



Montclair

March 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	10 Crestmont Road Unit 3N	OneFloor	2	2.0	23	\$160,000	\$160,000	\$157,000	98.13%		
2	101 Gates Avenue C005C	OneFloor	1	1.0	8	\$239,000	\$239,000	\$239,000	100.00%	\$238,900	1.00
3	361 Claremont Avenue U C6106	OneFloor	1	1.0	25	\$269,900	\$269,900	\$250,000	92.63%	\$192,500	1.30
4	45 Elmwood Avenue	Colonial	2	1.0	1	\$275,000	\$265,000	\$265,000	100.00%	\$196,400	1.35
5	51 S Park Street C0002	OneFloor	2	2.0	6	\$380,000	\$380,000	\$412,000	108.42%	\$222,300	1.85
6	29 S Willow Street C0002	HalfDupl	5	1.0	92	\$525,000	\$425,000	\$425,000	100.00%	\$319,100	1.33
7	82 Cooper Avenue	Ranch	3	1.1	77	\$750,000	\$550,000	\$510,000	92.73%	\$577,900	0.88
8	443 Washington Avenue	Colonial	4	1.1	35	\$554,900	\$554,900	\$545,000	98.22%	\$314,900	1.73
9	49 N Willow Street	Colonial	5	2.1	10	\$599,000	\$599,000	\$725,000	121.04%	\$359,600	2.02
10	25 Riverview Drive	Colonial	3	1.1	11	\$629,000	\$629,000	\$751,500	119.48%	\$467,600	1.61
11	9 Graham Terrace	Colonial	4	1.1	19	\$629,000	\$629,000	\$775,000	123.21%		
12	117 Buckingham Road	Detached	4	2.1	39	\$875,000	\$875,000	\$790,000	90.29%	\$714,300	1.11
13	4 Kips Ridge	TwndUn	3	4.1	8	\$800,000	\$800,000	\$800,000	100.00%	\$895,000	0.89
14	70 Bellevue Avenue	Colonial	4	2.1	11	\$639,000	\$639,000	\$851,000	133.18%	\$551,400	1.54
15	30 Brookfield Road	Colonial	4	2.1	14	\$669,900	\$669,900	\$865,000	129.12%	\$495,800	1.74
16	22 Plymouth Street	Colonial	7	4.1	19	\$900,000	\$900,000	\$882,500	98.06%	\$934,700	0.94
17	76 Stonebridge Road	RanchExp	4	3.0	14	\$730,000	\$730,000	\$903,770	123.80%	\$611,100	1.48
18	114 Westview Road	Colonial	4	3.1	9	\$829,000	\$829,000	\$908,999	109.65%	\$728,300	1.25
19	86 Willowdale Avenue	Colonial	4	2.1	10	\$699,000	\$699,000	\$940,000	134.48%	\$610,700	1.54
20	14 Warfield Street	Colonial	4	2.1	9	\$779,000	\$779,000	\$973,000	124.90%	\$691,200	1.41



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21	24 Notting Hill Way	TwnIntUn	3	3.1	15	\$899,000	\$899,000	\$975,000	108.45%	\$835,800	1.17
22	10 Holland Terrace	Colonial	5	3.1	10	\$759,000	\$759,900	\$991,999	130.54%	\$672,800	1.47
23	555 Park Street	Colonial	4	2.2	10	\$859,900	\$859,900	\$999,999	116.29%	\$777,300	1.29
24	91 Lincoln Street	Victrian	5	3.2	11	\$979,000	\$979,000	\$1,230,000	125.64%		
25	173 N Mountain Avenue	Colonial	6	3.1	7	\$939,000	\$939,000	\$1,235,000	131.52%	\$723,300	1.71
26	10 Central Avenue	Colonial	7	4.1	11	\$1,395,000	\$1,395,000	\$1,450,000	103.94%		
27	15 Wayside Place	Tudor	5	3.2	11	\$1,499,000	\$1,499,000	\$1,650,000	110.07%	\$1,496,000	1.10
28	46 Highland Avenue	Custom	5	3.2	111	\$1,800,000	\$1,800,000	\$1,745,000	96.94%	\$1,520,000	1.15
29	142 Central Avenue	Colonial	7	3.2	12	\$1,439,000	\$1,439,000	\$1,905,000	132.38%	\$1,266,100	1.50
AVERAGE					22	\$775,883	\$765,224	\$867,268	112.18%		1.37

"Active" Listings in Montclair

Number of Units: 50
 Average List Price: \$850,650
 Average Days on Market: 36

"Under Contract" Listings in Montclair

Number of Units: 80
 Average List Price: \$829,076
 Average Days on Market: 25

Montclair 2021 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	34	34	22										30
List Price	\$800,991	\$787,219	\$765,224										\$783,351
Sales Price	\$909,837	\$899,742	\$867,268										\$891,193
SP:LP%	112.65%	113.07%	112.18%										112.64%
SP to AV	1.27	1.34	1.37										1.33
# Units Sold	23	31	29										83
3 Mo Rate of Ab	0.91	0.77	1.63										1.10
Active Listings	37	39	50										42
Under Contracts	54	60	80										65

Flashback! YTD 2020 vs YTD 2021

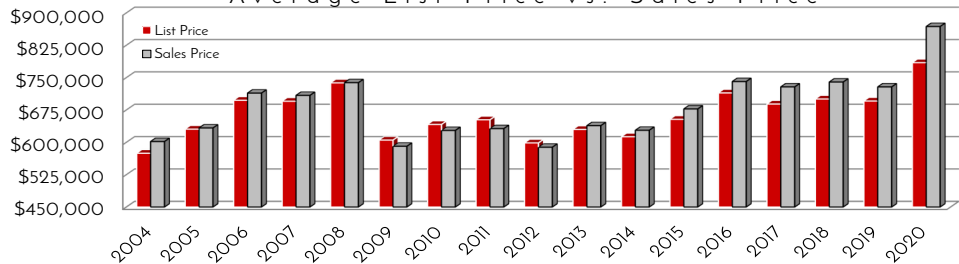
YTD	2020	2021	% Change
DOM	58	30	-48.78%
Sales Price	\$695,683	\$891,193	28.10%
LP:SP	100.27%	112.64%	12.34%
SP:AV	1.0558	1.3316	26.13%



YTD	2020	2021	% Change
# Units Sold	57	83	45.61%
Rate of Ab 3 Mo	2.94	1.63	-44.56%
Actives	51	50	-1.96%
Under Contracts	74	80	8.11%

Montclair Yearly Market Trends

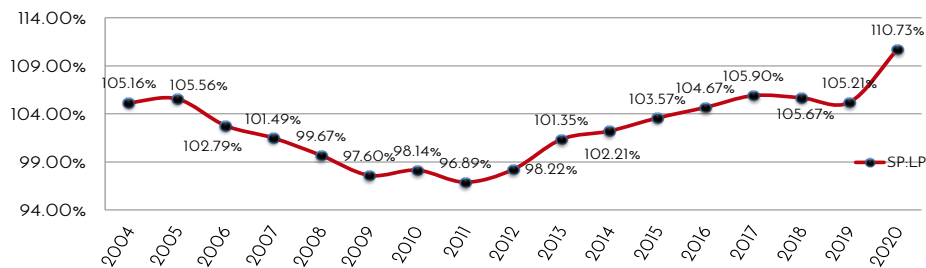
Average List Price vs. Sales Price



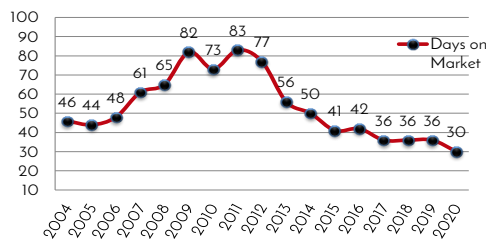
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$652,131	\$598,553	\$629,674	\$612,805	\$653,226	\$714,433	\$688,705	\$700,377	\$695,646	\$784,508
SP	\$601,789	\$633,199	\$714,037	\$708,681	\$738,185	\$590,795	\$627,479	\$631,774	\$588,572	\$638,565	\$627,858	\$677,279	\$740,875	\$728,406	\$739,692	\$728,374	\$868,389

Montclair Yearly Market Trends

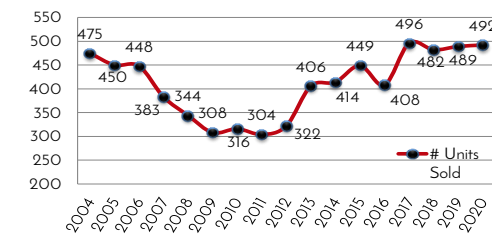
Sales Price to List Price Ratios



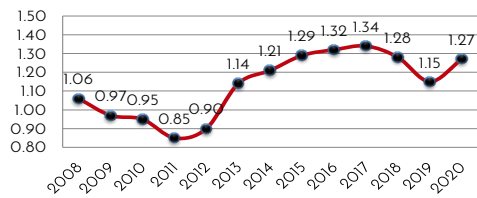
Average Days on Market



Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption

