



KELLERWILLIAMS.

# Montclair

## June 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	10 Crestmont Road 3K	OneFloor	1	1.0	151	\$183,500	\$183,500	\$177,500	96.73%		
2	10 Crestmont Road 5C	OneFloor	2	2.0	139	\$309,000	\$299,000	\$289,000	96.66%		
3	530 Valley Road 3E	OneFloor	1	1.0	6	\$300,000	\$300,000	\$390,000	130.00%	\$250,100	1.56
4	5 Roosevelt Place 5D	OneFloor	3	2.1	84	\$499,000	\$450,000	\$450,000	100.00%	\$378,800	1.19
5	49 Elmwood Avenue	Colonial	5	1.1	11	\$525,000	\$525,000	\$530,000	100.95%	\$250,800	2.11
6	21 Willowmere Avenue	Colonial	3	1.1	32	\$545,000	\$545,000	\$595,000	109.17%	\$347,900	1.71
7	27 Montclair Avenue	Victrian	5	3.0	42	\$699,000	\$699,000	\$635,000	90.84%	\$527,000	1.20
8	59 Normal Avenue	Colonial	3	1.1	11	\$639,000	\$639,000	\$727,000	113.77%	\$525,200	1.38
9	415 Upper Mountain Avenue	Ranch	2	2.1	13	\$499,000	\$499,000	\$750,000	150.30%	\$558,200	1.34
10	300 Grove Street	Colonial	6	2.1	9	\$679,000	\$679,000	\$792,500	116.72%	\$538,600	1.47
11	3 Windsor Place	Colonial	4	2.0	18	\$589,000	\$589,000	\$815,000	138.37%	\$595,800	1.37
12	79 N Fullerton Avenue	Colonial	5	2.2	20	\$699,000	\$699,000	\$906,000	129.61%		
13	41 Plymouth Street	TwEndUn	3	2.1	62	\$869,000	\$799,000	\$962,000	120.40%	\$734,200	1.31
14	11 Patton Place	Colonial	3	2.1	9	\$649,000	\$649,000	\$989,000	152.39%	\$612,900	1.61
15	573 Park Street	Tudor	4	2.0	32	\$829,000	\$829,000	\$990,000	119.42%	\$699,000	1.42
16	229 Grove Street	Colonial	4	2.0	10	\$649,000	\$649,000	\$999,999	154.08%	\$547,000	1.83
17	15 Godfrey Road	Colonial	5	3.0	8	\$779,000	\$779,000	\$1,100,000	141.21%	\$600,000	1.83
18	78 Columbus Avenue	Colonial	4	1.1	8	\$649,000	\$649,000	\$1,100,000	169.49%	\$539,500	2.04
19	3 Columbus Avenue	Colonial	3	1.1	11	\$649,000	\$649,000	\$1,105,000	170.26%	\$564,200	1.96
20	106 Harrison Avenue	Colonial	3	3.1	7	\$879,000	\$879,000	\$1,105,000	125.71%	\$792,100	1.40
21	543 Upper Mountain Avenue	Colonial	4	2.1	7	\$729,000	\$729,000	\$1,150,000	157.75%	\$639,700	1.80
22	191 Grove Street	Colonial	4	3.1	11	\$798,995	\$799,000	\$1,200,000	150.19%	\$516,600	2.32
23	404 North Fullerton Avenue	Colonial	5	3.1	15	\$719,000	\$719,000	\$1,200,000	166.90%	\$628,500	1.91
24	57 Harrison Avenue	Colonial	6	3.1	23	\$1,084,000	\$1,084,000	\$1,250,000	115.31%	\$712,200	1.76
25	19 Warfield Street	Colonial	6	4.1	14	\$1,050,000	\$1,050,000	\$1,300,000	123.81%	\$781,800	1.66

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26	101 Stonebridge Road	Colonial	4	2.1	23	\$1,299,000	\$1,299,000	\$1,325,000	102.00%	\$857,700	1.54
27	191 Union Street	Colonial	5	2.2	5	\$1,199,000	\$1,199,000	\$1,400,000	116.76%	\$795,000	1.76
28	5 Woodmont Road	Colonial	4	3.1	5	\$1,050,000	\$1,050,000	\$1,400,000	133.33%	\$716,200	1.95
29	145 N Mountain Avenue	Colonial	4	2.2	8	\$829,000	\$829,000	\$1,450,000	174.91%	\$585,100	2.48
30	114 S Mountain Avenue	Ranch	3	2.1	11	\$969,000	\$969,000	\$1,510,000	155.83%	\$862,500	1.75
31	319 Claremont Avenue	Victrian	6	4.0	14	\$999,000	\$999,000	\$1,512,000	151.35%	\$715,600	2.11
32	53 Stonebridge Road	Colonial	6	3.1	18	\$1,279,000	\$1,279,000	\$1,570,000	122.75%	\$811,900	1.93
33	75 Llewellyn Road	Colonial	7	4.1	9	\$850,000	\$850,000	\$1,603,770	188.68%	\$680,000	2.36
34	155 Inwood Avenue	Colonial	4	3.2	3	\$1,099,000	\$1,099,000	\$1,650,000	150.14%	\$879,900	1.88
35	786 Valley Road	Victrian	6	2.1	7	\$975,000	\$975,000	\$1,708,000	175.18%	\$749,500	2.28
36	138 Montclair Avenue	Victrian	5	3.1	10	\$1,100,000	\$1,100,000	\$1,810,000	164.55%	\$766,900	2.36
37	553 Grove Street	Colonial	6	3.1	12	\$1,199,000	\$1,199,000	\$1,875,530	156.42%	\$944,400	1.99
38	102 Inwood Avenue	Colonial	6	4.1	15	\$1,350,000	\$1,350,000	\$1,954,000	144.74%	\$986,700	1.98
39	89 Highland Avenue	Colonial	4	3.1	14	\$1,149,000	\$1,149,000	\$2,005,000	174.50%	\$1,033,900	1.94
40	77 Warren Place	Colonial	6	4.2	10	\$1,899,000	\$1,899,000	\$2,075,000	109.27%	\$1,363,400	1.52
41	77 S Mountain Avenue	Colonial	7	5.2	51	\$1,399,000	\$1,399,000	\$2,250,000	160.83%	\$1,163,800	1.93
42	167 Up Mountain Avenue	Tudor	7	7.1	16	\$2,250,000	\$2,250,000	\$2,636,000	117.16%	\$1,367,100	1.93
43	4-4A Stonebridge Road	Colonial	7	6.2	46	\$3,495,000	\$3,495,000	\$3,200,000	91.56%	\$2,648,900	1.21
AVERAGE					24	\$950,872	\$947,872	\$1,266,100	135.58%		1.78

### *"Active"* Listings in Montclair

Number of Units: 44  
Average List Price: \$1,014,532  
Average Days on Market: 32

### *"Under Contract"* Listings in Montclair

Number of Units: 81  
Average List Price: \$1,016,314  
Average Days on Market: 26

# 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							24
List Price	\$755,633	\$679,900	\$722,458	\$884,338	\$827,921	\$947,872							\$833,629
Sales Price	\$878,423	\$836,727	\$926,519	\$1,170,813	\$1,063,981	\$1,266,100							\$1,076,286
SP:LP%	113.05%	119.25%	125.16%	131.26%	126.12%	135.58%							127.34%
SP to AV	1.37	1.48	1.62	1.73	1.67	1.78							1.66
# Units Sold	18	11	26	26	43	43							167
3 Mo Rate of Ab	0.78	1.52	2.43	1.60	1.26	1.24							1.47
Active Listings	22	36	45	38	45	44							38
Under Contracts	28	41	62	87	83	81							64

## Flashback! YTD 2021 vs YTD 2022

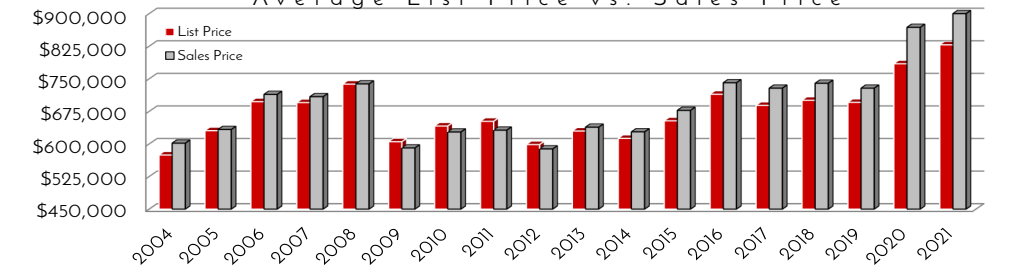
YTD	2021	2022	% Change
DOM	24	24	-1.36%
Sales Price	\$962,086	\$1,076,286	11.87%
LP:SP	138.45%	127.34%	-8.02%
SP:AV	1.38	1.66	19.72%



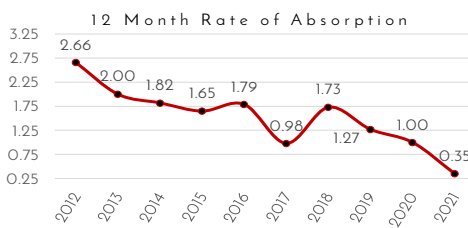
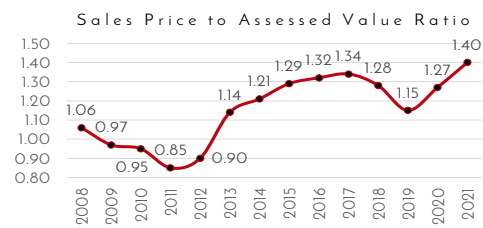
YTD	2021	2022	% Change
# Units Sold	218	167	-23.39%
Rate of Ab 3 Mo	1.43	1.24	-13.29%
Actives	44	44	0.00%
Under Contracts	101	81	-19.80%

## Montclair Yearly Market Trends

Average List Price vs. Sales Price

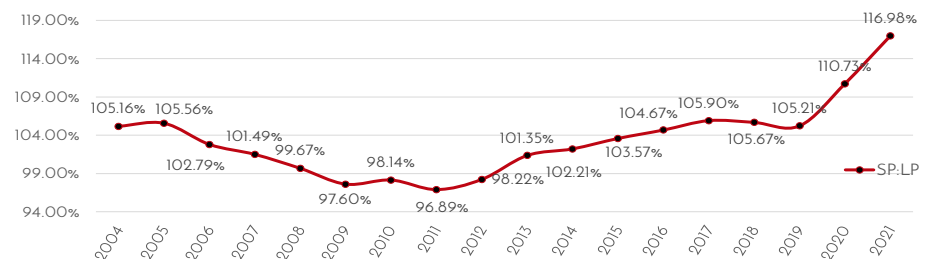


Year	LP	SP
2004	\$574,566	\$630,480
2005	\$697,351	\$695,167
2006	\$737,675	\$605,120
2007	\$641,264	\$652,131
2008	\$627,479	\$631,774
2009	\$598,553	\$629,674
2010	\$612,805	\$653,226
2011	\$714,433	\$688,705
2012	\$700,377	\$695,646
2013	\$784,508	\$828,157
2014	\$677,279	\$740,875
2015	\$728,406	\$739,692
2016	\$739,692	\$728,374
2017	\$868,389	\$975,184
2018		
2019		
2020		
2021		

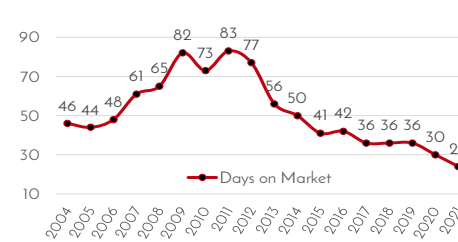


## Montclair Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

