



# Montclair

## May 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	530 Valley Road D1	OneFloor	1	1.0	106	\$324,900	\$259,900	\$280,000	107.73%	\$244,300	1.15
2	530 Valley Road 4J	OneFloor	1	1.0	13	\$298,880	\$298,880	\$360,000	120.45%	\$244,300	1.47
3	41 Brookfield Road	Colonial	4	1.1	21	\$785,000	\$785,000	\$900,000	114.65%	\$536,800	1.68
4	674 Valley Road	Victrian	3	2.1	13	\$679,000	\$679,000	\$960,000	141.38%	\$507,300	1.89
5	17 Kenneth Road	Colonial	5	4.1	25	\$925,600	\$929,000	\$970,400	104.46%	\$743,400	1.31
6	5 Euclid Place	Colonial	3	2.1	10	\$729,000	\$729,000	\$1,100,000	150.89%	\$577,900	1.90
7	57 Melrose Place	Colonial	4	3.2	9	\$875,000	\$875,000	\$1,150,000	131.43%	\$630,500	1.82
8	14 Douglas Road	Colonial	6	1.0	17	\$799,000	\$799,000	\$1,200,000	150.19%	\$460,600	2.61
9	29 Columbus Avenue	Colonial	3	3.0	10	\$789,000	\$789,000	\$1,238,000	156.91%	\$602,200	2.06
10	5 Fairmount Avenue	Colonial	4	1.2	11	\$819,000	\$819,000	\$1,250,000	152.63%	\$620,600	2.01
11	26 Clairidge Court	Colonial	5	2.2	36	\$829,000	\$829,000	\$1,285,000	155.01%	\$612,700	2.10
12	510 Park Street	Tudor	4	3.2	11	\$929,000	\$929,000	\$1,350,000	145.32%	\$862,900	1.56
13	7 Prospect Terrace	Colonial	5	4.2	14	\$1,050,000	\$1,050,000	\$1,385,000	131.90%	\$888,700	1.56
14	12 Pierson Place	Colonial	5	3.2	3	\$1,100,000	\$1,100,000	\$1,400,000	127.27%		
15	32 Cloverhill Place	Colonial	5	3.1	13	\$1,199,000	\$1,199,000	\$1,400,000	116.76%		
16	137 Gordonhurst Avenue	Victrian	5	2.1	9	\$899,000	\$899,000	\$1,450,000	161.29%	\$805,600	1.80
17	87 Alexander Avenue	Contemp	3	3.1	8	\$1,099,000	\$1,099,000	\$1,650,000	150.14%	\$664,100	2.48
18	18 Columbus Avenue	Colonial	6	4.2	7	\$1,400,000	\$1,400,000	\$1,780,000	127.14%		
19	31 Lloyd Road	Colonial	5	3.2	6	\$1,299,000	\$1,299,000	\$1,910,000	147.04%	\$991,100	1.93
20	108 Montclair Avenue	Colonial	6	4.1	12	\$1,875,000	\$1,875,000	\$2,207,000	117.71%	\$980,300	2.25



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21	200 Park Street	LakeStyl	5	3.2	12	\$2,275,000	\$2,275,000	\$2,750,000	120.88%	\$1,090,000	2.52
22	24 Greenview Way	Colonial	5	4.2	13	\$2,200,000	\$2,200,000	\$3,109,000	141.32%	\$1,213,400	2.56
23	17 Sunset Park	Colonial	5	3.2	11	\$2,700,000	\$2,700,000	\$3,357,388	124.35%	\$1,326,800	2.53
24	30 Club Road	Colonial	6	5.2	11	\$3,500,000	\$3,500,000	\$3,600,000	102.86%	\$1,829,800	1.97
AVERAGE					17	\$1,224,099	\$1,221,533	\$1,585,075	133.32%		1.96

***“Active”*** Listings in Montclair

Number of Units: 35  
Average List Price: \$1,151,800  
Average Days on Market: 31

***“Under Contract”*** Listings in Montclair

Number of Units: 60  
Average List Price: \$1,343,911  
Average Days on Market: 25

# 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								25
List Price	\$675,245	\$769,218	\$719,200	\$878,227	\$1,221,533								\$890,706
Sales Price	\$771,832	\$843,591	\$860,635	\$1,043,914	\$1,585,075								\$1,072,880
SP:LP%	113.85%	108.80%	118.01%	116.72%	133.32%								118.88%
SP to AV	1.52	1.43	1.54	1.71	1.96								1.66
# Units Sold	11	22	15	26	24								98
3 Mo Rate of Ab	1.02	1.18	1.84	1.60	1.45								1.42
Active Listings	22	28	23	29	35								27
Under Contracts	30	33	50	58	60								46

## Flashback! YTD 2022 vs YTD 2023

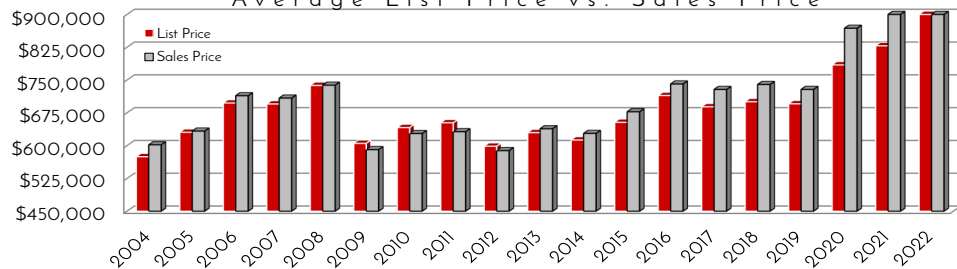
YTD	2022	2023	% Change
DOM	24	25	4.64%
Sales Price	\$1,010,463	\$1,072,880	6.18%
LP:SP	124.49%	118.88%	-4.50%
SP:AV	1.62	1.66	2.93%



YTD	2022	2023	% Change
# Units Sold	124	98	-20.97%
Rate of Ab 3 Mo	1.52	1.42	-6.59%
Actives	37	27	-26.34%
Under Contracts	60	46	-23.26%

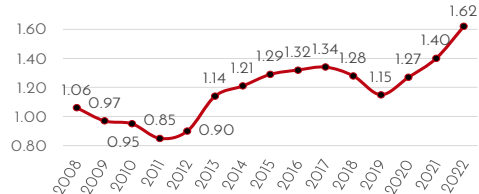
## Montclair Yearly Market Trends

Average List Price vs. Sales Price

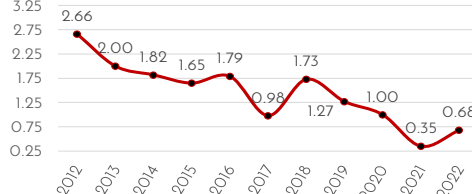


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$652,131	\$598,553	\$629,674	\$612,805	\$653,226	\$714,433	\$688,705	\$700,377	\$695,646	\$784,508	\$828,157	\$901,266
SP	\$601,789	\$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	\$868,389	\$975,184	\$1,106,164

Sales Price to Assessed Value Ratio

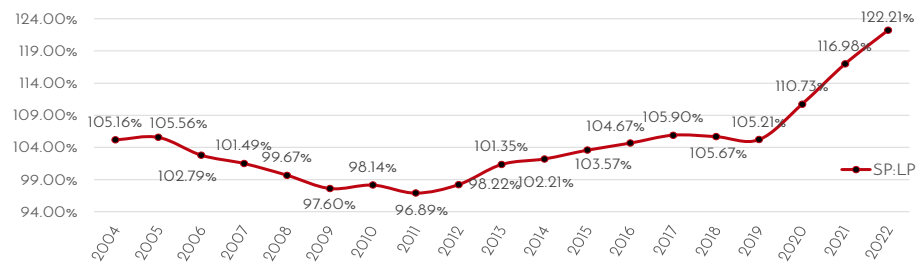


12 Month Rate of Absorption

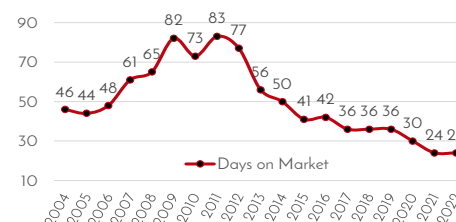


## Montclair Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

