

Montclair

September 2017 Market Snapshot

Total Assessment

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	SP:AV
1	68 Pleasant Avenue	Colonial	4	1.2	1	\$290,000	\$290,000	\$290,000	100.00%	0.73
2	13 Ward Place	Colonial	3	2.0	49	\$360,000	\$345,000	\$330,000	95.65%	1.82
3	67 Pleasant Avenue	Colonial	4	2.0	15	\$345,000	\$345,000	\$360,000	104.35%	1.45
4	29 Up Mountain Avenue	TwnEndUn	2	2.0	56	\$399,000	\$399,000	\$393,000	98.50%	1.45
5	48 South Park Street 509	HighRise	2	2.0	50	\$429,000	\$429,000	\$420,000	97.90%	1.13
6	72 Alexander Avenue	Ranch	3	2.1	42	\$479,900	\$479,900	\$445,000	92.73%	0.99
7	437 Washington Avenue	Colonial	3	1.1	12	\$369,000	\$369,000	\$451,000	122.22%	1.61
8	15 Bellaire Drive	Colonial	2	1.0	13	\$399,000	\$399,000	\$476,000	119.30%	1.56
9	48 So Park Street 600	HighRise	2	2.0	51	\$539,000	\$539,000	\$520,000	96.47%	1.31
10	54 Overlook Road	Colonial	4	1.1	18	\$529,000	\$529,000	\$541,000	102.27%	1.54
11	2 Euclid Place	Colonial	3	2.0	14	\$479,000	\$479,000	\$557,000	116.28%	1.22
12	577 Upper Mountain Avenue	Colonial	4	2.2	96	\$599,000	\$579,000	\$572,500	98.88%	1.04
13	184 Inwood Avenue	Victrian	7	3.1	173	\$899,000	\$899,000	\$600,000	66.74%	0.77
14	94 Elm Street	TwnEndUn	3	2.1	16	\$599,000	\$599,000	\$620,000	103.51%	
15	517 Highland Avenue	Colonial	4	1.1	77	\$750,000	\$650,000	\$651,000	100.15%	1.03
16	405 N Fullerton Avenue	Colonial	4	2.0	9	\$599,000	\$599,000	\$653,000	109.02%	1.52
17	122 Claremont Avenue	Colonial	4	3.1	31	\$579,000	\$579,000	\$655,000	113.13%	
18	52 Llewellyn Road	Tudor	8	5.1	23	\$760,000	\$760,000	\$690,000	90.79%	0.81
19	5 Windermere Road	Colonial	3	1.1	20	\$639,000	\$639,000	\$710,000	111.11%	1.54
20	83 Gordonhurst Avenue	Colonial	4	2.1	8	\$615,000	\$615,000	\$720,000	117.07%	1.41
21	117 Alexander Avenue	Colonial	4	2.0	0	\$689,000	\$689,000	\$725,000	105.22%	1.31
22	41 Plymouth Street	Colonial	6	2.2	46	\$849,000	\$849,000	\$745,000	87.75%	0.92
23	6 Prospect Terrace	Colonial	6	5.1	77	\$779,000	\$699,000	\$750,000	107.30%	1.04
24	225 Park Street	Colonial	4	2.1	11	\$659,000	\$659,000	\$755,000	114.57%	1.66
25	108 Llewellyn Road	Colonial	6	3.1	81	\$834,900	\$799,000	\$757,000	94.74%	0.96

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26	55 Grandview Place	Colonial	4	4.0	122	\$859,000	\$790,000	\$775,000	98.10%	\$643,600	1.20
27	28 Gray Street	Colonial	4	3.1	34	\$799,000	\$799,000	\$799,000	100.00%	\$651,000	1.23
28	26 Draper Terrace	Colonial	5	3.1	97	\$825,000	\$770,000	\$800,000	103.90%	\$447,700	1.79
29	13 Elston Road	Colonial	5	2.1	10	\$739,000	\$739,000	\$806,000	109.07%	\$597,200	1.35
30	245 S Mountain Avenue	Colonial	4	2.2	36	\$829,000	\$829,000	\$825,000	99.52%	\$663,700	1.24
31	1 Manor Court	Colonial	4	3.1	112	\$875,000	\$875,000	\$840,000	96.00%	\$617,800	1.36
32	134 Cooper Avenue	Colonial	5	4.1	43	\$899,000	\$899,000	\$885,000	98.44%	\$746,800	1.19
33	193 Walnut Street	Colonial	6	3.1	66	\$995,000	\$949,000	\$950,000	100.11%	\$684,600	1.39
34	158 Lorraine Avenue	Victrian	5	3.2	21	\$899,000	\$899,000	\$960,000	106.79%	\$894,700	1.07
35	23 Greenview Way	Colonial	5	3.2	58	\$999,000	\$999,000	\$980,000	98.10%	\$808,700	1.21
36	230 S Mountain Avenue	Tudor	7	3.2	120	\$1,199,000	\$1,099,000	\$1,099,000	100.00%	\$751,900	1.46
37	256 S Mountain Avenue	Colonial	6	4.2	72	\$1,395,000	\$1,395,000	\$1,330,000	95.34%	\$1,109,700	1.20
38	15 Sutherland Road	Colonial	5	5.2	10	\$1,295,000	\$1,295,000	\$1,500,000	115.83%	\$933,400	1.61
39	28 Melrose Place	Tudor	6	5.2	14	\$1,199,000	\$1,199,000	\$1,500,000	125.10%	\$824,100	1.82
40	130 Lloyd Road	Tudor	5	3.3	71	\$1,949,000	\$1,699,000	\$1,575,000	92.70%	\$1,168,600	1.35
41	79 Myrtle Avenue	Colonial	6	4.1	106	\$2,399,000	\$1,999,999	\$2,050,000	102.50%	\$1,414,400	1.45
42	251 S Mountain Avenue	Contemp	5	6.0	89	\$2,499,000	\$2,499,000	\$2,350,000	94.04%		
AVERAGE					49	\$836,210	\$808,355	\$819,298	102.41%		1.30

"ACTIVE" Listings in Montclair

Number of Units: **90**
 Average List Price: **\$872,803**
 Average Days on Market: **59**

"UNDER CONTRACT" Listings in Montclair

Number of Units: **79**
 Average List Price: **\$628,502**
 Average Days on Market: **45**

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				34
List Price	\$888,854	\$482,577	\$493,944	\$678,553	\$646,958	\$731,266	\$671,774	\$722,117	\$808,355				\$695,008
Sales Price	\$926,785	\$501,065	\$516,276	\$707,507	\$707,355	\$791,392	\$728,544	\$775,422	\$819,298				\$739,549
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%				106.49%
Sales Price to Assessed Value	1.30	1.28	1.27	1.27	1.31	1.36	1.47	1.34	1.30				1.34
# Units Sold	24	23	25	30	43	77	62	63	42				389
Active Listings	75	87	93	116	113	98	88	92	90				95
Under Contracts	61	73	114	136	169	149	116	82	79				109

Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	41	34	-16.20%
Sales Price	\$734,340	\$739,549	0.71%
Sales Price to Assessed Value	1.33	1.34	0.85%



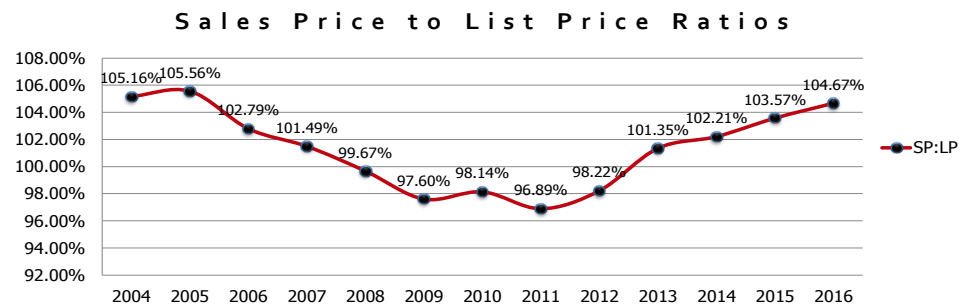
YTD	2016	2017	% Change
# Units Sold	322	389	20.81%
Active Listings	93	90	-3.23%
Under Contracts	81	79	-2.47%

Montclair Yearly Market Trends

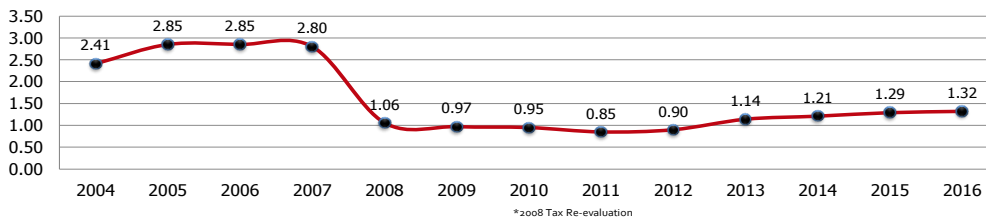


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$652,131	\$598,553	\$629,674	\$612,805	\$653,226	\$714,433
SP	\$601,789	\$633,199	\$714,037	\$708,681	\$738,185	\$590,795	\$627,479	\$631,774	\$588,572	\$638,565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

Montclair Yearly Market Trends

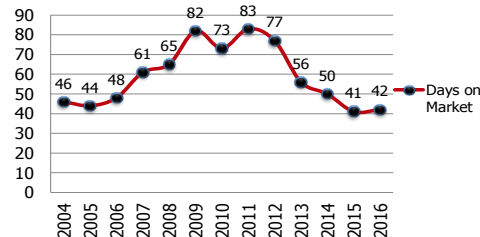


Sales Price to Assessed Value Ratio



*2008 Tax Re-evaluation

Average Days on Market



Number of Units Sold

