



# Montclair

## May 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	530 Valley Road U6Y	HighRise	1	1.0	9	\$325,000	\$325,000	\$410,000	126.15%	\$225,600	1.82
2	15 The Crest U3	OneFloor	2	1.0	12	\$399,000	\$399,000	\$480,000	120.30%	\$342,300	1.40
3	4 Wilfred Street	MultiFlr	3	1.0	12	\$675,000	\$575,000	\$500,000	86.96%	\$288,700	1.73
4	10 Crestmont Road Unit 6B	HighRise	2	2.1	133	\$550,000	\$550,000	\$550,000	100.00%	Condo	
5	295 Bloomfield Avenue U7	MultiFlr	2	2.0	10	\$525,000	\$525,000	\$567,000	108.00%	\$305,900	1.85
6	1 William Street	CapeCod	3	1.0	18	\$479,000	\$479,000	\$590,000	123.17%	\$302,900	1.95
7	10 Frink Street	Colonial	4	1.0	1	\$600,000	\$600,000	\$650,000	108.33%	\$323,100	2.01
8	24 Elm Street U2D	OneFloor	3	2.0	16	\$599,000	\$599,000	\$650,018	108.52%	\$428,700	1.52
9	48 S Park Street U412	OneFloor	2	2.0	30	\$699,900	\$699,900	\$667,500	95.37%	\$999,999	0.67
10	530 Valley Road U5L	HighRise	3	3.0	12	\$595,000	\$595,000	\$670,000	112.61%	\$414,900	1.61
11	123 Lincoln Street	Bi-Level	3	2.0	34	\$725,000	\$725,000	\$755,000	104.14%	\$360,400	2.09
12	128 Squire Hill Road	Colonial	2	1.1	15	\$699,900	\$699,900	\$815,000	116.45%	\$513,400	1.59
13	11 Briar Hill Road	Colonial	3	3.0	10	\$799,000	\$799,000	\$999,000	125.03%	\$653,700	1.53
14	42 Harrison Avenue	Victrian	6	3.1	14	\$915,000	\$915,000	\$1,050,000	114.75%	\$565,000	1.86
15	31 Tuers Place	Ranch	4	2.1	2	\$849,000	\$849,000	\$1,090,000	128.39%	\$504,700	2.16
16	228 Valley Road	Colonial	5	3.2	14	\$1,099,000	\$1,099,000	\$1,157,786	105.35%	\$613,100	1.89
17	106 Cooper Avenue	Colonial	5	3.0	12	\$935,000	\$935,000	\$1,260,500	134.81%	\$791,100	1.59
18	186 Highland Avenue	Contemp	5	2.1	27	\$1,299,000	\$1,299,000	\$1,325,000	102.00%	\$777,300	1.70
19	86 Alexander Avenue	Colonial	4	2.1	13	\$849,000	\$849,000	\$1,350,000	159.01%	\$661,000	2.04
20	16 Glenridge Parkway	Colonial	5	2.1	11	\$1,100,000	\$1,100,000	\$1,430,000	130.00%	\$706,000	2.03



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21	102 Gordonhurst Avenue	Colonial	4	2.1	10	\$899,000	\$899,000	\$1,502,329	167.11%	\$733,400	2.05
22	10 Vera Place	Colonial	4	3.1	10	\$1,025,000	\$1,025,000	\$1,600,000	156.10%	\$705,600	2.27
23	24 Wellesley Road	Colonial	4	2.2	13	\$1,149,000	\$1,149,000	\$1,610,000	140.12%	\$810,500	1.99
24	379 N Fullerton Avenue	Colonial	5	3.2	8	\$1,224,000	\$1,224,000	\$1,625,004	132.76%	\$778,200	2.09
25	370 N Mountain Avenue	Colonial	5	4.0	11	\$1,199,000	\$1,199,000	\$1,690,000	140.95%	\$763,600	2.21
26	95 Haddon Place	Colonial	4	2.1	8	\$1,095,000	\$1,095,000	\$1,703,000	155.53%	\$889,100	1.92
27	25 Laurel Place	Colonial	4	3.1	9	\$1,425,000	\$1,425,000	\$1,715,000	120.35%	\$1,023,200	1.68
28	80 Plymouth Street	Colonial	6	4.1	20	\$1,599,000	\$1,599,000	\$1,715,000	107.25%	\$925,100	1.85
29	57 Tuxedo Road	Colonial	6	3.1	10	\$1,275,000	\$1,275,000	\$1,751,900	137.40%	\$908,700	1.93
30	190 Christopher Street	Colonial	5	3.1	14	\$1,299,000	\$1,299,000	\$1,760,000	135.49%	\$847,400	2.08
AVERAGE					17	\$896,860	\$893,527	\$1,121,301	123.41%		1.83

***"Active"*** Listings in Montclair

Number of Units:	35
Average List Price:	\$1,890,354
Average Days on Market:	30

***"Under Contract"*** Listings in Montclair

Number of Units:	69
Average List Price:	\$1,264,638
Average Days on Market:	17

# Montclair 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	39	32	14	17	17								21
List Price	\$895,721	\$856,806	\$842,369	\$1,163,790	\$893,527								\$938,157
Sales Price	\$1,064,250	\$997,931	\$1,046,762	\$1,454,818	\$1,121,301								\$1,155,161
SP:LP%	118.38%	112.90%	122.74%	124.60%	123.41%								121.24%
SP to AV	1.80	1.85	1.81	1.96	1.83								1.85
# Units Sold	8	16	16	20	30								90
3 Mo Rate of Ab	0.45	1.28	1.88	2.39	1.64								1.53
Active Listings	12	18	29	26	35								24
Under Contracts	23	36	41	61	69								46

## Flashback! YTD 2023 vs YTD 2024

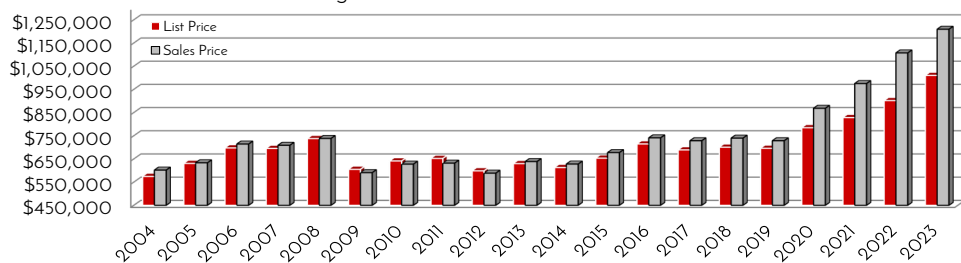
YTD	2023	2024	% Change
DOM	25	21	-14.74%
Sales Price	\$1,072,880	\$1,155,161	7.67%
LP:SP	118.88%	121.24%	1.98%
SP:AV	1.66	1.85	11.50%



YTD	2023	2024	% Change
# Units Sold	98	90	-8.16%
Rate of Ab 3 Mo	1.42	1.53	7.76%
Actives	27	24	-12.41%
Under Contracts	46	46	-0.43%

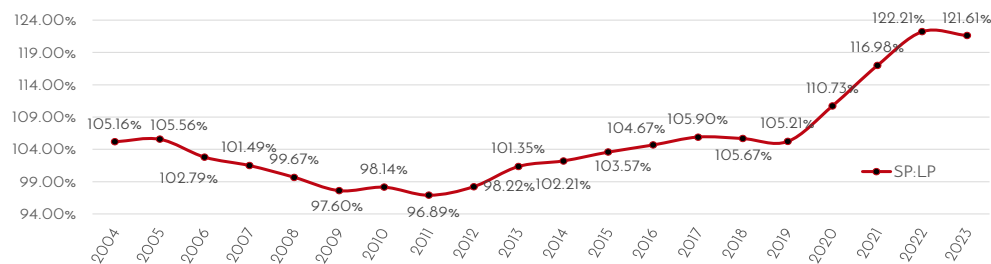
## Montclair Yearly Market Trends

Average List Price vs. Sales Price



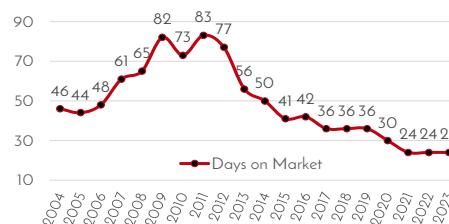
## Montclair Yearly Market Trends

Sales Price to List Price Ratios

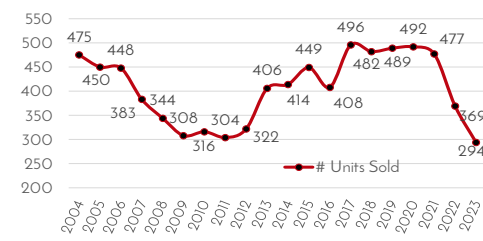


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$652,131	\$598,553	\$629,674	\$612,805	\$653,226	\$74,431	\$688,705	\$700,377	\$693,646	\$784,508	\$828,157	\$901,266	\$1,000,792
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	\$728,404	\$739,692	\$728,374	\$868,389	\$975,184	\$1,106,164	\$1,209,128

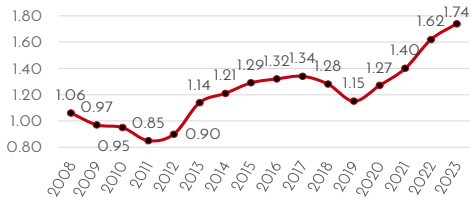
Average Days on Market



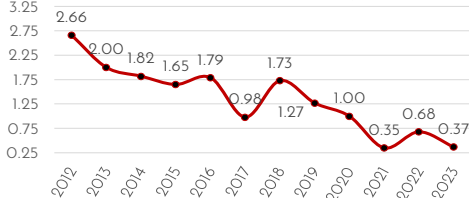
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



\*2008 Tax Re-evaluation

Data only available until 2012