

Montclair

February 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	101 Gates Avenue 3A	OneFloor	1	1.0	13	\$259,000	\$259,000	\$290,000	111.97%	\$208,900	1.39
2	415 Claremont Avenue Unit 5D	OneFloor	2	1.0	129	\$320,000	\$320,000	\$305,000	95.31%	\$236,300	1.29
3	18 Talbot Street	Colonial	2	2.0	54	\$379,000	\$379,000	\$375,000	98.94%	\$318,200	1.18
4	32 Franklin Avenue	SplitLev	3	2.0	35	\$429,900	\$429,900	\$400,000	93.04%	\$338,800	1.18
5	11 Sylvan Place	Colonial	3	1.1	24	\$625,000	\$625,000	\$630,000	100.80%		
6	19 Forest Street	Colonial	4	2.0	11	\$479,000	\$479,000	\$650,000	135.70%	\$383,800	1.69
7	220 Watchung Avenue	Colonial	4	2.0	8	\$599,000	\$599,000	\$918,000	153.26%	\$563,200	1.63
8	19 Woodmont Road	Tudor	4	3.1	14	\$799,000	\$799,000	\$1,026,000	128.41%	\$692,500	1.48
9	75 Columbus Avenue	Colonial	4	3.1	8	\$899,000	\$899,000	\$1,375,000	152.95%		
10	346 Upper Mountain Avenue	Colonial	6	3.1	106	\$1,000,000	\$1,400,000	\$1,550,000	110.71%	\$785,700	1.97
11	28 Mountainside Park Terrace	Contemp	4	3.1	7	\$1,290,000	\$1,290,000	\$1,685,000	130.62%		
AVERAGE					37	\$643,536	\$679,900	\$836,727	119.25%		1.48

"Active" Listings in Montclair

Number of Units: 36
Average List Price: \$856,819
Average Days on Market: 38

"Under Contract" Listings in Montclair

Number of Units: 41
Average List Price: \$804,283
Average Days on Market: 29

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											39
List Price	\$755,633	\$679,900											\$726,907
Sales Price	\$878,423	\$836,727											\$862,608
SP:LP%	113.05%	119.25%											115.40%
SP to AV	1.37	1.48											1.41
# Units Sold	18	11											29
3 Mo Rate of Ab	0.78	1.52											1.15
Active Listings	22	36											29
Under Contracts	28	41											35

Flashback! YTD 2021 vs YTD 2022

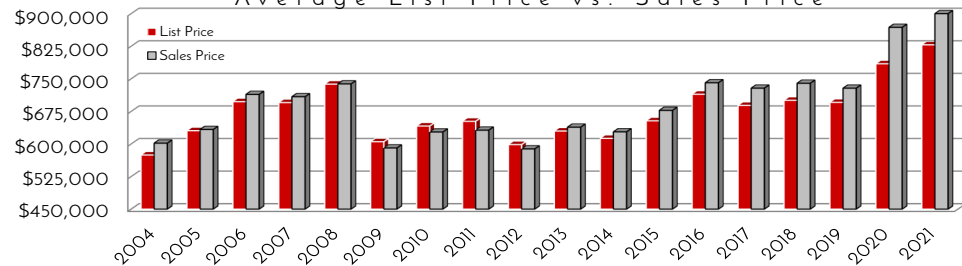
YTD	2021	2022	% Change
DOM	34	39	15.46%
Sales Price	\$904,042	\$862,608	-4.58%
LP:SP	112.89%	115.40%	2.22%
SP:AV	1.31	1.41	7.18%



YTD	2021	2022	% Change
# Units Sold	54	29	-46.30%
Rate of Ab 3 Mo	0.77	1.52	97.40%
Actives	39	36	-7.69%
Under Contracts	60	41	-31.67%

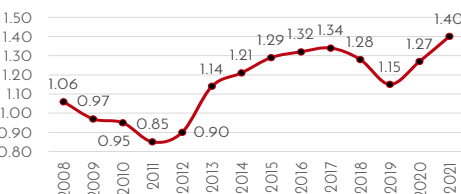
Montclair Yearly Market Trends

Average List Price vs. Sales Price



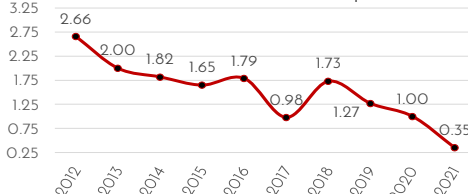
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$652,131	\$598,553	\$629,674	\$612,805	\$653,226	\$714,433	\$688,705	\$700,377	\$695,646	\$784,508	\$828,157
SP	\$601,789	\$633,199	\$714,037	\$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

Sales Price to Assessed Value Ratio



*2008 Tax Re-evaluation

12 Month Rate of Absorption

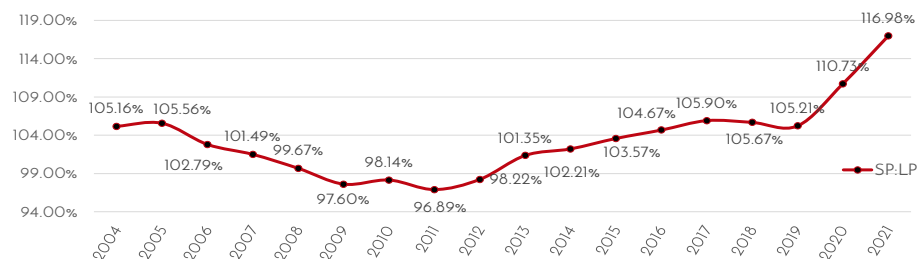


Data only available until 2012

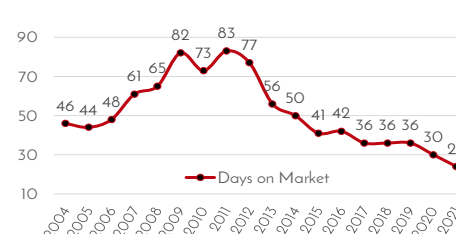
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Montclair Yearly Market Trends

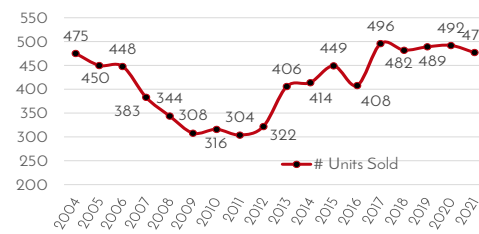
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



Not intended to solicit a property already listed.

© 2004-2022 Copyright Protected. All Rights Reserved