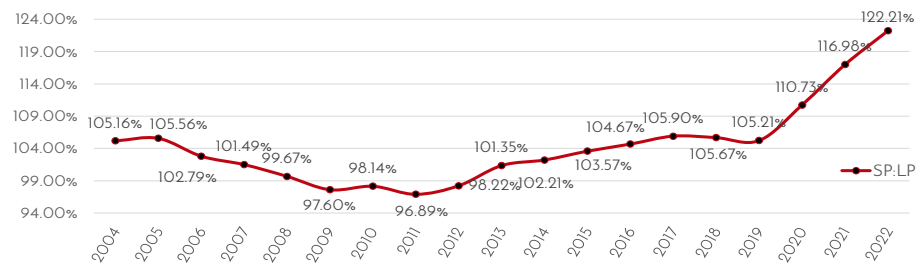


12 Month Rate of Absorption

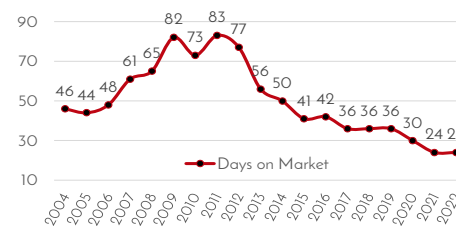


## Montclair Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

