



Montclair

April 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	10 Crestmont Road 5J	HighRise	1	1.0	10	\$135,000	\$135,000	\$166,000	122.96%		
2	439 Washington Avenue Unit 3B	OneFloor	1	1.0	76	\$229,000	\$229,000	\$220,000	96.07%	\$115,200	1.91
3	16 Forest Street U6103	OneFloor	1	1.0	17	\$259,999	\$259,999	\$260,000	100.00%	\$162,000	1.60
4	51 Pleasant Way	Colonial	3	1.0	59	\$449,000	\$419,900	\$400,000	95.26%	\$315,700	1.27
5	7 Van Vleck Street U2	OneFloor	2	1.1	22	\$365,000	\$365,000	\$400,000	109.59%	\$246,600	1.62
6	5 Roosevelt Place U4M	HighRise	2	1.0	18	\$381,000	\$381,000	\$442,000	116.01%	\$280,900	1.57
7	12 Nishuane Road	CapeCod	3	1.1	18	\$520,000	\$520,000	\$540,000	103.85%	\$308,700	1.75
8	361 Claremont Avenue U8	MultiFlr	2	2.0	6	\$479,000	\$479,000	\$575,000	120.04%	\$323,400	1.78
9	48 S Park Street U209	OneFloor	2	2.0	20	\$589,000	\$589,000	\$585,000	99.32%	\$439,200	1.33
10	3 Madison Avenue	Ranch	3	1.0	8	\$449,000	\$449,000	\$615,000	136.97%	\$341,400	1.80
11	69 Mission Street	TwndEndUn	3	3.1	10	\$649,000	\$649,000	\$685,000	105.55%	\$346,600	1.98
12	4 Hollywood Avenue	Colonial	4	3.0	7	\$695,000	\$695,000	\$732,773	105.43%		
13	14 Elizabeth Road	Colonial	4	1.1	8	\$700,000	\$700,000	\$740,000	105.71%	\$307,100	2.41
14	49 Elmwood Avenue	Colonial	4	3.1	15	\$799,000	\$799,000	\$855,000	107.01%		
15	50 Upper Mountain Avenue	Colonial	6	3.2	17	\$1,299,000	\$1,299,000	\$1,299,000	100.00%	\$973,200	1.33
16	45 Oakwood Avenue	Colonial	4	4.0	13	\$1,099,000	\$1,099,000	\$1,425,000	129.66%	\$750,200	1.90
17	85 Undercliff Road	Tudor	7	5.1	37	\$1,475,000	\$1,475,000	\$1,500,000	101.69%	\$1,048,500	1.43
18	14 Harrison Avenue	Colonial	6	4.1	9	\$1,099,000	\$1,099,000	\$1,510,000	137.40%	\$937,700	1.61
19	11 Duryea Road	Colonial	7	3.1	10	\$1,150,000	\$1,150,000	\$1,601,000	139.22%	\$845,300	1.89
20	57 Plymouth Street	Colonial	6	3.2	9	\$1,250,000	\$1,250,000	\$1,629,000	130.32%	\$938,000	1.74



Montclair

April 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
21	30 Warren Place	Colonial	6	4.2	11	\$1,150,000	\$1,150,000	\$1,725,000	150.00%	\$946,800	1.82
22	660 Ridgewood Avenue	Custom	4	3.1	7	\$1,095,000	\$1,095,000	\$1,730,000	157.99%		
23	66 Christopher Street	Colonial	6	3.1	8	\$1,299,000	\$1,299,000	\$1,760,000	135.49%	\$764,600	2.30
24	111 Upper Mountain Avenue	Colonial	6	3.2	13	\$1,599,000	\$1,599,000	\$1,775,000	111.01%	\$1,270,600	1.40
25	19 Waterbury Road	Colonial	6	3.2	18	\$1,899,000	\$1,899,000	\$1,980,000	104.27%	\$1,085,500	1.82
26	147 Up Mountain Avenue	Colonial	5	5.1	22	\$1,750,000	\$1,750,000	\$1,992,000	113.83%	\$1,482,000	1.34
AVERAGE					18	\$879,346	\$878,227	\$1,043,914	116.72%		1.71

“Active” Listings in Montclair

Number of Units:	29
Average List Price:	\$1,686,690
Average Days on Market:	38

“Under Contract” Listings in Montclair

Number of Units:	58
Average List Price:	\$1,261,182
Average Days on Market:	23

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									27
List Price	\$675,245	\$769,218	\$719,200	\$878,227									\$783,411
Sales Price	\$771,832	\$843,591	\$860,635	\$1,043,914									\$906,763
SP:LP%	113.85%	108.80%	118.01%	116.72%									114.20%
SP to AV	1.52	1.43	1.54	1.71									1.56
# Units Sold	11	22	15	26									74
3 Mo Rate of Ab	1.02	1.18	1.84	1.60									1.41
Active Listings	22	28	23	29									26
Under Contracts	30	33	50	58									43

Flashback! YTD 2022 vs YTD 2023

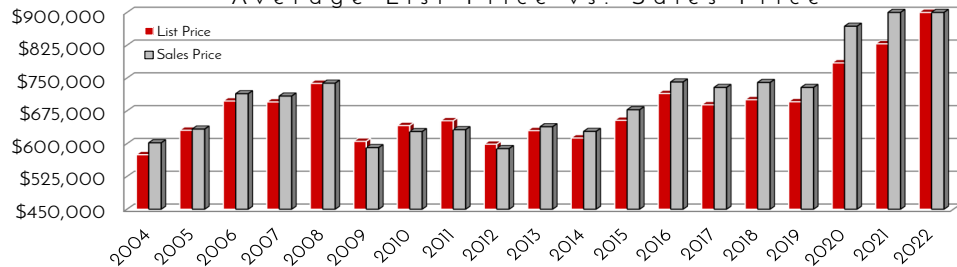
YTD	2022	2023	% Change
DOM	26	27	5.59%
Sales Price	\$982,053	\$906,763	-7.67%
LP:SP	123.62%	114.20%	-7.62%
SP:AV	1.59	1.56	-1.50%



YTD	2022	2023	% Change
# Units Sold	81	74	-8.64%
Rate of Ab 3 Mo	1.58	1.41	-10.90%
Actives	35	26	-27.66%
Under Contracts	55	43	-21.56%

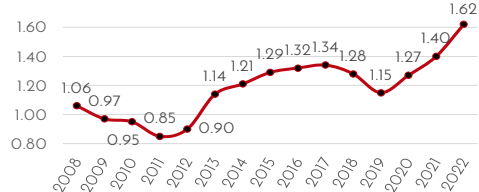
Montclair Yearly Market Trends

Average List Price vs. Sales Price



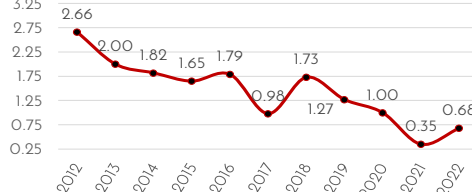
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$652,131	\$598,553	\$629,674	\$612,805	\$653,226	\$714,433	\$688,705	\$700,377	\$695,646	\$784,508	\$828,157	\$901,266
SP	\$601,789	\$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	\$1,106,164

Sales Price to Assessed Value Ratio



*2008 Tax Re-evaluation

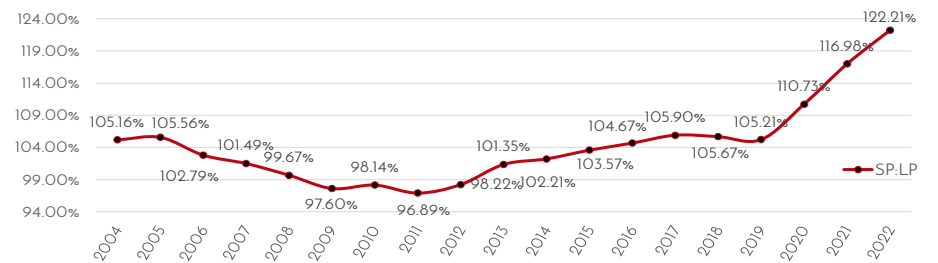
12 Month Rate of Absorption



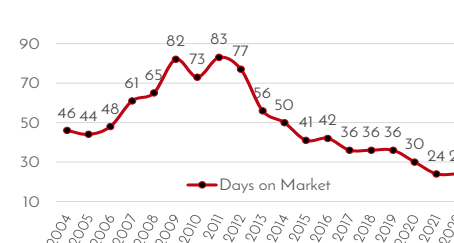
Data only available until 2012

Montclair Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

