



Montclair

March 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	15 Forest Street	OneFloor	1	1.0	9	\$259,000	\$259,000	\$290,000	111.97%	\$187,100	1.55
2	101 Gates Avenue E3	OneFloor	1	1.0	8	\$275,000	\$275,000	\$325,000	118.18%	\$202,500	1.60
3	15 Forest Street	OneFloor	3	1.0	12	\$379,000	\$379,000	\$390,000	102.90%	\$235,000	1.66
4	15 The Crescent	OneFloor	2	1.0	9	\$399,000	\$399,000	\$510,000	127.82%	\$283,900	1.80
5	530 Valley Road	HighRise	2	2.0	24	\$479,000	\$479,000	\$530,000	110.65%	\$350,000	1.51
6	13 Montague Place	Colonial	3	2.0	13	\$499,000	\$499,000	\$575,000	115.23%	\$397,400	1.45
7	45 Pleasant Way	Colonial	3	2.0	14	\$599,000	\$599,000	\$625,000	104.34%	\$305,000	2.05
8	212 Grove Street	Colonial	3	2.0	8	\$699,000	\$699,000	\$999,000	142.92%	\$524,600	1.90
9	92 Edgemont Road	Colonial	4	1.2	26	\$789,000	\$789,000	\$1,071,000	135.74%	\$690,300	1.55
10	11 Ramsay Road	Custom	4	2.2	13	\$949,900	\$949,900	\$1,309,120	137.82%	\$825,900	1.59
11	397 N Fullerton Avenue	Colonial	4	2.0	9	\$979,000	\$979,000	\$1,412,067	144.24%	\$689,200	2.05
12	7 Cloverhill Place	Colonial	5	3.1	7	\$1,249,000	\$1,249,000	\$1,425,000	114.09%		
13	180 Christopher Street	Colonial	5	3.1	13	\$1,299,000	\$1,299,000	\$1,515,000	116.63%	\$842,600	1.80
14	23 Alexander Avenue	Colonial	5	5.0	8	\$1,329,000	\$1,329,000	\$1,572,000	118.28%		
15	28 Woodmont Road	Colonial	6	3.0	27	\$1,900,000	\$1,900,000	\$2,000,000	105.26%	\$966,300	2.07
16	16 The Fairway	Tudor	4	3.2	19	\$1,395,000	\$1,395,000	\$2,200,000	157.71%	\$777,700	2.83
AVERAGE					14	\$842,369	\$842,369	\$1,046,762	122.74%		1.81

"Active" Listings in Montclair

Number of Units: 29
 Average List Price: \$1,851,328
 Average Days on Market: 19

"Under Contract" Listings in Montclair

Number of Units: 41
 Average List Price: \$1,099,873
 Average Days on Market: 17

Montclair 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	39	32	14										26
List Price	\$895,721	\$856,806	\$842,369										\$858,814
Sales Price	\$1,064,250	\$997,931	\$1,046,762										\$1,030,727
SP:LP%	118.38%	112.90%	122.74%										117.93%
SP to AV	1.80	1.85	1.81										1.82
# Units Sold	8	16	16										40
3 Mo Rate of Ab	0.45	1.28	1.88										1.20
Active Listings	12	18	29										20
Under Contracts	23	36	41										33

Flashback! YTD 2023 vs YTD 2024

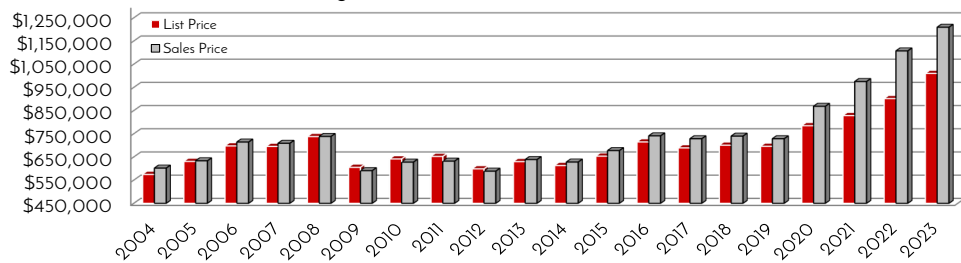
YTD	2023	2024	% Change
DOM	32	26	-19.25%
Sales Price	\$832,472	\$1,030,727	23.82%
LP:SP	112.83%	117.93%	4.52%
SP:AV	1.49	1.82	22.83%



YTD	2023	2024	% Change
# Units Sold	48	40	-16.67%
Rate of Ab 3 Mo	1.35	1.20	-10.64%
Actives	24	20	-19.18%
Under Contracts	38	33	-11.50%

Montclair Yearly Market Trends

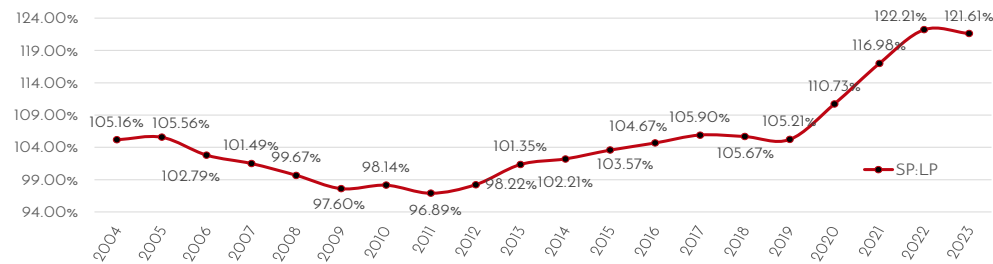
Average List Price vs. Sales Price



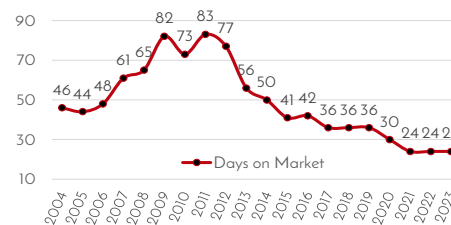
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$652,131	\$598,553	\$629,674	\$612,805	\$653,226	\$74,431	\$688,705	\$700,377	\$693,646	\$784,508	\$828,157	\$901,266	\$1,000,792
SP	\$601,789	\$633,199	\$714,037	\$708,681	\$738,185	\$590,795	\$627,479	\$631,774	\$588,572	\$638,565	\$627,279	\$740,875	\$728,404	\$739,692	\$728,374	\$868,389	\$975,184	\$1,106,164	\$1,209,128	

Montclair Yearly Market Trends

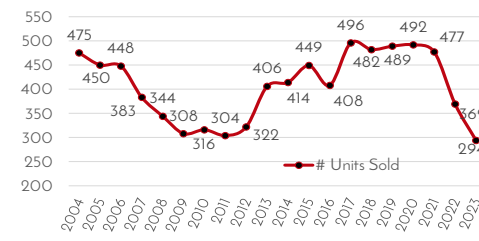
Sales Price to List Price Ratios



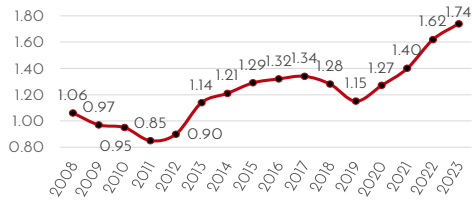
Average Days on Market



Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption

