

Montclair

October 2017 Market Snapshot

Total Assessment

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	10 Crestmont Road 4H	HighRise	1	1.0	59	\$169,900	\$169,900	\$169,900	100.00%		
2	16 Forest Street C6407	OneFloor	1	1.0	88	\$199,000	\$199,000	\$185,000	92.96%	\$169,400	1.09
3	161 Willowdale Avenue	Colonial	3	1.0	30	\$220,000	\$199,900	\$185,000	92.55%	\$182,800	1.01
4	14 Forest Street C4202	HighRise	1	1.0	14	\$189,000	\$189,000	\$197,000	104.23%	\$160,700	1.23
5	50 Pine Street C60I2	OneFloor	2	1.0	55	\$259,000	\$259,000	\$234,000	90.35%		
6	91 Bay Street C02 2	OneFloor	2	1.0	52	\$235,000	\$235,000	\$234,000	99.57%	\$208,800	1.12
7	530 Valley Road C002V	HighRise	1	1.0	13	\$245,000	\$245,000	\$252,000	102.86%	\$223,500	1.13
8	50 Pine Street Building 5E	FirstFlr	2	2.0	25	\$340,000	\$325,000	\$315,000	96.92%	\$216,700	1.45
9	530 Valley Road 1T	HighRise	2	2.0	39	\$359,000	\$359,000	\$349,000	97.21%	\$299,300	1.17
10	48 So Park Street 520	HighRise	1	1.1	21	\$339,000	\$339,000	\$350,000	103.24%	\$288,300	1.21
11	9 Union Street	Colonial	7	4.0	14	\$329,999	\$329,999	\$368,000	111.52%	\$317,700	1.16
12	550 Up Mountain Avenue	Colonial	3	1.1	42	\$409,900	\$409,900	\$410,000	100.02%	\$391,900	1.05
13	274 Grove Street	CapeCod	3	2.1	16	\$399,000	\$399,000	\$419,000	105.01%	\$392,200	1.07
14	383 Orange Road	Colonial	5	3.1	35	\$549,000	\$549,000	\$565,000	102.91%	\$337,400	1.67
15	250 N Mountain Avenue	Colonial	7	2.0	34	\$499,000	\$499,000	\$575,000	115.23%	\$483,900	1.19
16	6 Woodmont Road	Tudor	3	2.2	37	\$649,000	\$629,000	\$600,000	95.39%	\$513,000	1.17
17	64 Nishuane Road	Tudor	4	1.1	10	\$509,000	\$509,000	\$605,000	118.86%	\$327,100	1.85
18	2 Grove Terrace	Colonial	4	2.1	35	\$649,993	\$649,993	\$627,500	96.54%		
19	33 Glenridge Parkway	Colonial	3	1.1	15	\$529,000	\$529,000	\$630,000	119.09%	\$541,400	1.16
20	122 Elm Street	Colonial	4	3.0	14	\$529,000	\$529,000	\$631,500	119.38%	\$373,300	1.69

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21	3 Pleasant Avenue	Colonial	4	2.1	48	\$549,000	\$575,000	\$636,000	110.61%		
22	32 Dodd Street	Colonial	4	2.0	14	\$539,000	\$539,000	\$650,000	120.59%	\$415,100	1.57
23	185 Summit Avenue	Victrian	3	2.1	28	\$659,000	\$659,000	\$657,000	99.70%	\$522,600	1.26
24	24 Columbus Avenue	Colonial	5	3.0	13	\$599,000	\$599,000	\$705,000	117.70%	\$415,800	1.70
25	9 Locust Drive	Colonial	3	3.1	28	\$779,000	\$779,000	\$780,000	100.13%	\$618,500	1.26
26	193 Upper Mountain Avenue	Colonial	7	3.2	73	\$1,195,000	\$949,000	\$949,000	100.00%	\$918,300	1.03
27	37 Bradford Avenue	Colonial	5	4.1	12	\$1,150,000	\$1,150,000	\$1,110,000	96.52%	\$890,600	1.25
28	136 Christopher Street	Colonial	5	3.1	107	\$1,299,000	\$1,150,000	\$1,150,000	100.00%	\$980,700	1.17
29	225 N Mountain Avenue	Colonial	6	3.2	16	\$1,169,000	\$1,169,000	\$1,369,444	117.15%	\$912,600	1.50
30	41 S Mountain Avenue	SeeRem	7	5.3	107	\$2,399,000	\$2,399,000	\$2,226,000	92.79%	\$1,981,000	1.12
AVERAGE					36	\$598,160	\$584,023	\$604,478	103.97%		1.28

"ACTIVE" Listings in Montclair

Number of Units: 66
Average List Price: \$881,305
Average Days on Market: 65

"UNDER CONTRACT" Listings in Montclair

Number of Units: 90
Average List Price: \$649,057
Average Days on Market: 48

Montclair 2017 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	48	51	31	36	26	26	28	33	49	36			34
List Price	\$888,854	\$482,577	\$493,944	\$678,553	\$646,958	\$731,266	\$671,774	\$722,117	\$808,355	\$584,023			\$687,061
Sales Price	\$926,785	\$501,065	\$516,276	\$707,507	\$707,355	\$791,392	\$728,544	\$775,422	\$819,298	\$604,478			\$729,878
Sales Price as a % of List Price	102.78%	105.03%	103.09%	104.43%	108.77%	108.96%	108.04%	107.41%	102.41%	103.97%			106.31%
Sales Price to Assessed Value	1.30	1.28	1.27	1.27	1.31	1.36	1.47	1.34	1.30	1.28			1.34
# Units Sold	24	23	25	30	43	77	62	63	42	30			419
Active Listings	75	87	93	116	113	98	88	92	90	66			92
Under Contracts	61	73	114	136	169	149	116	82	79	90			107

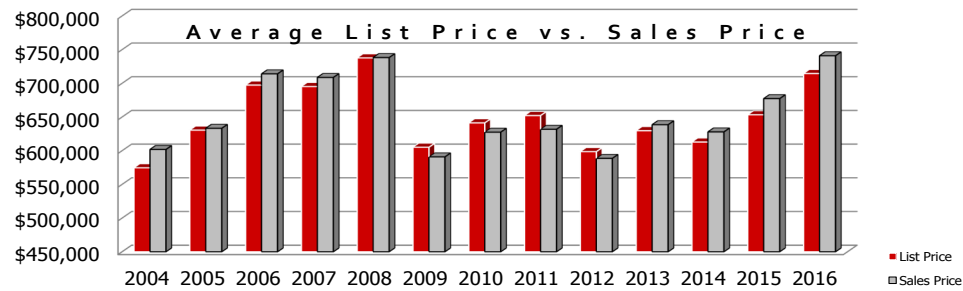
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	41	34	-15.86%
Sales Price	\$746,686	\$729,878	-2.25%
Sales Price to Assessed Value	1.33	1.34	0.68%

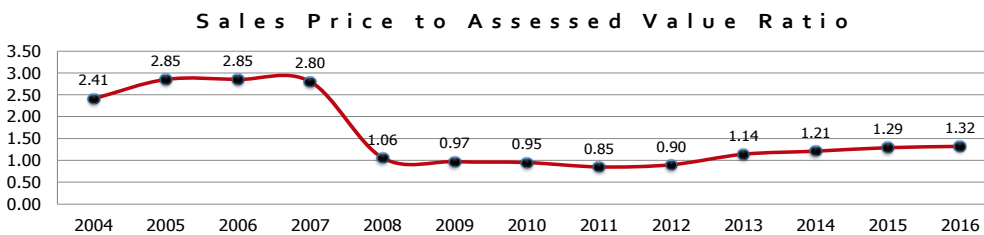


YTD	2016	2017	% Change
# Units Sold	350	419	19.71%
Active Listings	85	66	-22.35%
Under Contracts	71	90	26.76%

Montclair Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
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
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

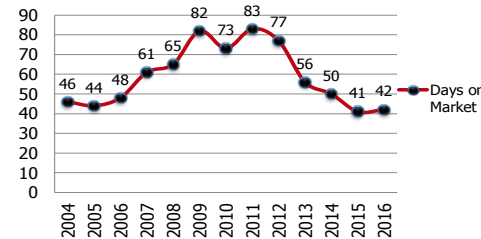


*2008 Tax Re-evaluation

Montclair Yearly Market Trends



Average Days on Market



Number of Units Sold

