



KELLERWILLIAMS.

# Montclair

## December 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	56 Gates Ave C0005	OneFloor	1	1.0	13	\$274,000	\$274,000	\$285,000	104.01%	\$226,500	1.26
2	5 Roosevelt Place 6J	HighRise	2	1.0	12	\$399,000	\$399,000	\$440,000	110.28%	\$212,800	2.07
3	6 Jerome Place U3	Cottage	2	1.0	14	\$399,000	\$399,000	\$475,000	119.05%	\$266,700	1.78
4	530 Valley Road 3A	HighRise	2	2.0	10	\$455,000	\$455,000	\$525,000	115.38%	\$350,000	1.50
5	530 Valley Road U2Z	HighRise	3	2.0	15	\$499,000	\$499,000	\$558,000	111.82%	\$386,400	1.44
6	12 Hitchcock Place	SplitLev	3	1.1	21	\$599,000	\$599,000	\$585,000	97.66%	\$330,300	1.77
7	347 Orange Road	Colonial	3	1.1	27	\$675,000	\$675,000	\$650,000	96.30%		
8	237 Grove Street	Colonial	4	1.1	18	\$659,000	\$659,000	\$670,000	101.67%	\$531,800	1.26
9	29 Essex Avenue	Colonial	4	1.0	17	\$615,000	\$615,000	\$705,000	114.63%	\$553,900	1.27
10	261 Grove Street	Colonial	4	2.0	10	\$699,000	\$699,000	\$900,000	128.76%		
11	253 N Fullerton Avenue	Colonial	3	2.1	9	\$649,900	\$649,900	\$900,000	138.48%		
12	6 Elizabeth Road	Colonial	4	2.0	21	\$799,000	\$799,000	\$900,000	112.64%	\$608,000	1.48
13	800 Valley Road	Colonial	3	2.0	11	\$729,000	\$729,000	\$978,000	134.16%	\$554,500	1.76
14	23 Frederick Street	Colonial	5	3.1	13	\$749,000	\$749,000	\$1,150,000	153.54%	\$610,000	1.89
15	109 Buckingham Road	Colonial	4	2.1	9	\$899,000	\$899,000	\$1,202,000	133.70%	\$726,900	1.65
16	132 Alexander Avenue	Tudor	4	2.1	10	\$929,000	\$929,000	\$1,205,000	129.71%	\$612,200	1.97
17	20 Nassau Road	Colonial	4	2.1	9	\$799,999	\$799,999	\$1,225,000	153.13%	\$664,900	1.84
18	55 Watchung Avenue	Colonial	5	4.1	10	\$1,129,000	\$1,129,000	\$1,350,000	119.57%		
19	123 Beverly Road	Colonial	5	3.2	164	\$1,299,000	\$1,299,000	\$1,545,162	118.95%	\$854,400	1.81
20	175 S Mountain Avenue	Colonial	6	4.2	56	\$1,799,000	\$1,799,000	\$1,750,000	97.28%	\$1,073,100	1.63
21	13 Chester Road	Colonial	5	3.1	9	\$1,499,000	\$1,499,000	\$1,850,000	123.42%	\$767,300	2.41
22	83 Alexander Avenue	Colonial	4	3.1	37	\$1,897,288	\$1,897,288	\$1,860,000	98.03%		
23	395 Upper Mountain Avenue	Colonial	6	4.1	18	\$1,395,000	\$1,395,000	\$1,910,000	136.92%	\$1,020,900	1.87
AVERAGE					23	\$862,878	\$862,878	\$1,026,877	119.53%		1.70

### *"Active"* Listings in Montclair

Number of Units: 11  
Average List Price: \$1,721,982  
Average Days on Market: 46

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

Number of Units: 17  
Average List Price: \$864,687  
Average Days on Market: 41

# 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	32	38	18	17	26	19	19	26	20	28	23	24
List Price	\$675,245	\$769,218	\$719,200	\$878,227	\$1,221,533	\$1,441,470	\$1,052,123	\$1,126,797	\$788,468	\$934,455	\$890,654	\$862,878	\$1,000,792
Sales Price	\$771,832	\$843,591	\$860,635	\$1,043,914	\$1,585,075	\$1,659,699	\$1,291,564	\$1,419,897	\$949,401	\$1,107,956	\$1,119,114	\$1,026,877	\$1,209,128
SP:LP%	113.85%	108.80%	118.01%	116.72%	133.32%	121.93%	125.02%	123.92%	121.08%	116.26%	126.39%	119.53%	121.61%
SP to AV	1.52	1.43	1.54	1.71	1.96	1.81	1.83	1.80	1.78	1.55	1.79	1.70	1.74
# Units Sold	11	22	15	26	24	38	40	30	19	11	35	23	294
3 Mo Rate of Ab	1.02	1.18	1.84	1.60	1.45	0.88	0.61	0.37	0.84	1.20	0.65	0.39	1.00
Active Listings	22	28	23	29	35	19	16	16	22	22	15	11	22
Under Contracts	30	33	50	58	60	67	34	22	32	49	31	17	40

## Flashback! YTD 2022 vs YTD 2023

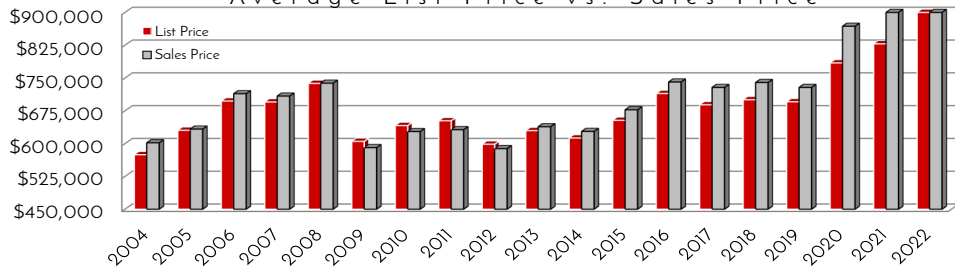
YTD	2022	2023	% Change
DOM	23.9	23.7	-1.16%
Sales Price	\$1,109,164	\$1,209,128	9.01%
LP:SP	122.21%	121.61%	-0.49%
SP:AV	1.62	1.74	7.63%



YTD	2022	2023	% Change
# Units Sold	369	294	-20.33%
Rate of Ab 3 Mo	1.17	1.00	-14.62%
Actives	33	22	-35.18%
Under Contracts	56	40	-27.48%

## Montclair Yearly Market Trends

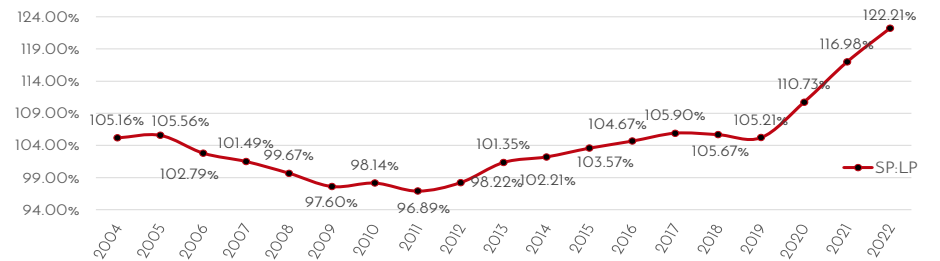
Average List Price vs. Sales Price



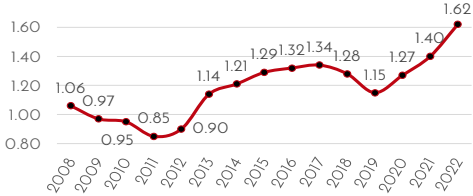
Year	LP	SP
2004	\$574,566	\$601,789
2005	\$630,480	\$633,199
2006	\$697,351	\$714,037
2007	\$695,167	\$708,681
2008	\$737,675	\$738,185
2009	\$605,120	\$590,795
2010	\$641,264	\$627,479
2011	\$652,131	\$631,774
2012	\$598,553	\$588,572
2013	\$629,674	\$638,565
2014	\$612,805	\$627,858
2015	\$653,226	\$677,279
2016	\$714,433	\$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

## Montclair Yearly Market Trends

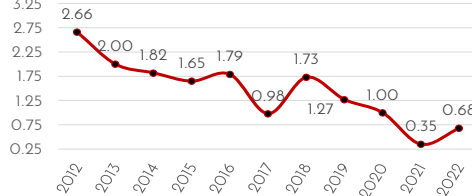
Sales Price to List Price Ratios



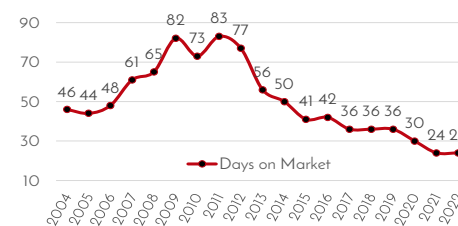
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

