Montclair

January 2020 Market Snapshot

KELLERWILLIAMS

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess-ment	SP:AV
1	16 Forest Street C6403	OneFloor	1	1.0	60	$239,000	$219,000	$185,000	84.47%	$109,600	1.69
2	14 Forest Street C4205	OneFloor	1	1.0	99	$289,000	$280,000	$275,000	98.21%	$207,300	1.33
3	56 Gates Avenue C0004	OneFloor	2	1.0	62	$315,000	$315,000	$300,000	95.24%	$245,000	1.22
4	7 Van Vleck Street C0010	OneFloor	2	1.1	22	$299,000	$299,000	$320,000	107.02%	$241,300	1.33
5	51 S Park Street C0101	OneFloor	2	1.0	88	$409,900	$385,900	$382,000	98.99%	$328,700	1.16
6	13 New Street	Colonial	3	2.1	9	$399,900	$399,900	$398,500	99.65%		
7	51 Greenwood Avenue	Contemp	2	2.0	15	$419,000	$419,000	$450,000	107.40%	$363,200	1.24
8	19 Stanford Place	Colonial	4	3.0	53	$695,000	$629,000	$625,000	99.36%	$600,300	1.04
9	21 Stephen Street	Tudor	5	3.1	36	$725,000	$699,000	$655,000	93.71%	$665,700	0.98
10	99 Harrison Avenue	Tudor	5	3.1	52	$799,000	$754,000	$754,000	100.00%	$707,200	1.07
11	105 Edgemont Road	Colonial	6	2.2	18	$749,000	$749,000	$757,000	101.07%	$683,500	1.11
12	16 Inness Place	Colonial	4	2.1	12	$679,770	$679,770	$776,000	114.16%		
13	108 Harrison Avenue	TwnEndUn	3	3.1	56	$849,000	$849,000	$835,000	98.35%	$798,700	1.05
14	208 N Mountain Avenue	Victorian	5	3.1	43	$1,285,000	$1,185,000	$1,150,000	97.05%	$1,234,500	0.93
15	34 Marion Road	Colonial	5	3.3	14	$999,000	$999,000	$1,161,000	116.22%		
16	29 Highland Avenue	Victorian	7	4.2	64	$1,299,000	$1,299,000	$1,250,000	96.23%	$1,495,500	0.84
17	16 Heller Drive	Colonial	5	3.2	177	$1,599,000	$1,450,000	$1,400,000	96.55%	$1,635,900	0.86
	AVERAGE				52	$708,798	$682,975	$686,676	100.22%		1.13

"Active" Listings in Montclair

Number of Units:	53
Average List Price:	$942,196
Average Days on Market:	56

"Under Contract" Listings in Montclair

Number of Units:	46
Average List Price:	$730,693
Average Days on Market:	64

Montclair 2020 Year to Date Market Trends

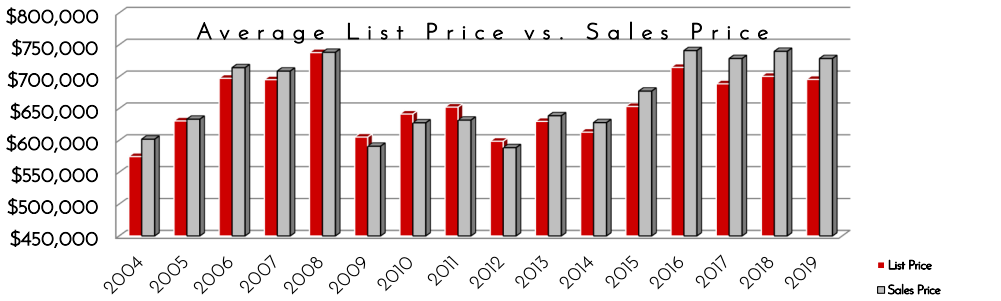
YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	52												52
List Price	$682,975												$682,975
Sales Price	$686,676												$686,676
SP:LP%	100.22%												100.22%
SP to AV	1.13												1.13
# Units Sold	17												17
3 Mo Rate of Ab	1.72												1.72
Active Listings	53												53
Under Contracts	46												46

Flashback! YTD 2019 vs YTD 2020

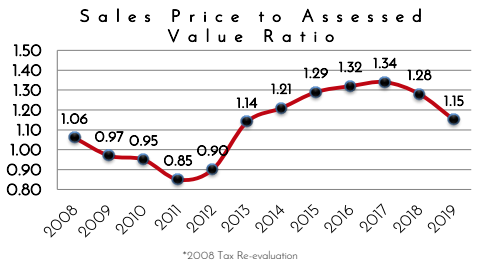
YTD	2019	2020	% Change
DOM	28.4	51.8	81.99%
Sales Price	$762,000	$686,676	-9.88%
LP:SP	104.20%	100.22%	-3.82%
SP:AV	1.09	1.13	3.58%

YTD	2019	2020	% Change
# Units Sold	18	17	-5.56%
Rate of Ab 3 Mo	1.97	1.72	-12.69%
Actives	63	53	-15.87%
Under Contracts	53	46	-13.21%

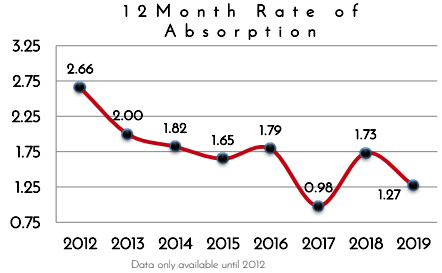
Montclair Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	$574,566	$630,480	$697,351	$695,167	$737,675	$605,120	$641,264	$652,131	$598,553	$629,674	$612,805	$653,226	$714,433	$688,705	$700,377	$695,646
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	$728,406	$739,692	$728,374

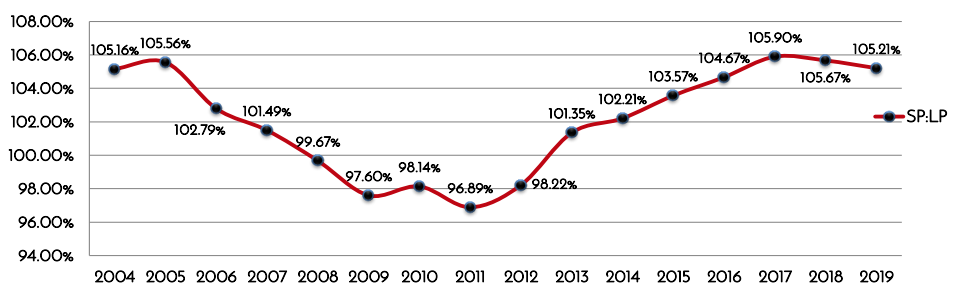


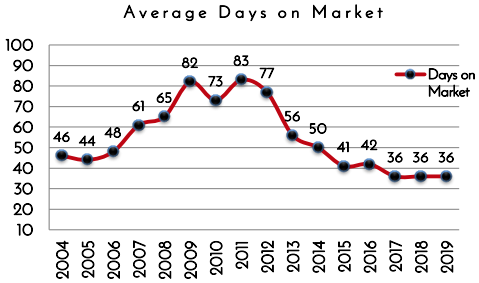
*2008 Tax Re-evaluation

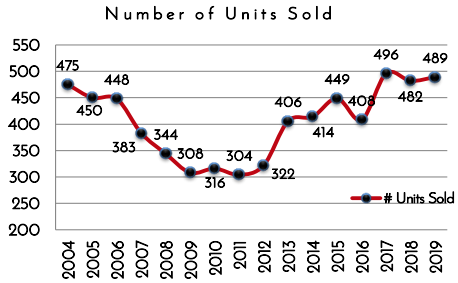


Data only available until 2012

Montclair Yearly Market Trends







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Not intended to solicit a property already listed.