Montclair

March 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess-ment	SP:AV
1	439 Washington Avenue	OneFloor	1	1.0	288	$214,900	$171,000	$169,200	98.95%	$144,800	1.17
2	14 Forest Street Unit 106	OneFloor	1	1.0	17	$185,000	$185,000	$270,000	145.95%	$207,000	1.30
3	530 Valley Road	OneFloor	1	1.0	21	$355,000	$355,000	$371,000	104.51%	$244,300	1.52
4	29 Up Mountain Avenue	MultiFlr	2	2.0	14	$425,000	$425,000	$425,000	100.00%	$309,300	1.37
5	17 Charles Street	Custom	4	2.0	65	$699,000	$649,000	$600,000	92.45%	$387,900	1.55
6	48 S Park Street	OneFloor	2	2.0	17	$579,000	$579,000	$650,100	112.28%	$459,900	1.41
7	201 Bellevue Avenue	TwnEndUn	3	2.1	12	$570,000	$570,000	$718,000	125.96%	$454,800	1.58
8	1 Rutgers Place	Custom	3	2.0	10	$699,000	$699,000	$765,000	109.44%	$410,700	1.86
9	2 Tuers Place	SplitLev	3	2.1	18	$789,000	$789,000	$850,000	107.73%		
10	49 Northview Avenue	Colonial	3	2.1	15	$719,000	$719,000	$915,000	127.26%	$572,700	1.60
11	138 N Mountain Avenue	Colonial	5	3.1	11	$849,000	$849,000	$1,126,000	132.63%	$745,100	1.51
12	260 Upper Mountain Avenue	Contemp	4	2.1	36	$949,000	$949,000	$1,380,000	145.42%	$779,500	1.77
13	67 Heller Way	RanchRas	5	3.1	34	$1,399,999	$1,399,999	$1,440,000	102.86%	$787,800	1.83
14	126 Bellevue Avenue	Tudor	4	3.2	10	$1,149,000	$1,149,000	$1,600,000	139.25%	$1,126,700	1.42
15	219 Christopher Street	Colonial	6	3.2	8	$1,300,000	$1,300,000	$1,630,219	125.40%	$978,300	1.67
	AVERAGE				38	$725,460	$719,200	$860,635	118.01%		1.54

"Active" Listings in Montclair

Number of Units:	23
Average List Price:	$1,167,068
Average Days on Market:	39

"Under Contract" Listings in Montclair

Number of Units:	50
Average List Price:	$1,042,816
Average Days on Market:	23

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										32
List Price	$675,245	$769,218	$719,200										$732,052
Sales Price	$771,832	$843,591	$860,635										$832,472
SP:LP%	113.85%	108.80%	118.01%										112.83%
SP to AV	1.52	1.43	1.54										1.49
# Units Sold	11	22	15										48
3 Mo Rate of Ab	1.02	1.18	1.84										1.35
Active Listings	22	28	23										24
Under Contracts	30	33	50										38

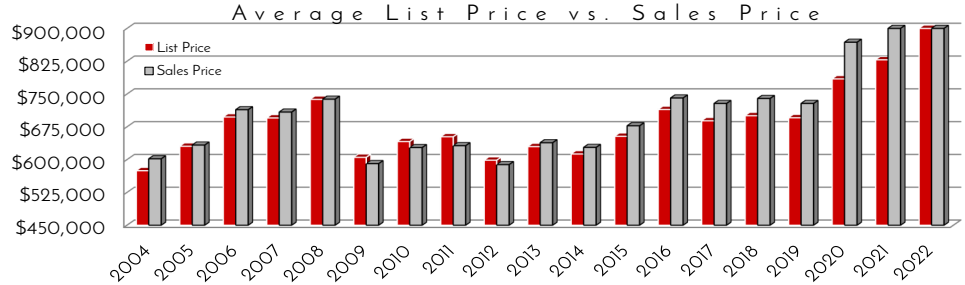
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	31	32	5.47%
Sales Price	$892,820	$832,472	-6.76%
LP:SP	120.01%	112.83%	-5.98%
SP:AV	1.51	1.49	-1.80%

KELLERWILLIAMS

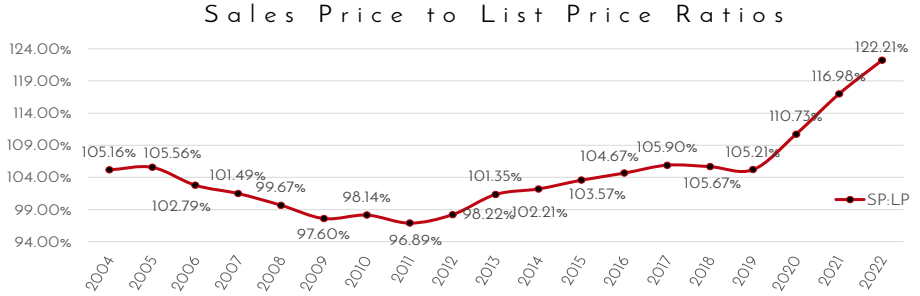
YTD	2022	2023	% Change
# Units Sold	55	48	-12.73%
Rate of Ab 3 Mo	1.58	1.35	-14.59%
Actives	34	24	-29.13%
Under Contracts	44	38	-13.74%

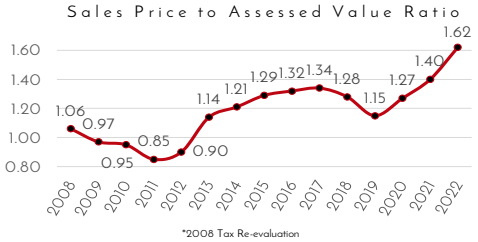
Montclair Yearly Market Trends

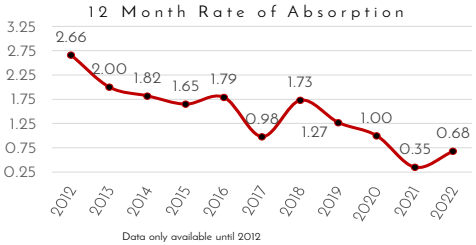


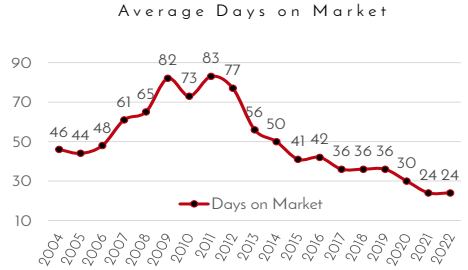
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	$574,566	$630,480	$697,351	$695,167	$737,675	$605,120	$641,264	$652,131	$598,553	$629,674	$612,805	$653,226	$714,433	$688,705	$700,377	$695,646	$784,508	$828,157	$901,266
SP	$601,789	$633,199	$714,037	$708,681	$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

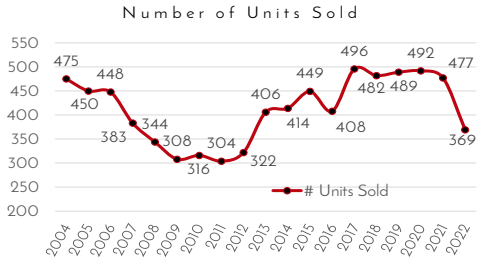
Montclair Yearly Market Trends











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Not intended to solicit a property already listed.