



# Montclair

## August 2023 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 5A	OneFloor	1	1.0	15	\$279,000	\$279,000	\$280,000	100.36%	\$172,100	1.63
2	415 Claremont Avenue 1A	OneFloor	1	1.0	17	\$279,000	\$279,000	\$285,000	102.15%	\$172,100	1.66
3	50 Pine Street	MultiFlr	2	2.0	20	\$445,000	\$445,000	\$455,000	102.25%	\$303,900	1.50
4	17 Hollywood Avenue	Colonial	3	1.1	17	\$599,000	\$599,000	\$603,000	100.67%	\$337,900	1.78
5	16 Ward Place	Colonial	4	2.1	11	\$603,000	\$603,000	\$615,000	101.99%	\$352,600	1.74
6	51A James Street 12	TwnEndUn	2	1.1	12	\$519,000	\$519,000	\$619,000	119.27%	\$338,100	1.83
7	4 Hilltop Place	Colonial	4	2.1	35	\$729,000	\$724,900	\$724,900	100.00%	\$452,100	1.60
8	12 Central Avenue	Colonial	3	1.1	9	\$639,000	\$639,000	\$850,000	133.02%	\$362,300	2.35
9	207 Alexander Avenue	Ranch	4	2.0	44	\$939,000	\$889,000	\$905,000	101.80%	\$712,000	1.27
10	14 Hilltop Place	Colonial	4	3.1	15	\$949,000	\$949,000	\$1,030,000	108.54%	\$489,100	2.11
11	12 Windermere Road	Colonial	3	2.2	9	\$849,000	\$849,000	\$1,175,000	138.40%	\$626,800	1.87
12	61 Tuxedo Road	Colonial	4	1.2	15	\$799,000	\$799,000	\$1,222,000	152.94%	\$684,200	1.79
13	50 Franklin Place	Colonial	7	3.1	15	\$1,149,000	\$1,149,000	\$1,225,000	106.61%	\$737,600	1.66
14	28 Bruce Road	Colonial	5	2.2	13	\$899,000	\$899,000	\$1,245,000	138.49%	\$621,300	2.00
15	327 Grove Street	Colonial	5	3.1	13	\$1,050,000	\$1,050,000	\$1,300,000	123.81%	\$641,800	2.03
16	264 Midland Avenue	Colonial	4	2.0	14	\$849,000	\$849,000	\$1,350,000	159.01%	\$619,900	2.18
17	46 Warfield Street	Colonial	4	3.1	61	\$13,500,000	\$1,350,000	\$1,365,000	101.11%	\$1,007,700	1.35
18	94 Gates Avenue	Colonial	5	3.1	41	\$1,099,000	\$1,099,000	\$1,425,000	129.66%		
19	5 Briar Hill Road	Colonial	6	4.2	22	\$1,375,000	\$1,375,000	\$1,500,000	109.09%	\$1,117,400	1.34
20	381 Park Street	Colonial	5	3.0	14	\$999,000	\$999,000	\$1,502,000	150.35%	\$735,500	2.04
21	92 South Fullerton Avenue	Victrian	5	3.1	11	\$1,095,000	\$1,095,000	\$1,650,000	150.68%	\$786,000	2.10
22	30 Nishuane Road	Colonial	5	5.1	35	\$1,699,000	\$1,699,000	\$1,665,000	98.00%		
23	109 Clarewill Avenue	Victrian	6	3.1	14	\$1,499,000	\$1,499,000	\$1,700,000	113.41%	\$1,148,400	1.48
24	44 Warren Place	Colonial	5	3.1	12	\$1,099,000	\$1,099,000	\$1,736,000	157.96%	\$713,400	2.43
25	31 Woodmont Road	Colonial	5	3.1	7	\$1,349,000	\$1,349,000	\$1,800,000	133.43%	\$1,025,200	1.76



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26	158 Lorraine Avenue	Colonial	5	3.2	8	\$1,175,000	\$1,175,000	\$1,802,000	153.36%	\$911,000	1.98
27	18 The Fairway	Tudor	5	3.2	10	\$1,299,000	\$1,299,000	\$1,818,000	139.95%	\$914,700	1.99
28	264 Upper Mountain Avenue	Colonial	6	6.1	26	\$2,800,000	\$2,800,000	\$3,100,000	110.71%	\$1,969,300	1.57
29	67 Highland Avenue	Contemp	4	4.1	17	\$2,695,000	\$2,695,000	\$3,150,000	116.88%	\$1,939,600	1.62
30	147 Union Street	Colonial	5	5.2	8	\$2,750,000	\$2,750,000	\$4,500,000	163.64%		
<b>AVERAGE</b>					19	\$1,533,600	\$1,126,797	\$1,419,897	123.92%		1.80

***Active*** Listings in Montclair

Number of Units:	16
Average List Price:	\$1,115,487
Average Days on Market:	24

***Under Contract*** Listings in Montclair

Number of Units:	22
Average List Price:	\$940,132
Average Days on Market:	47

# 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					23
List Price	\$675,245	\$769,218	\$719,200	\$878,227	\$1,221,533	\$1,441,470	\$1,052,123	\$1,126,797					\$1,058,028
Sales Price	\$771,832	\$843,591	\$860,635	\$1,043,914	\$1,585,075	\$1,659,699	\$1,291,564	\$1,419,897					\$1,274,128
SP:LP%	113.85%	108.80%	118.01%	116.72%	133.32%	121.93%	125.02%	123.92%					121.37%
SP to AV	1.52	1.43	1.54	1.71	1.96	1.81	1.83	1.80					1.74
# Units Sold	11	22	15	26	24	38	40	30					206
3 Mo Rate of Ab	1.02	1.18	1.84	1.60	1.45	0.88	0.61	0.37					1.12
Active Listings	22	28	23	29	35	19	16	16					24
Under Contracts	30	33	50	58	60	67	34	22					44

## Flashback! YTD 2022 vs YTD 2023

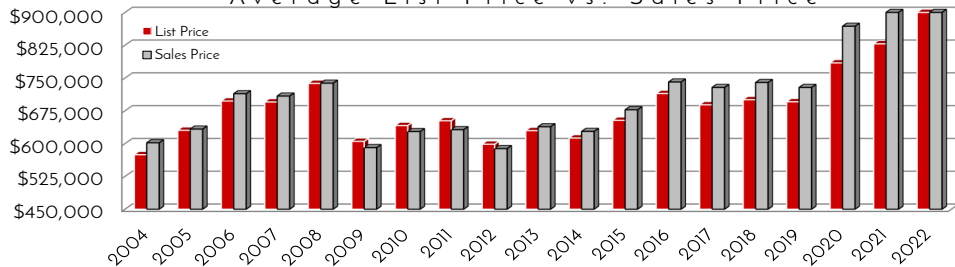
YTD	2022	2023	% Change
DOM	23.7	23.0	-3.35%
Sales Price	\$1,127,435	\$1,274,128	13.01%
LP:SP	124.85%	121.37%	-2.79%
SP:AV	1.64	1.74	6.58%



YTD	2022	2023	% Change
# Units Sold	264	206	-21.97%
Rate of Ab 3 Mo	1.29	1.12	-13.44%
Actives	36	24	-34.27%
Under Contracts	62	44	-29.06%

## Montclair Yearly Market Trends

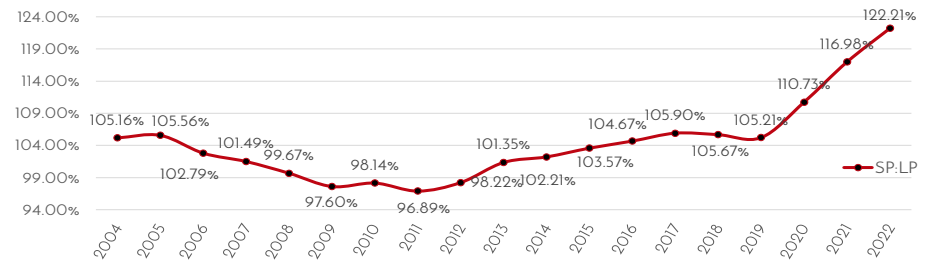
Average List Price vs. Sales Price



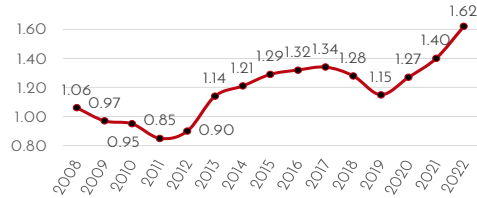
Year	LP	SP
2004	\$574,566	\$601,789
2005	\$630,480	\$633,199
2006	\$697,351	\$714,037
2007	\$695,167	\$708,681
2008	\$737,675	\$738,185
2009	\$605,120	\$590,795
2010	\$641,264	\$627,479
2011	\$652,131	\$631,774
2012	\$598,553	\$588,572
2013	\$629,674	\$638,565
2014	\$612,805	\$627,858
2015	\$653,226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

## Montclair Yearly Market Trends

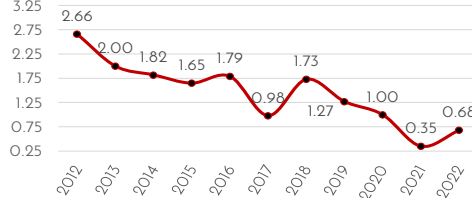
Sales Price to List Price Ratios



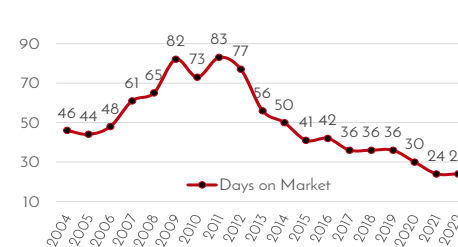
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

