

Montclair

May 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	415 Claremont Avenue 2A	HighRise	1	1.0	10	\$255,000	\$255,000	\$267,200	104.78%	\$172,100	1.55
2	10 Crestmont Road 2M	HighRise	2	2.0	123	\$299,000	\$299,000	\$280,000	93.65%		
3	101 Gates Avenue 3H	OneFloor	1	1.0	9	\$265,000	\$265,000	\$285,000	107.55%	\$202,400	1.41
4	101 Gates Avenue 4B	OneFloor	1	1.0	9	\$259,000	\$259,000	\$291,000	112.36%	\$202,500	1.44
5	15 Forest Street U8	OneFloor	2	1.0	27	\$308,000	\$308,000	\$315,000	102.27%	\$267,100	1.18
6	14 Forest Street U301	OneFloor	2	1.0	15	\$349,000	\$349,000	\$353,000	101.15%	\$240,300	1.47
7	51 S Park Street U112	OneFloor	2	2.0	32	\$424,000	\$375,000	\$380,000	101.33%	\$222,300	1.71
8	22 Ward Place B22	CapeCod	3	2.0	26	\$450,000	\$450,000	\$415,000	92.22%	\$269,200	1.54
9	61 So Fullerton Avenue U32	OneFloor	2	1.1	41	\$479,900	\$449,900	\$460,000	102.24%	\$352,000	1.31
10	405 Claremont Avenue	Colonial	4	2.0	53	\$549,900	\$499,900	\$515,000	103.02%	\$412,800	1.25
11	24 Elm Street U4	OneFloor	3	2.0	27	\$549,000	\$549,000	\$560,000	102.00%	\$428,700	1.31
12	55 Pleasant Way	Colonial	4	3.1	67	\$699,000	\$679,000	\$668,000	98.38%		
13	30 Cross Street	Colonial	4	3.1	11	\$693,000	\$693,000	\$817,000	117.89%		
14	17 Columbus Avenue	Colonial	4	2.0	15	\$599,000	\$599,000	\$825,000	137.73%	\$542,100	1.52
15	6 Clairidge Court	Colonial	4	1.1	15	\$639,000	\$639,000	\$905,000	141.63%	\$581,000	1.56
16	60 Overlook Road	Colonial	3	1.1	10	\$729,000	\$729,000	\$905,000	124.14%	\$611,300	1.48
17	339 Orange Road	Colonial	4	3.1	10	\$699,000	\$699,000	\$939,000	134.33%	\$532,600	1.76
18	7 Champlain Terrace	Colonial	4	2.2	12	\$810,000	\$810,000	\$947,000	116.91%	\$598,900	1.58
19	557 Upper Mountain Avenue	Colonial	3	1.2	9	\$649,000	\$649,000	\$957,000	147.46%	\$590,500	1.62
20	100 Alexander Avenue	Bi-Level	4	2.1	13	\$875,000	\$875,000	\$975,000	111.43%	\$641,700	1.52
21	17 Fairfield Street	Colonial	5	3.1	26	\$749,900	\$749,900	\$990,000	132.02%	\$565,600	1.75
22	34 Cloverhill Place	Colonial	4	2.2	12	\$749,900	\$749,900	\$1,050,000	140.02%		
23	542 Highland Avenue	Colonial	4	3.0	11	\$749,000	\$749,000	\$1,110,000	148.20%	\$647,400	1.71
24	5 Graham Terrace	Colonial	4	3.1	12	\$999,000	\$999,000	\$1,125,000	112.61%	\$766,600	1.47
25	24 Upper Mountain Avenue	Colonial	7	2.2	24	\$1,199,000	\$1,199,000	\$1,125,000	93.83%	\$575,600	1.95

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26	5 Manor Court	Colonial	4	2.1	8	\$899,000	\$899,000	\$1,150,000	127.92%	\$761,300	1.51
27	4 Highland Avenue	Colonial	5	3.1	14	\$789,000	\$789,000	\$1,175,000	148.92%	\$555,900	2.11
28	11 Princeton Place	Colonial	4	2.1	15	\$899,000	\$899,000	\$1,176,000	130.81%	\$668,300	1.76
29	139 Bellevue Avenue	Colonial	5	2.2	23	\$949,000	\$949,000	\$1,230,000	129.61%	\$703,900	1.75
30	236 Grove Street	Colonial	4	3.1	11	\$779,000	\$779,000	\$1,252,000	160.72%	\$592,600	2.11
31	80 Inwood Avenue	Colonial	4	2.1	9	\$849,000	\$849,000	\$1,300,000	153.12%	\$683,000	1.90
32	44 Harvard Street	Colonial	3	3.1	15	\$819,000	\$819,000	\$1,303,000	159.10%	\$645,400	2.02
33	69 Dryden Road	Colonial	4	3.1	14	\$855,000	\$855,000	\$1,375,000	160.82%	\$714,900	1.92
34	121 Beverly Road	Colonial	5	3.1	9	\$899,000	\$899,000	\$1,426,000	158.62%	\$787,000	1.81
35	11 Mendl Terrace	Colonial	4	3.1	9	\$1,095,000	\$1,095,000	\$1,632,000	149.04%	\$776,100	2.10
36	298 Park Street	Colonial	6	3.1	10	\$1,149,000	\$1,149,000	\$1,700,000	147.95%	\$769,900	2.21
37	203 Orange Road	Colonial	6	3.2	8	\$1,099,000	\$1,099,000	\$1,705,000	155.14%	\$902,000	1.89
38	25 Mount Vernon Road	Colonial	4	3.0	8	\$1,475,000	\$1,475,000	\$1,750,000	118.64%		
39	168 Union Street	Colonial	6	5.1	14	\$1,825,000	\$1,825,000	\$1,835,000	100.55%	\$1,293,500	1.42
40	183 Midland Avenue	Colonial	6	3.2	7	\$1,499,000	\$1,499,000	\$1,875,000	125.08%	\$1,179,500	1.59
41	487 Highland Avenue	Colonial	4	3.1	10	\$1,249,000	\$1,249,000	\$1,925,000	154.12%	\$911,700	2.11
42	228 Highland Avenue	Colonial	6	5.1	19	\$2,200,000	\$2,200,000	\$2,200,000	100.00%	\$1,696,700	1.30
43	170 N Mountain Avenue	Colonial	6	4.1	11	\$1,395,000	\$1,395,000	\$2,283,000	163.66%	\$1,198,900	1.90
AVERAGE					19	\$831,386	\$827,921	\$1,063,981	126.12%		1.67

"Active" Listings in Montclair

Number of Units: 45
Average List Price: \$1,044,784
Average Days on Market: 30

"Under Contract" Listings in Montclair

Number of Units: 83
Average List Price: \$927,505
Average Days on Market: 30

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	21	16	19								24
List Price	\$755,633	\$679,900	\$722,458	\$884,338	\$827,921								\$794,013
Sales Price	\$878,423	\$836,727	\$926,519	\$1,170,813	\$1,063,981								\$1,010,463
SP:LP%	113.05%	119.25%	125.16%	131.26%	126.12%								124.49%
SP to AV	1.37	1.48	1.62	1.73	1.67								1.62
# Units Sold	18	11	26	26	43								124
3 Mo Rate of Ab	0.78	1.52	2.43	1.60	1.26								1.52
Active Listings	22	36	45	38	45								37
Under Contracts	28	41	62	87	83								60

Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	26	24	-9.06%
Sales Price	\$925,377	\$1,010,463	9.19%
LP:SP	115.58%	124.49%	7.71%
SP:AV	1.36	1.62	18.79%



YTD	2021	2022	% Change
# Units Sold	150	124	-17.33%
Rate of Ab 3 Mo	1.38	1.26	-8.70%
Actives	40	45	12.50%
Under Contracts	124	83	-33.06%

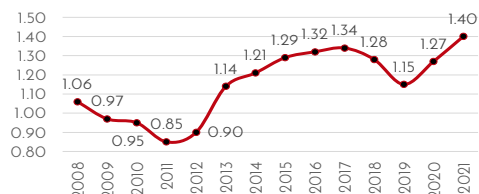
Montclair Yearly Market Trends

Average List Price vs. Sales Price



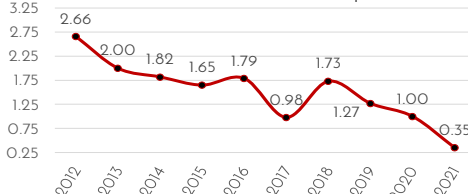
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$652,131	\$598,553	\$629,674	\$612,805	\$653,226	\$714,433	\$688,705	\$700,377	\$695,646	\$784,508	\$828,157
SP	\$601,789	\$633,199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

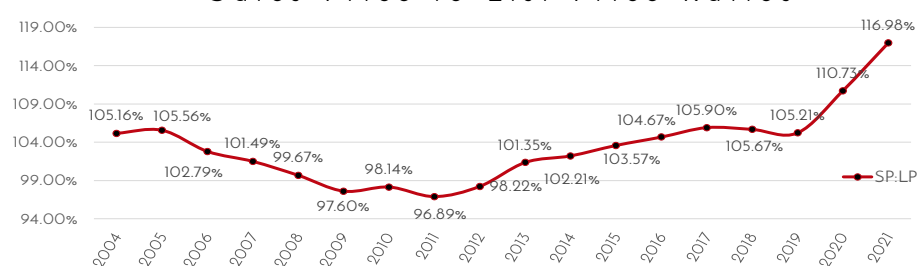


Data only available until 2012

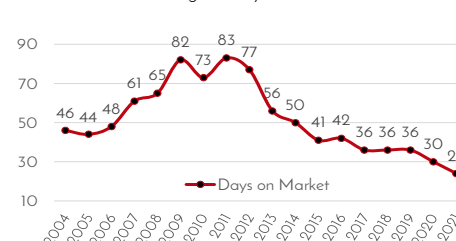
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Montclair Yearly Market Trends

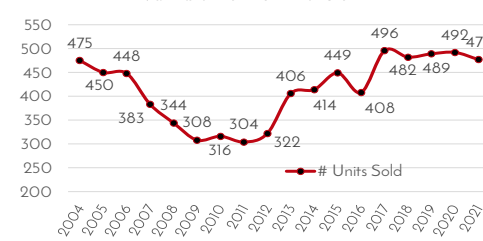
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



Not intended to solicit a property already listed.

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