

Montclair

February 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	42 Nishuane Road	SplitLev	2	1.0	68	\$189,900	\$189,900	\$182,500	96.10%	\$288,900	0.63
2	101 Gates Avenue C001A	OneFloor	2	1.0	41	\$229,000	\$229,000	\$222,000	96.94%	\$193,400	1.15
3	470 Valley Road Unit 1A	FirstFlr	1	1.0	18	\$220,000	\$220,000	\$225,000	102.27%	\$182,100	1.24
4	530 Valley Rd Unit 4X	MultiFlr	1	1.0	20	\$225,000	\$225,000	\$227,000	100.89%	\$225,600	1.01
5	10 Crestmont Road 3P	HighRise	3	3.0	264	\$249,900	\$249,000	\$249,000	100.00%		
6	295 Bloomfield Avenue C0002	MultiFlr	1	2.0	113	\$269,000	\$272,500	\$265,000	97.25%	\$245,000	1.08
7	86 Willowdale Avenue	Colonial	2	1.0	88	\$299,000	\$299,000	\$290,000	96.99%	\$229,800	1.26
8	59 Virginia Avenue	Colonial	3	1.1	10	\$299,000	\$299,000	\$299,000	100.00%	\$203,400	1.47
9	234 Claremont Avenue C3405	TwnIntUn	2	1.0	27	\$330,000	\$330,000	\$335,000	101.52%	\$236,300	1.42
10	29 Enfield Avenue	Colonial	3	2.0	11	\$379,000	\$379,000	\$410,000	108.18%	\$239,000	1.72
11	21 Alden Road	Colonial	3	1.0	19	\$409,000	\$409,000	\$440,000	107.58%	\$251,100	1.75
12	21 Fairmount Avenue	Bi-Level	4	2.1	13	\$269,962	\$269,962	\$456,000	168.91%	\$473,800	0.96
13	68 Alexander Avenue	Ranch	3	2.0	22	\$435,000	\$435,000	\$480,000	110.34%	\$401,000	1.20
14	167 Orange Road	Victrian	4	1.1	24	\$479,000	\$479,000	\$520,000	108.56%	\$357,700	1.45
15	94 Grove Street	TwnEndUn	3	3.0	19	\$549,000	\$549,000	\$555,000	101.09%		
16	236 Grove Street	Colonial	4	2.1	155	\$629,000	\$575,000	\$590,000	102.61%	\$563,600	1.05
17	98 Gates Avenue	Cottage	4	2.0	18	\$575,000	\$575,000	\$675,000	117.39%	\$400,600	1.68
18	69 Gordonhurst Avenue	Colonial	4	2.1	57	\$699,000	\$699,000	\$685,000	98.00%	\$527,100	1.30
19	38 College Avenue	Colonial	4	2.1	19	\$699,900	\$699,900	\$710,000	101.44%	\$478,500	1.48
20	21 Duryea Road	Colonial	5	3.1	22	\$779,000	\$779,000	\$810,000	103.98%	\$620,000	1.31
21	10 Melrose Place	Colonial	5	3.1	65	\$849,000	\$849,000	\$820,000	96.58%	\$689,000	1.19
22	2 Gates Lane	Cottage	4	3.0	12	\$889,000	\$889,000	\$880,000	98.99%		
23	381 Highland Avenue	Tudor	5	3.2	60	\$1,199,000	\$1,199,000	\$1,199,000	100.00%	\$906,100	1.32
AVERAGE					51	\$484,811	\$482,577	\$501,065	105.03%		1.28

"ACTIVE" Listings in Montclair

Number of Units: **87**
 Average List Price: **\$860,456**
 Average Days on Market: **68**

"UNDER CONTRACT" Listings in Montclair

Number of Units: **73**
 Average List Price: **\$572,460**
 Average Days on Market: **50**

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											49
List Price	\$888,854	\$482,577											\$690,037
Sales Price	\$926,785	\$501,065											\$718,454
Sales Price as a % of List Price	102.78%	105.03%											103.88%
Sales Price to Assessed Value	1.30	1.28											1.29
# Units Sold	24	23											47
Active Listings	75	87											81
Under Contracts	61	73											67

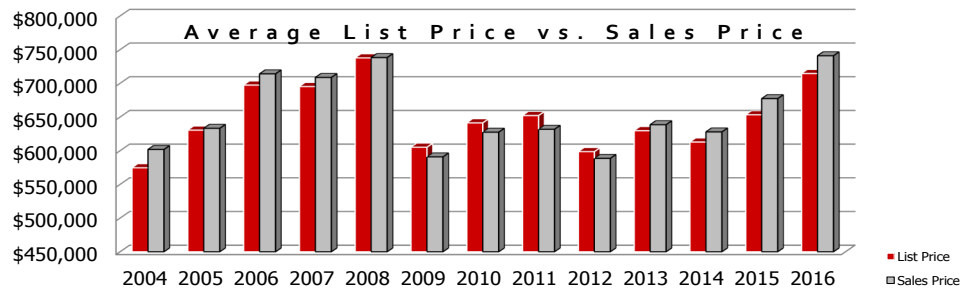
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	53	49	-7.08%
Sales Price	\$572,028	\$718,454	25.60%
Assessed Value to Sales Price	1.03	1.29	25.59%

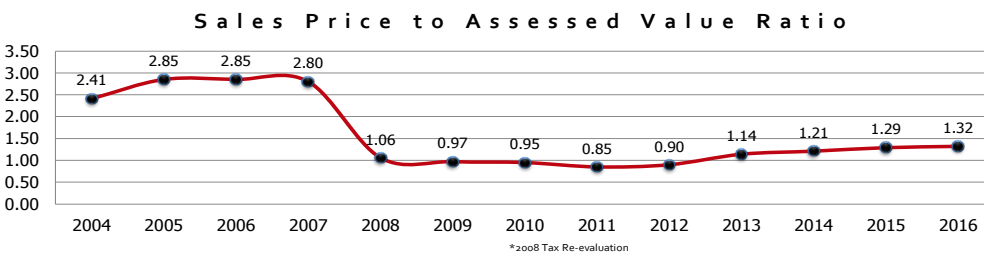


YTD	2016	2017	% Change
# Units Sold	25	47	88.00%
Active Listings	73	87	19.18%
Under Contracts	72	73	1.39%

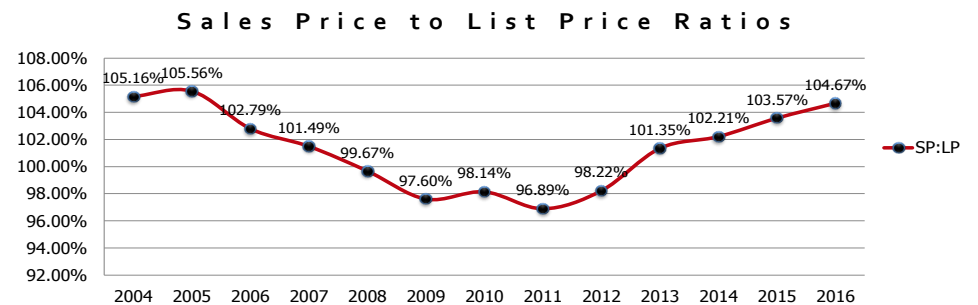
Montclair Yearly Market Trends



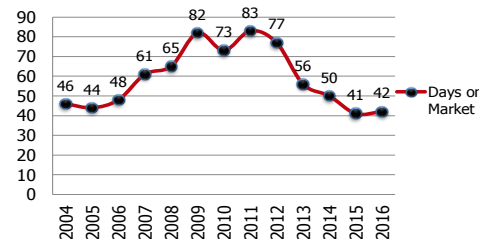
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$652,131	\$598,553	\$629,674	\$612,805	\$653,226	\$714,433
SP	\$601,789	\$633,199	\$714,037	\$708,681	\$738,185	\$590,795	\$627,479	\$631,774	\$588,572	\$638,565	\$627,858	\$677,279	\$740,875



Montclair Yearly Market Trends



Average Days on Market



Number of Units Sold

