



Montclair

November 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	101 Gates Avenue A7	OneFloor	1	1.0	14	\$275,000	\$275,000	\$315,000	114.55%	\$234,600	1.34
2	7 Van Vleck Street U1	TwndEndUn	2	1.1	24	\$365,000	\$365,000	\$415,000	113.70%	\$240,900	1.72
3	123 Willowdale Avenue	FixrUppr	3	1.0	43	\$499,900	\$499,900	\$467,500	93.52%	\$284,800	1.64
4	10 Claremont Place	Colonial	3	1.0	18	\$488,000	\$488,000	\$531,500	108.91%	\$290,800	1.83
5	68 Overlook Road	Bi-Level	4	2.0	1	\$600,000	\$600,000	\$655,000	109.17%	\$566,600	1.16
6	20 Alexander Avenue	Colonial	6	3.0	11	\$519,000	\$519,000	\$700,000	134.87%	\$538,100	1.30
7	20 Alden Road	Colonial	4	2.0	19	\$599,000	\$599,000	\$700,000	116.86%	\$419,200	1.67
8	16 Gardiner Place	FixrUppr	6	2.1	20	\$479,000	\$479,000	\$707,000	147.60%	\$350,300	2.02
9	43 Pleasant Avenue	SplitLev	4	2.1	19	\$499,000	\$499,000	\$713,000	142.89%	\$420,800	1.69
10	252 N Fullerton Avenue	Colonial	4	2.0	9	\$649,000	\$649,000	\$778,000	119.88%	\$311,600	2.50
11	577 Park Street	Colonial	4	3.0	78	\$849,000	\$799,000	\$799,000	100.00%	\$668,800	1.19
12	383 Orange Road	Colonial	5	3.1	15	\$699,000	\$699,000	\$825,000	118.03%	\$508,400	1.62
13	110 Squire Hill Road	SplitLev	3	3.0	19	\$749,000	\$749,000	\$865,000	115.49%	\$525,900	1.64
14	639 Grove Street	RanchRas	3	2.1	8	\$599,000	\$599,000	\$924,000	154.26%	\$477,600	1.93
15	340 N Fullerton Avenue	Colonial	3	1.0	10	\$699,000	\$699,000	\$960,000	137.34%	\$617,300	1.56
16	72 Gordonhurst Avenue	Colonial	3	1.1	11	\$799,000	\$799,000	\$960,000	120.15%	\$589,900	1.63
17	219 Walnut Street	Colonial	5	2.1	42	\$999,000	\$975,000	\$975,000	100.00%	\$622,700	1.57
18	8D South Mountain Avenue	TwndEndUn	3	3.1	6	\$865,000	\$865,000	\$999,000	115.49%	\$553,900	1.80
19	61 Beverly Road	Colonial	4	1.1	10	\$729,000	\$729,000	\$999,999	137.17%	\$594,800	1.68
20	25 Franklin Place	Colonial	5	3.1	39	\$899,000	\$899,000	\$1,075,000	119.58%		



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21	50 Dryden Road	Colonial	4	4.1	20	\$1,149,000	\$999,000	\$1,175,000	117.62%	\$697,300	1.69
22	15 Carteret Street	Colonial	4	2.1	12	\$899,000	\$899,000	\$1,251,000	139.15%	\$601,800	2.08
23	117 Alexander Avenue	Colonial	4	2.0	8	\$799,000	\$799,000	\$1,305,000	163.33%	\$667,700	1.95
24	207 Park Street	Colonial	6	3.1	12	\$989,000	\$989,000	\$1,306,000	132.05%	\$785,300	1.66
25	653 Valley Road	Colonial	5	4.1	22	\$999,000	\$999,000	\$1,400,000	140.14%	\$625,000	2.24
26	27 Alexander Avenue	Custom	4	4.1	328	\$1,550,000	\$1,550,000	\$1,450,000	93.55%		
27	29 Laurel Place	Colonial	4	2.2	37	\$1,299,000	\$1,299,000	\$1,480,000	113.93%	\$714,400	2.07
28	28 Stanford Place	Colonial	5	3.1	29	\$1,199,000	\$1,199,000	\$1,490,000	124.27%		
29	109 Christopher Street	Colonial	5	3.1	8	\$969,000	\$969,000	\$1,515,000	156.35%	\$699,000	2.17
30	172 Summit Avenue	Victrian	6	3.2	20	\$1,099,000	\$1,099,000	\$1,576,000	143.40%	\$777,100	2.03
31	8 Curtis Terrace	Colonial	7	4.1	9	\$1,599,000	\$1,599,000	\$1,700,000	106.32%		
32	125 Summit Avenue	Colonial	4	3.0	14	\$1,099,000	\$1,099,000	\$1,702,000	154.87%	\$742,700	2.29
33	27 The Fairway	Colonial	5	3.1	15	\$989,000	\$989,000	\$1,705,000	172.40%	\$717,100	2.38
34	108 Bellevue Avenue	Victrian	4	2.1	10	\$1,650,000	\$1,650,000	\$2,200,000	133.33%	\$1,270,200	1.73
35	81 Porter Place	Victrian	6	3.2	9	\$2,250,000	\$2,250,000	\$2,550,000	113.33%	\$1,464,000	1.74
AVERAGE					28	\$897,054	\$890,654	\$1,119,114	126.39%		1.79

Active Listings in Montclair

Number of Units: 15
 Average List Price: \$1,289,852
 Average Days on Market: 43

Under Contract Listings in Montclair

Number of Units: 31
 Average List Price: \$908,735
 Average Days on Market: 32

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		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		\$1,012,497
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		\$1,224,596
SP:LP%	113.85%	108.80%	118.01%	116.72%	133.32%	121.93%	125.02%	123.92%	121.08%	116.26%	126.39%		121.79%
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		1.75
# Units Sold	11	22	15	26	24	38	40	30	19	11	35		271
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		1.06
Active Listings	22	28	23	29	35	19	16	16	22	22	15		22
Under Contracts	30	33	50	58	60	67	34	22	32	49	31		42

Flashback! YTD 2022 vs YTD 2023

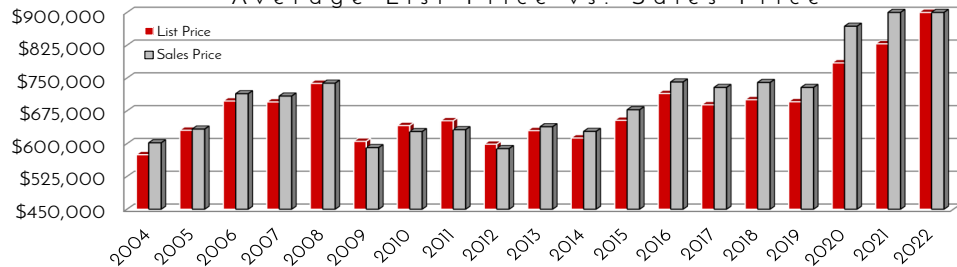
YTD	2022	2023	% Change
DOM	24	24	0.45%
Sales Price	\$1,109,529	\$1,224,596	10.37%
LP:SP	122.91%	121.79%	-0.91%
SP:AV	1.62	1.75	7.77%



YTD	2022	2023	% Change
# Units Sold	344	271	-21.22%
Rate of Ab 3 Mo	1.20	1.06	-12.15%
Actives	34	22	-34.31%
Under Contracts	58	42	-26.96%

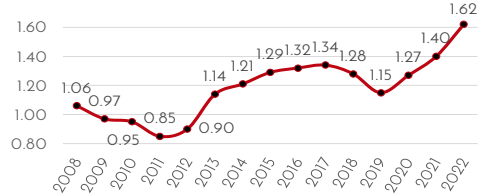
Montclair Yearly Market Trends

Average List Price vs. Sales Price

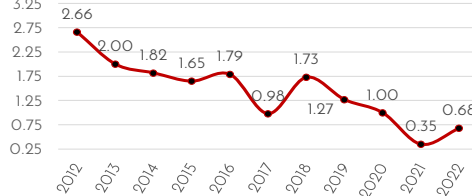


Year	LP	SP
2004	\$574,566	\$601,789
2005	\$630,480	\$633,199
2006	\$697,351	\$714,037
2007	\$695,167	\$708,681
2008	\$737,675	\$738,185
2009	\$605,120	\$590,795
2010	\$641,264	\$627,479
2011	\$652,131	\$631,774
2012	\$598,553	\$588,572
2013	\$629,674	\$638,565
2014	\$612,805	\$627,858
2015	\$653,226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

Sales Price to Assessed Value Ratio

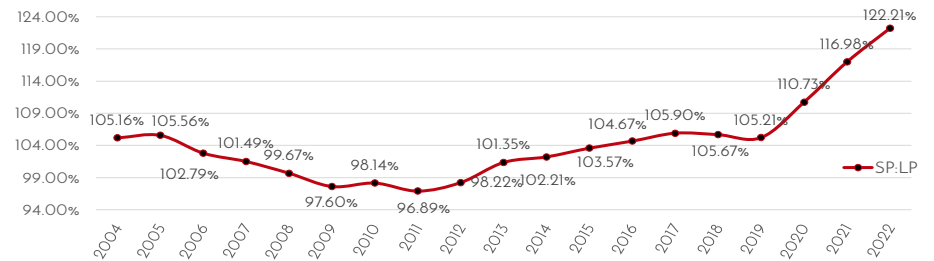


12 Month Rate of Absorption

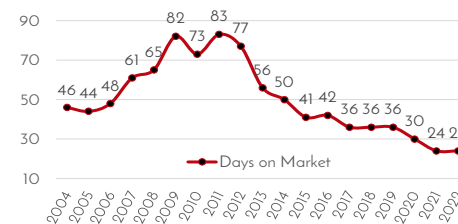


Montclair Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

