

Montclair

January 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	150 Willowdale Avenue	Bungalow	3	1.0	6	\$220,000	\$220,000	\$200,000	90.91%	\$211,500	0.95
2	530 Valley Road C001V	HighRise	1	1.0	140	\$259,900	\$259,900	\$253,500	97.54%	\$230,600	1.10
3	71 Elm Street	FixrUppr	6	2.0	5	\$359,000	\$359,000	\$285,000	79.39%	\$330,100	0.86
4	36 Marston Place	Colonial	3	1.1	174	\$299,900	\$299,900	\$285,000	95.03%	\$271,500	1.05
5	12 Cross Street	Cottage	3	1.0	54	\$289,000	\$289,000	\$305,000	105.54%	\$190,000	1.61
6	320 Linden Avenue	Colonial	3	2.0	63	\$425,000	\$425,000	\$435,000	102.35%	\$265,500	1.64
7	725 Valley Road	CapeCod	3	2.0	39	\$469,000	\$469,000	\$435,000	92.75%	\$375,800	1.16
8	8 Sears Place	Colonial	4	2.0	6	\$479,900	\$479,900	\$479,900	100.00%		
9	112 Bellevue Avenue	Ranch	3	2.0	15	\$459,000	\$459,000	\$555,000	120.92%	\$509,100	1.09
10	92 Elm Street	TwndEndUn	3	2.1	273	\$599,000	\$615,000	\$615,000	100.00%	\$364,100	1.69
11	3 Glenside Terrace	Colonial	4	3.1	20	\$629,000	\$599,000	\$635,000	106.01%	\$502,500	1.26
12	21 Glenside Terrace	CapeCod	4	2.1	16	\$599,000	\$599,000	\$635,000	106.01%	\$454,100	1.40
13	36 Windermere Road	Colonial	4	2.1	13	\$729,000	\$729,000	\$735,000	100.82%	\$554,000	1.33
14	26 Columbus Avenue	Colonial	3	1.1	12	\$639,000	\$639,000	\$746,000	116.74%	\$452,600	1.65
15	23 Fairfield Street	Colonial	5	2.1	8	\$749,000	\$749,000	\$805,000	107.48%	\$632,300	1.27
16	55 Melrose Place	Colonial	5	3.1	14	\$998,000	\$998,000	\$1,155,000	115.73%	\$746,900	1.55
17	74 Christopher Street	Colonial	7	3.2	10	\$999,000	\$999,000	\$1,270,000	127.13%	\$751,700	1.69
18	11 Fairfield Street	Victrian	6	3.1	22	\$979,000	\$979,000	\$1,300,000	132.79%		
19	297 Upper Mountain Avenue	Colonial	5	4.1	11	\$1,115,000	\$1,115,000	\$1,305,000	117.04%	\$1,014,800	1.29
20	32 Llewellyn Road	Colonial	8	4.1	169	\$2,750,000	\$2,499,000	\$2,400,000	96.04%	\$1,363,700	1.76
AVERAGE					54	\$702,285	\$689,035	\$741,720	105.51%		1.35

"ACTIVE" Listings in Montclair

Number of Units: 40
Average List Price: \$989,823
Average Days on Market: 101

"UNDER CONTRACT" Listings in Montclair

Number of Units: 54
Average List Price: \$587,450
Average Days on Market: 54

Montclair 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	54												54
List Price	\$689,035												\$689,035
Sales Price	\$741,720												\$741,720
Sales Price as a % of List Price	105.51%												105.51%
Sales Price to Assessed Value	1.35												1.35
# Units Sold	20												20
Active Listings	57												57
Under Contracts	41												41

Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	48	54	11.85%
Sales Price	\$926,785	\$741,720	-19.97%
Sales Price to Assessed Value	1.30	1.35	3.77%



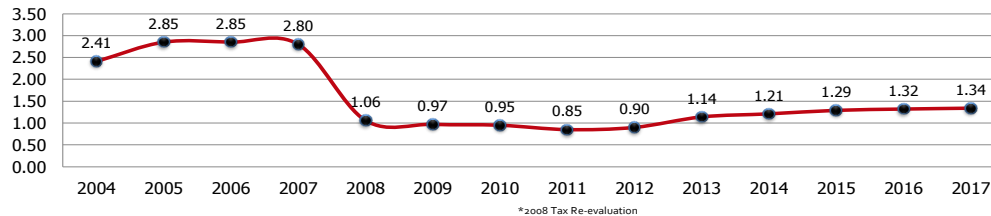
YTD	2017	2018	% Change
# Units Sold	24	20	-16.67%
Active Listings	75	57	-24.00%
Under Contracts	61	41	-32.79%

Montclair Yearly Market Trends

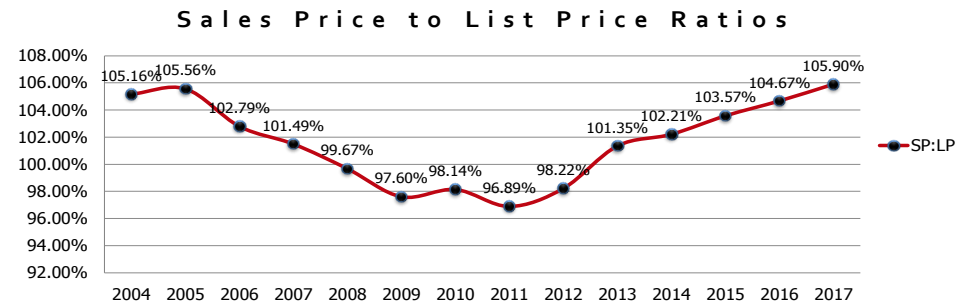


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$652,131	\$598,553	\$629,674	\$612,805	\$653,226	\$714,433	\$688,705
SP	\$601,789	\$633,199	\$714,037	\$708,681	\$738,185	\$590,795	\$627,479	\$631,774	\$588,572	\$638,565	\$627,858	\$677,279	\$740,875	\$728,406

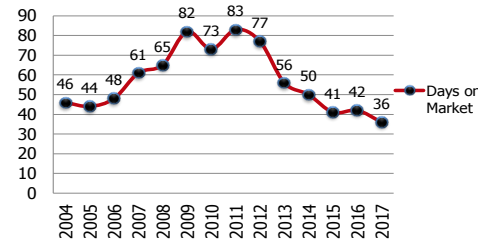
Sales Price to Assessed Value Ratio



Montclair Yearly Market Trends



Average Days on Market



Number of Units Sold

