

Montclair

June 2017 Market Snapshot

Total Assessment

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	ment	SP:AV
1	101 Gates Avenue C002F	OneFloor	2	1.0	12	\$259,000	\$259,000	\$265,000	102.32%	\$204,400	1.30
2	12 Willowdale Court	Colonial	2	2.0	18	\$190,000	\$190,000	\$221,000	116.32%	\$272,700	0.81
3	31 Marquette Road	Colonial	4	1.1	292	\$506,000	\$433,900	\$340,000	78.36%	\$437,700	0.78
4	67 Melrose Place	Tudor	7	5.2	188	\$1,349,900	\$1,349,900	\$1,367,000	101.27%	\$1,043,100	1.31
5	314 Upper Mountain Avenue	Victrian	7	3.1	26	\$995,000	\$995,000	\$975,000	97.99%	\$1,192,400	0.82
6	139 Grove Street	Colonial	4	3.1	12	\$449,000	\$449,000	\$550,100	122.52%	\$488,600	1.13
7	205 Fernwood Avenue	Colonial	6	4.2	85	\$1,995,000	\$1,995,000	\$1,850,000	92.73%	\$1,349,500	1.37
8	37 Tuxedo Road	Colonial	5	2.2	10	\$699,000	\$699,000	\$790,000	113.02%	\$589,400	1.34
9	37 Marquette Road	Colonial	3	2.1	10	\$569,000	\$569,000	\$575,000	101.05%	\$489,300	1.18
10	128 Westview Road	Colonial	4	2.1	16	\$849,000	\$849,000	\$849,000	100.00%	\$711,200	1.19
11	515 Bloomfield Avenue C003D	OneFloor	1	1.0	30	\$229,000	\$229,000	\$230,000	100.44%	\$180,400	1.27
12	402 Upper Mountain Avenue	Victrian	7	3.2	15	\$899,000	\$899,000	\$955,000	106.23%	\$888,600	1.07
13	35 Carolin Road	Colonial	4	2.0	87	\$610,000	\$610,000	\$570,000	93.44%	\$557,700	1.02
14	320 Upper Mountain Avenue	Colonial	6	4.1	51	\$2,300,000	\$2,300,000	\$2,015,000	87.61%	\$1,233,700	1.63
15	335 Upper Mountain Avenue	Victrian	5	3.2	42	\$995,000	\$995,000	\$1,250,000	125.63%	\$717,700	1.74
16	5 Union Street	Victrian	4	2.1	13	\$349,000	\$349,000	\$445,000	127.51%	\$360,200	1.24
17	59 Heller Way	RanchRas	4	4.0	11	\$949,000	\$949,000	\$1,237,000	130.35%	\$671,100	1.84
18	90 Christopher Street	Victrian	6	3.1	10	\$999,000	\$999,000	\$1,150,000	115.12%	\$758,800	1.52
19	25 Linden Avenue	SeeRem	3	1.0	41	\$168,400	\$168,400	\$154,000	91.45%	\$175,500	0.88
20	415 Claremont Avenue C004C	HighRise	2	2.0	14	\$290,000	\$290,000	\$280,000	96.55%	\$220,800	1.27
21	52 Marquette Road	Colonial	4	2.1	65	\$645,000	\$599,000	\$625,000	104.34%	\$484,200	1.29
22	112 Lincoln Street	SplitLev	4	2.1	27	\$350,000	\$350,000	\$395,000	112.86%	\$319,100	1.24
23	12 James Street	Colonial	6	1.1	5	\$599,900	\$599,900	\$665,000	110.85%	\$378,300	1.76
24	120 Summit Avenue	Colonial	5	3.1	11	\$859,000	\$859,000	\$1,075,000	125.15%	\$719,200	1.49
25	133 Norwood Avenue	Colonial	5	1.2	14	\$629,000	\$629,000	\$735,000	116.85%	\$534,600	1.37
26	13 The Fairway	Tudor	5	3.1	18	\$779,000	\$779,000	\$871,000	111.81%	\$815,800	1.07
27	170 Orange Road	FixrUppr	4	2.1	44	\$579,000	\$579,000	\$520,000	89.81%	\$352,500	1.48
28	584 Park Street	Tudor	4	2.1	14	\$799,000	\$799,000	\$839,900	105.12%	\$658,700	1.28
29	71 Grandview Place	Colonial	5	3.1	10	\$779,000	\$779,000	\$852,000	109.37%	\$578,000	1.47
30	1 Stonebridge Road	Colonial	6	5.1	30	\$2,990,000	\$2,990,000	\$2,910,000	97.32%	\$1,839,500	1.58

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31	14 Clairidge Court	Colonial	4	1.1	11	\$619,000	\$619,000	\$670,000	108.24%	\$466,900	1.43
32	15 The Crescent	OneFloor	2	1.0	70	\$350,000	\$350,000	\$361,500	103.29%	\$221,500	1.63
33	375 Park Street	Colonial	6	3.2	15	\$1,169,000	\$1,169,000	\$1,380,000	118.05%	\$845,000	1.63
34	8 Woodmont Road	Tudor	5	3.1	12	\$749,000	\$749,000	\$761,000	101.60%	\$760,000	1.00
35	137 Maple Avenue	Colonial	5	2.0	14	\$250,000	\$250,000	\$315,100	126.04%	\$239,000	1.32
36	21 Elston Road	Colonial	5	4.1	20	\$749,000	\$749,000	\$875,000	116.82%	\$707,000	1.24
37	132 Alexander Avenue	Tudor	4	2.1	25	\$579,000	\$579,000	\$605,000	104.49%	\$549,000	1.10
38	530 Valley Road C001C	HighRise	1	1.0	32	\$249,000	\$249,000	\$238,000	95.58%	\$200,000	1.19
39	14 Berkeley Place	Colonial	7	2.1	11	\$699,000	\$699,000	\$791,000	113.16%	\$600,800	1.32
40	135 Buckingham Road	Colonial	5	3.0	21	\$629,000	\$629,000	\$710,000	112.88%	\$460,000	1.54
41	2 Stonehenge Road	Colonial	3	2.0	9	\$459,000	\$459,000	\$530,000	115.47%	\$371,500	1.43
42	66 S Fullerton Avenue	TwnIntUn	3	3.0	31	\$569,000	\$569,000	\$590,000	103.69%	\$474,000	1.24
43	62 Elston Road	Colonial	5	3.1	11	\$639,000	\$639,000	\$802,000	125.51%	\$673,800	1.19
44	164 Midland Avenue	Colonial	6	3.1	11	\$1,095,000	\$1,095,000	\$1,300,000	118.72%	\$822,000	1.58
45	215 Park Street	Colonial	4	2.1	9	\$569,000	\$569,000	\$690,000	121.27%	\$407,400	1.69
46	18 Bruce Road	Colonial	6	3.2	31	\$739,000	\$739,000	\$781,000	105.68%	\$659,800	1.18
47	128 Summit Avenue	Colonial	4	4.1	14	\$859,000	\$859,000	\$1,125,000	130.97%	\$760,300	1.48
48	17 Charles Street	FixrUppr	3	1.0	28	\$232,900	\$232,000	\$240,000	103.45%	\$201,500	1.19
49	155 Christopher Street	Colonial	6	3.1	11	\$889,000	\$889,000	\$985,819	110.89%	\$733,000	1.34
50	48 S Park Street Unit 511	HighRise	2	2.0	19	\$479,000	\$479,000	\$469,000	97.91%	\$433,900	1.08
51	7 Willowdale Court	Colonial	3	1.2	9	\$275,000	\$275,000	\$312,500	113.64%	\$227,600	1.37
52	15 Locust Drive	Colonial	4	2.2	11	\$759,000	\$759,000	\$886,000	116.73%	\$733,900	1.21
53	50 Montclair Avenue	Victrian	6	3.1	13	\$995,000	\$995,000	\$1,070,000	107.54%	\$877,800	1.22
54	106 Harrison Avenue	TwnIntUn	3	3.1	14	\$824,900	\$824,900	\$829,000	100.50%	\$647,100	1.28
55	5 Roosevelt Place 3P	HighRise	2	1.0	29	\$339,500	\$339,500	\$339,500	100.00%	\$236,400	1.44
56	550 Highland Avenue	Colonial	4	3.1	15	\$649,000	\$649,000	\$690,000	106.32%	\$521,300	1.32
57	16 Montclair Avenue Unit 2	CnvStrct	2	2.1	23	\$499,000	\$499,000	\$516,200	103.45%	\$450,400	1.15
58	386 N Fullerton Avenue	Colonial	4	3.1	18	\$779,000	\$779,000	\$895,000	114.89%	\$647,500	1.38
59	21 Warfield Street	Colonial	5	2.1	16	\$679,000	\$679,000	\$790,500	116.42%	\$490,500	1.61
60	17 Erwin Park Road	Colonial	3	2.0	11	\$875,000	\$875,000	\$910,000	104.00%	\$787,700	1.16

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61	277 Valley Road	Colonial	6	3.1	10	\$879,000	\$879,000	\$999,000	113.65%	\$743,100	1.34
62	57 Union Street C4032	HighRise	2	1.1	18	\$499,000	\$499,000	\$499,000	100.00%	\$265,600	1.88
63	10 Friendship Place	Colonial	3	2.0	15	\$350,000	\$350,000	\$383,600	109.60%	\$192,600	1.99
64	129 Summit Avenue	Colonial	5	2.2	8	\$839,000	\$839,000	\$930,000	110.85%	\$637,400	1.46
65	5 Wendover Road	Colonial	5	3.1	20	\$769,000	\$769,000	\$840,000	109.23%	\$580,100	1.45
66	90 Cooper Avenue	Colonial	5	3.1	13	\$799,000	\$799,000	\$870,000	108.89%	\$588,300	1.48
67	12 Locust Drive	RanchExp	4	3.1	13	\$799,000	\$799,000	\$970,000	121.40%	\$667,300	1.45
68	10 Wilde Place	Colonial	5	2.1	24	\$779,000	\$779,000	\$825,000	105.91%	\$588,900	1.40
69	23 Fairview Place	Colonial	4	2.1	11	\$549,000	\$549,000	\$632,500	115.21%	\$554,200	1.14
70	19 Princeton Place	Colonial	5	3.2	15	\$1,170,000	\$1,170,000	\$1,200,000	102.56%	\$617,200	1.94
71	42 Tuxedo Road	Colonial	6	3.1	20	\$899,000	\$899,000	\$1,155,000	128.48%	\$731,800	1.58
72	157 Orange Road	Colonial	6	3.1	12	\$699,000	\$699,000	\$715,000	102.29%	\$440,800	1.62
73	19 Bellaire Drive	FixrUppr	5	2.0	9	\$569,000	\$569,000	\$610,000	107.21%	\$520,500	1.17
74	35 Draper Terrace	Colonial	5	2.2	14	\$550,000	\$550,000	\$622,000	113.09%		
75	71 Plymouth Street	Colonial	5	3.2	15	\$985,000	\$985,000	\$1,111,000	112.79%	\$786,900	1.41
76	77 Normal Avenue	Colonial	4	1.1	14	\$539,000	\$539,000	\$656,000	121.71%	\$433,600	1.51
77	82 Essex Avenue	Colonial	4	3.2	14	\$849,000	\$849,000	\$905,000	106.60%	\$599,500	1.51
AVERAGE					26	\$732,812	\$731,266	\$791,392	108.96%		1.36

"ACTIVE" Listings in Montclair

Number of Units: 98
Average List Price: \$995,099
Average Days on Market: 69

"UNDER CONTRACT" Listings in Montclair

Number of Units: 149
Average List Price: \$702,782
Average Days on Market: 37

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							33
List Price	\$888,854	\$482,577	\$493,944	\$678,553	\$646,958	\$731,266							\$672,359
Sales Price	\$926,785	\$501,065	\$516,276	\$707,507	\$707,355	\$791,392							\$717,355
Sales Price as a % of List Price	102.78%	105.03%	103.09%	104.43%	108.77%	108.96%							106.58%
Sales Price to Assessed Value	1.30	1.28	1.27	1.27	1.31	1.36							1.31
# Units Sold	24	23	25	30	43	77							222
Active Listings	75	87	93	116	113	98							97
Under Contracts	61	73	114	136	169	149							117

Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	46	33	-27.52%
Sales Price	\$678,396	\$717,355	5.74%
Assessed Value to Sales Price	1.35	1.31	-2.75%



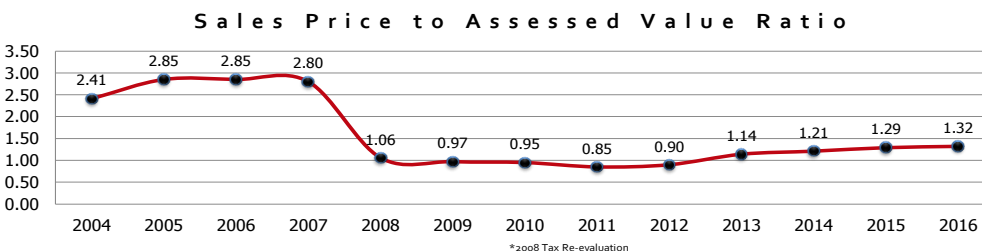
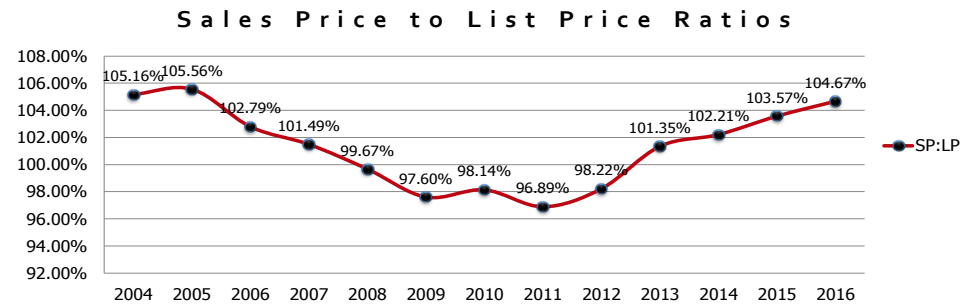
YTD	2016	2017	% Change
# Units Sold	159	222	39.62%
Active Listings	94	98	4.26%
Under Contracts	131	149	13.74%

Montclair Yearly Market Trends

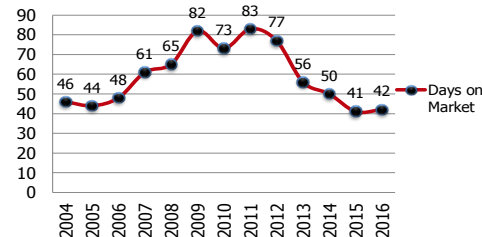


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$652,131	\$598,553	\$629,674	\$612,805	\$653,226	\$714,433
SP	\$601,789	\$633,199	\$714,037	\$708,681	\$738,185	\$590,795	\$627,479	\$631,774	\$588,572	\$638,565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

Montclair Yearly Market Trends



Average Days on Market



Number of Units Sold

