



Montclair

October 2022 Market Snapshot

Units		Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1		16 Forest Street U403	OneFloor	1	1.0	18	\$189,000	\$189,000	\$217,800	115.24%	\$109,600	1.99
2		39 Harrison Avenue U26	OneFloor	2	2.0	13	\$325,000	\$325,000	\$341,000	104.92%	\$224,600	1.52
3		301 Claremont Avenue U6	OneFloor	2	1.0	8	\$329,000	\$329,000	\$355,000	107.90%	\$289,500	1.23
4		16 Forest Street U201	OneFloor	2	1.0	18	\$339,000	\$339,000	\$360,000	106.19%	\$240,300	1.50
5		301 Claremont Avenue U2	OneFloor	2	1.0	13	\$349,000	\$349,000	\$375,000	107.45%	\$290,500	1.29
6		51 S Park Street C0302	OneFloor	2	1.0	17	\$375,000	\$375,000	\$435,000	116.00%	\$323,100	1.35
7		9 Tennis Place	Colonial	3	2.0	17	\$400,000	\$400,000	\$450,000	112.50%	\$309,800	1.45
8		10 Skytop Terrace	CapeCod	4	2.1	38	\$559,000	\$559,000	\$570,000	101.97%	\$437,700	1.30
9		7 Patton Place	Colonial	3	2.0	41	\$579,900	\$579,900	\$579,900	100.00%	\$509,800	1.14
10		48 S Park Street U614	OneFloor	2	2.0	29	\$625,000	\$625,000	\$610,000	97.60%	\$421,100	1.45
11		69 Mission Street U2	Duplex	3	3.1	56	\$699,000	\$675,000	\$675,000	100.00%	\$346,600	1.95
12		279 Valley Way	Ranch	4	3.0	35	\$669,000	\$669,000	\$675,000	100.90%	\$452,700	1.49
13		57 Union Street U51	OneFloor	2	2.0	146	\$699,000	\$699,000	\$699,000	100.00%	\$492,400	1.42
14		2 Berkeley Place	Colonial	5	2.1	114	\$699,000	\$649,000	\$750,000	115.56%	\$586,800	1.28
15		5 Emerson Place	Colonial	4	3.1	15	\$769,000	\$769,000	\$875,000	113.78%	\$595,600	1.47
16		80 Edgemont Road	Colonial	6	2.2	10	\$799,000	\$799,000	\$1,180,000	147.68%	\$700,800	1.68
17		99 S Mountain Avenue	Meditter	3	2.1	6	\$899,000	\$899,000	\$1,200,000	133.48%	\$551,000	2.18
18		96 Harrison Avenue	Colonial	6	3.1	15	\$999,000	\$999,000	\$1,210,000	121.12%	\$798,900	1.51
19		152 Clarewill Avenue	Colonial	6	5.1	13	\$979,000	\$979,000	\$1,350,000	137.90%	\$1,180,400	1.14
20		85 Undercliff Road	Tudor	6	5.1	1	\$1,299,000	\$1,299,000	\$1,354,000	104.23%	\$1,048,500	1.29



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21	12 Prospect Avenue	Mediterr	5	3.1	17	\$1,299,000	\$1,299,000	\$1,625,000	125.10%	\$942,800	1.72
22	29 Highland Avenue	Victorian	7	6.1	14	\$1,499,900	\$1,499,900	\$1,700,000	113.34%	\$1,220,800	1.39
23	79 Beverly Road	Colonial	6	3.1	14	\$1,550,000	\$1,550,000	\$1,900,000	122.58%	\$1,086,900	1.75
24	65 S Mountain Avenue	Colonial	6	5.1	14	\$2,250,000	\$2,250,000	\$2,500,000	111.11%	\$993,200	2.52
AVERAGE					28	\$799,117	\$796,033	\$916,113	113.19%		1.54

"Active" Listings in Montclair

Number of Units: 28
Average List Price: \$1,052,545
Average Days on Market: 70

"Under Contract" Listings in Montclair

Number of Units: 51
Average List Price: \$867,814
Average Days on Market: 33

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	19	28			24
List Price	\$755,633	\$679,900	\$722,458	\$884,338	\$827,921	\$947,872	\$1,051,149	\$969,350	\$972,250	\$796,033			\$898,902
Sales Price	\$878,423	\$836,727	\$926,519	\$1,170,813	\$1,063,981	\$1,266,100	\$1,291,774	\$1,123,617	\$1,164,367	\$916,113			\$1,114,971
SP:LP%	113.05%	119.25%	125.16%	131.26%	126.12%	135.58%	125.20%	114.95%	118.84%	113.19%			123.40%
SP to AV	1.37	1.48	1.62	1.73	1.67	1.78	1.62	1.57	1.55	1.54			1.62
# Units Sold	18	11	26	26	43	43	53	44	30	24			318
3 Mo Rate of Ab	0.78	1.52	2.43	1.60	1.26	1.24	0.84	0.67	0.93	0.88			1.22
Active Listings	22	36	45	38	45	44	28	28	37	28			35
Under Contracts	28	41	62	87	83	81	73	44	56	51			61

Flashback! YTD 2021 vs YTD 2022

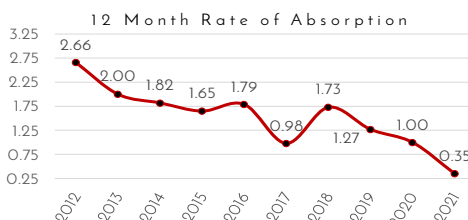
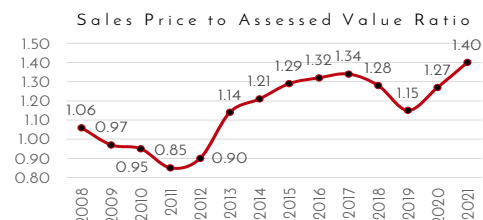
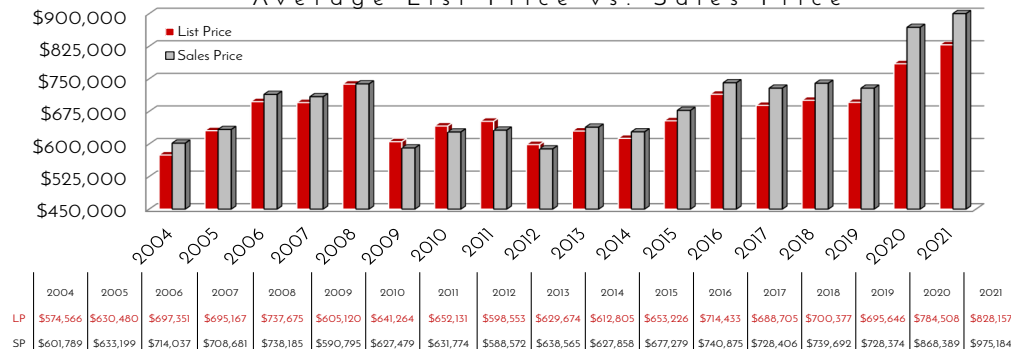
YTD	2021	2022	% Change
DOM	24.13	23.64	-2.04%
Sales Price	\$966,798	\$1,114,971	15.33%
LP:SP	116.61%	123.40%	5.82%
SP:AV	1.39	1.62	16.33%



YTD	2021	2022	% Change
# Units Sold	413	318	-23.00%
Rate of Ab 3 Mo	0.62	0.88	41.94%
Actives	33	28	-15.15%
Under Contracts	57	51	-10.53%

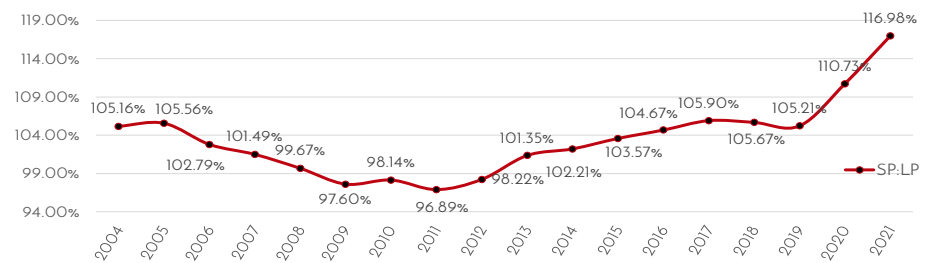
Montclair Yearly Market Trends

Average List Price vs. Sales Price

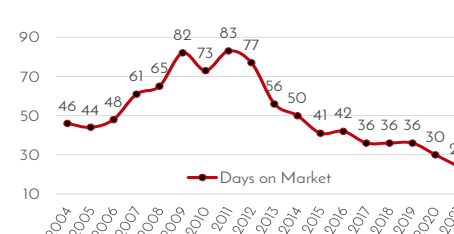


Montclair Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

