



# Montclair

## January 2024 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 3J	HighRise	1	1.0	41	\$298,891	\$298,892	\$351,000	117.43%	\$244,300	1.44
2	32 Central Avenue	Colonial	2	1.0	70	\$475,000	\$495,000	\$490,000	98.99%	\$278,700	1.76
3	184 Bellevue Avenue UA	TwnEndUn	3	3.0	14	\$849,000	\$849,000	\$950,000	111.90%	\$515,300	1.84
4	9 Euclid Place	Colonial	4	2.0	20	\$768,880	\$768,880	\$1,047,000	136.17%	\$544,400	1.92
5	2 Mulford Lane	Tudor	4	3.1	31	\$925,000	\$925,000	\$1,200,000	129.73%	\$639,300	1.88
6	6 Oakcroft Avenue	Colonial	5	3.1	104	\$1,349,999	\$1,349,999	\$1,350,000	100.00%		
7	189 Montclair Avenue	Custom	5	2.2	15	\$1,149,000	\$1,149,000	\$1,500,000	130.55%	\$731,600	2.05
8	181 Summit Avenue	Colonial	8	4.1	17	\$1,330,000	\$1,330,000	\$1,626,000	122.26%	\$964,200	1.69
AVERAGE					39	\$893,221	\$895,721	\$1,064,250	118.38%		1.80

### *Active* Listings in Montclair

Number of Units: 12  
 Average List Price: \$1,522,083  
 Average Days on Market: 38

### *Under Contract* Listings in Montclair

Number of Units: 23  
 Average List Price: \$928,909  
 Average Days on Market: 21

# 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												39
List Price	\$895,721												\$895,721
Sales Price	\$1,064,250												\$1,064,250
SP:LP%	118.38%												118.38%
SP to AV	1.80												1.80
# Units Sold	8												8
3 Mo Rate of Ab	0.45												0.45
Active Listings	12												12
Under Contracts	23												23

## Flashback! YTD 2023 vs YTD 2024

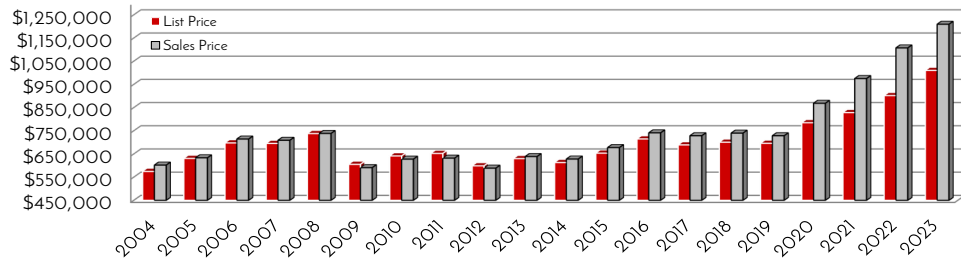
YTD	2023	2024	% Change
DOM	25.3	39.0	54.32%
Sales Price	\$771,832	\$1,064,250	37.89%
LP:SP	113.85%	118.38%	3.98%
SP:AV	1.52	1.80	18.43%



YTD	2023	2024	% Change
# Units Sold	11	8	-27.27%
Rate of Ab 3 Mo	1.02	0.45	-55.88%
Actives	22	12	-45.45%
Under Contracts	30	23	-23.33%

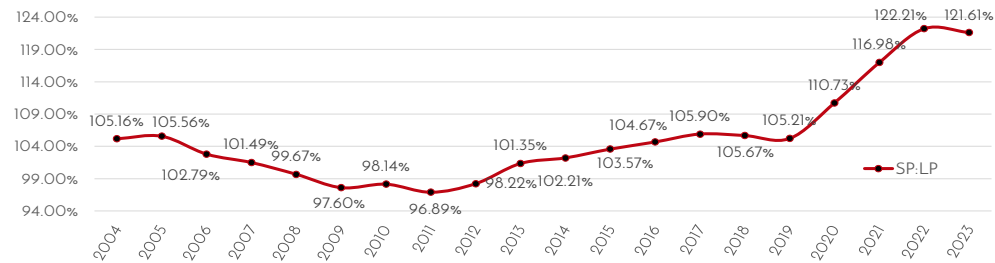
## Montclair Yearly Market Trends

Average List Price vs. Sales Price



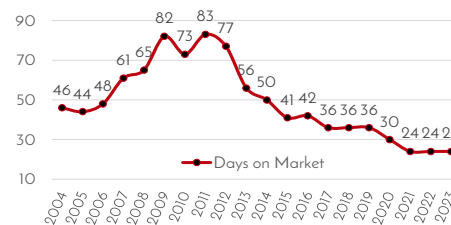
## Montclair Yearly Market Trends

Sales Price to List Price Ratios

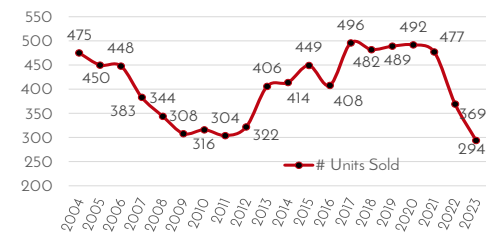


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$692,131	\$598,553	\$609,674	\$612,805	\$653,226	\$74,431	\$688,705	\$700,377	\$695,646	\$784,508	\$828,157	\$901,266	\$1,000,792
SP	\$601,789	\$633,199	\$714,037	\$708,681	\$738,185	\$590,795	\$627,479	\$631,774	\$588,572	\$638,565	\$627,858	\$677,279	\$740,875	\$728,404	\$739,692	\$728,374	\$868,389	\$975,184	\$1,106,164	\$1,209,128

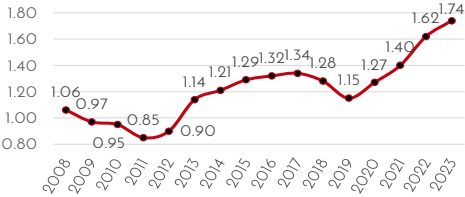
Average Days on Market



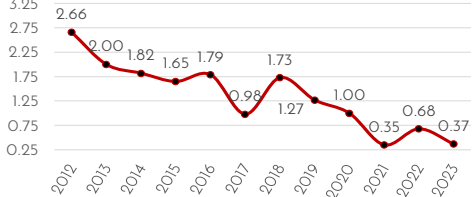
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



\*2008 Tax Re-evaluation

Data only available until 2012