



KELLERWILLIAMS.

# Montclair

## February 2019 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	HighRise	2	2.0	106	\$225,000	\$225,000	\$188,500	83.78%		
2	13 New Street	Colonial	3	1.0	164	\$195,000	\$195,000	\$195,000	100.00%	\$121,600	1.60
3	530 Valley Road CO01Y	HighRise	1	1.0	82	\$250,000	\$250,000	\$235,000	94.00%	\$225,600	1.04
4	530 Valley Road CO03W	OneFloor	1	1.0	68	\$274,000	\$274,000	\$240,000	87.59%	\$244,300	0.98
5	12 Dey Street	Colonial	2	1.0	30	\$249,000	\$249,000	\$240,000	96.39%	\$300,600	0.80
6	65-67 Union Street Unit 2	OneFloor	2	1.0	18	\$359,000	\$359,000	\$364,000	101.39%	\$255,200	1.43
7	50 Pine Street C2015	TwnEndUn	2	2.1	68	\$389,000	\$389,000	\$389,000	100.00%	\$309,900	1.26
8	17 Graham Terrace	Colonial	3	2.1	8	\$299,200	\$299,200	\$401,500	134.19%	\$382,400	1.05
9	73 Alexander Avenue	Ranch	2	1.1	80	\$474,900	\$434,900	\$430,000	98.87%	\$484,400	0.89
10	48 N Willow Street	MultiFlr	5	2.0	28	\$469,000	\$469,000	\$460,000	98.08%	\$387,600	1.19
11	94 N Mountain Avenue	Colonial	3	2.1	6	\$499,000	\$499,000	\$499,000	100.00%	\$535,300	0.93
12	66 S Fulerton Avenue CO012	TwnIntUn	3	3.0	18	\$599,000	\$599,000	\$599,000	100.00%	\$549,800	1.09
13	7 Champlain Terrace	Colonial	4	2.0	70	\$630,000	\$610,000	\$610,000	100.00%	\$630,700	0.97
14	82 Christopher Street	Victrian	8	3.1	85	\$795,000	\$741,000	\$720,000	97.17%	\$683,600	1.05
15	12 Wellesley Road	Colonial	4	1.1	20	\$599,999	\$599,999	\$725,000	120.83%	\$699,800	1.04
16	10 Rockledge Road	Tudor	8	6.1	51	\$799,000	\$799,000	\$775,000	97.00%	\$1,290,600	0.60
17	137 Summit Avenue	Tudor	4	3.1	14	\$799,900	\$799,900	\$877,000	109.64%	\$754,700	1.16
18	125 Christopher Street	Colonial	6	3.2	14	\$929,000	\$929,000	\$940,000	101.18%	\$875,000	1.07
19	301 Upper Mountain Avenue	Colonial	6	3.2	62	\$899,000	\$899,000	\$974,000	108.34%	\$1,016,900	0.96
20	158 Gates Avenue	Colonial	7	4.2	91	\$1,150,000	\$1,150,000	\$1,125,000	97.83%	\$1,260,600	0.89
21	25 Mulford Lane	Contemp	4	2.1	83	\$1,999,000	\$1,899,000	\$1,725,000	90.84%		
AVERAGE					56	\$613,476	\$603,286	\$605,333	100.82%		1.05

### *"Active"* Listings in Montclair

Number of Units: 69  
Average List Price: \$779,837  
Average Days on Market: 65

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

Number of Units: 77  
Average List Price: \$742,726  
Average Days on Market: 46

# Montclair 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	28	56											43
List Price	\$737,428	\$603,286											\$665,197
Sales Price	\$762,000	\$605,333											\$677,641
SP:LP%	104.20%	100.82%											102.38%
SP to AV	1.09	1.05											1.07
# Units Sold	18	21											39
3 Mo Rate of Ab	1.97	2.80											2.39
Active Listings	63	69											66
Under Contracts	53	77											65

## Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	46	43	-7.41%
Sales Price	\$680,475	\$677,641	-0.42%
LP:SP	105.10%	102.38%	-2.59%
SP:AV	1.34	1.07	-20.24%



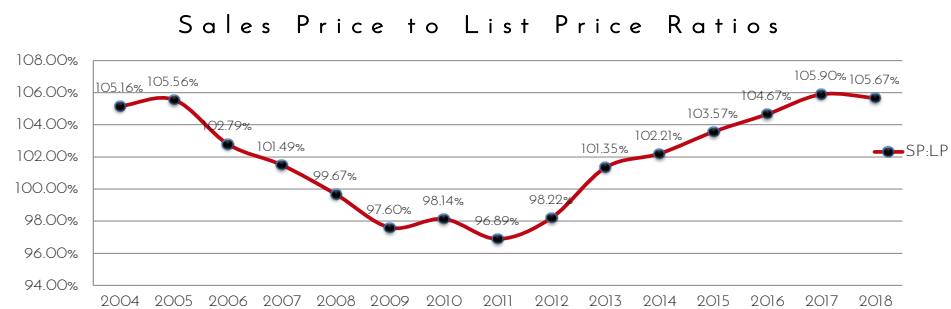
YTD	2018	2019	% Change
# Units Sold	34	39	14.71%
Rate of Ab 3 Mo	2.38	2.80	17.65%
Actives	67	69	2.99%
Under Contracts	64	77	20.31%

## Montclair Yearly Market Trends

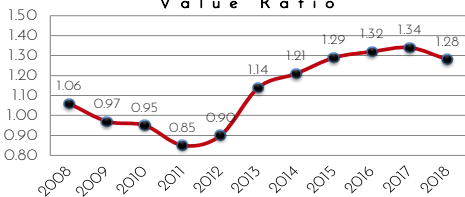


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$757,675	\$605,120	\$641,264	\$652,131	\$598,553	\$629,674	\$612,805	\$653,226	\$714,433	\$688,705	\$700,377
SP	\$601,789	\$633,199	\$714,037	\$708,681	\$738,185	\$590,795	\$627,479	\$631,774	\$588,572	\$638,565	\$627,858	\$677,279	\$740,875	\$728,406	\$739,692

## Montclair Yearly Market Trends

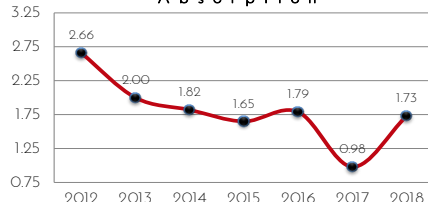


## Sales Price to Assessed Value Ratio



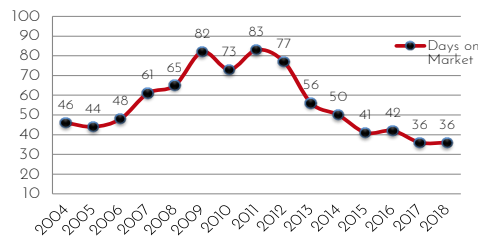
\*2008 Tax Re-evaluation

## 12 Month Rate of Absorption



Data only available until 2012

## Average Days on Market



## Number of Units Sold

