



Montclair

April 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	14 Forest Street Unit 303	OneFloor	1	1.0	14	\$205,000	\$205,000	\$218,500	106.59%	\$132,100	1.65
2	15 Forest Street C0010	OneFloor	2	1.0	113	\$299,000	\$275,000	\$255,000	92.73%	\$267,100	0.95
3	101 Gates Avenue	OneFloor	1	1.0	26	\$239,900	\$239,900	\$263,000	109.63%	\$202,500	1.30
4	10 Crestmont Road 6A	OneFloor	2	2.0	94	\$280,000	\$269,000	\$270,000	100.37%	\$18,757,000	0.01
5	57 Union Street	HighRise	2	1.1	45	\$479,000	\$459,000	\$450,000	98.04%	\$423,400	1.06
6	98 Forest Street	Colonial	3	1.1	22	\$4,390,000	\$439,000	\$480,098	109.36%	\$308,400	1.56
7	48 S Park Street	HighRise	2	2.1	69	\$509,000	\$509,000	\$485,000	95.28%	\$471,000	1.03
8	29 Up Mountain Avenue	MultiFlr	2	2.0	8	\$449,000	\$449,000	\$525,000	116.93%	\$323,400	1.62
9	51 Greenwood Avenue	MultiFlr	1	2.0	20	\$484,000	\$484,000	\$526,000	108.68%	\$357,600	1.47
10	3 Willowdale Court	Colonial	3	1.1	12	\$479,000	\$479,000	\$550,000	114.82%	\$385,400	1.43
11	30 Dodd Street	Colonial	3	1.0	15	\$549,000	\$549,000	\$625,000	113.84%	\$517,800	1.21
12	54 Elm Street	Colonial	5	3.0	8	\$695,000	\$695,000	\$650,000	93.53%	\$471,100	1.38
13	10 Van Breeman Court	SplitLev	4	1.1	10	\$579,000	\$579,000	\$655,000	113.13%	\$443,400	1.48
14	49 Gray Street	Custom	4	2.1	44	\$609,000	\$609,000	\$720,000	118.23%	\$592,500	1.22
15	286 Park Street	CapeCod	2	1.1	11	\$650,000	\$650,000	\$725,000	111.54%	\$527,000	1.38
16	119 Walnut Street	Duplex	2	2.1	7	\$799,000	\$799,000	\$855,000	107.01%	\$686,600	1.25
17	3 Lasalle Road	Colonial	3	2.1	8	\$619,000	\$619,000	\$876,000	141.52%	\$520,800	1.68
18	140 Squire Hill Road	Colonial	4	2.1	12	\$699,000	\$699,000	\$883,000	126.32%	\$575,500	1.53
19	1 Sutherland Road	Colonial	6	3.2	15	\$899,000	\$899,000	\$915,000	101.78%	\$847,800	1.08
20	75 Oakwood Avenue	Colonial	4	3.2	15	\$739,000	\$739,000	\$920,000	124.49%	\$667,400	1.38



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21	76 Gordonhurst Avenue	Colonial	5	2.2	20	\$874,000	\$874,000	\$926,000	105.95%	\$734,600	1.26
22	18 Wellesley Road	Tudor	5	3.2	13	\$699,000	\$699,000	\$936,000	133.91%	\$830,600	1.13
23	4 Macopin Avenue	Colonial	6	3.1	11	\$899,000	\$899,000	\$949,000	105.56%	\$810,500	1.17
24	36 Windsor Place	Colonial	5	3.1	14	\$799,000	\$799,000	\$1,000,000	125.16%	\$671,500	1.49
25	43 Woodmont Road	Colonial	5	3.1	12	\$949,000	\$949,000	\$1,050,000	110.64%	\$900,000	1.17
26	56 Woodmont Road	Custom	4	3.0	12	\$979,900	\$979,900	\$1,215,000	123.99%	\$709,600	1.71
27	10 Bellegrove Drive	Tudor	4	3.1	10	\$949,000	\$949,000	\$1,325,000	139.62%	\$1,017,200	1.30
28	3 Oak Street	Colonial	4	4.1	11	\$1,200,000	\$1,200,000	\$1,450,000	120.83%		
29	210 Christopher Street	Colonial	4	4.1	9	\$1,899,000	\$1,899,000	\$2,015,000	106.11%		
30	27 Heller Drive	Custom	6	6.1	54	\$2,645,000	\$2,599,000	\$2,540,000	97.73%		
31	10 Heller Drive	Colonial	5	4.2	23	\$2,499,000	\$2,499,000	\$2,700,000	108.04%	\$2,048,700	1.32
AVERAGE					24	\$936,865	\$806,155	\$901,697	112.30%		1.29

"Active" Listings in Montclair

Number of Units: 40
 Average List Price: \$1,075,790
 Average Days on Market: 47

"Under Contract" Listings in Montclair

Number of Units: 99
 Average List Price: \$870,799
 Average Days on Market: 24

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	24									28
List Price	\$800,991	\$787,219	\$765,224	\$806,155									\$789,552
Sales Price	\$909,837	\$899,742	\$867,268	\$901,697									\$894,049
SP:LP%	112.65%	113.07%	112.18%	112.30%									112.55%
SP to AV	1.27	1.34	1.37	1.29									1.32
# Units Sold	23	31	29	31									114
3 Mo Rate of Ab	0.91	0.77	1.63	1.37									1.17
Active Listings	37	39	50	40									42
Under Contracts	54	60	80	99									73

Flashback! YTD 2020 vs YTD 2021

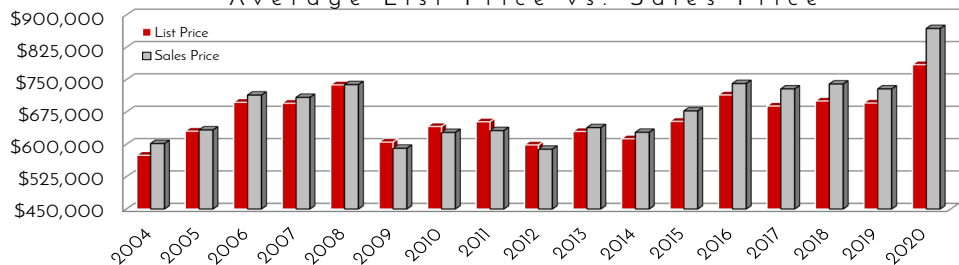
YTD	2020	2021	% Change
DOM	48	28	-40.53%
Sales Price	\$736,068	\$894,049	21.46%
LP:SP	101.65%	112.55%	10.72%
SP:AV	1.1294	1.3215	17.01%



YTD	2020	2021	% Change
# Units Sold	87	114	31.03%
Rate of Ab 3 Mo	2.35	1.37	-41.70%
Actives	49	40	-18.37%
Under Contracts	56	99	76.79%

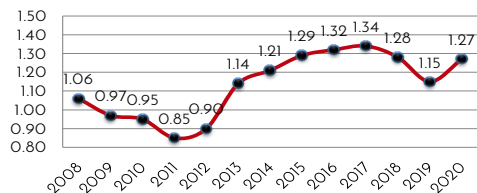
Montclair Yearly Market Trends

Average List Price vs. Sales Price

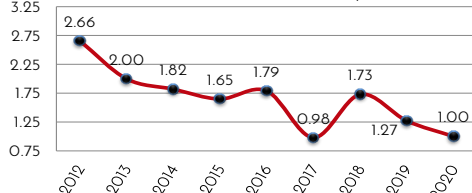


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$652,131	\$598,553	\$629,674	\$612,805	\$653,226	\$714,433	\$688,705	\$700,377	\$695,646	\$784,508
SP	\$601,789	\$633,199	\$714,037	\$708,681	\$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

Sales Price to Assessed Value Ratio

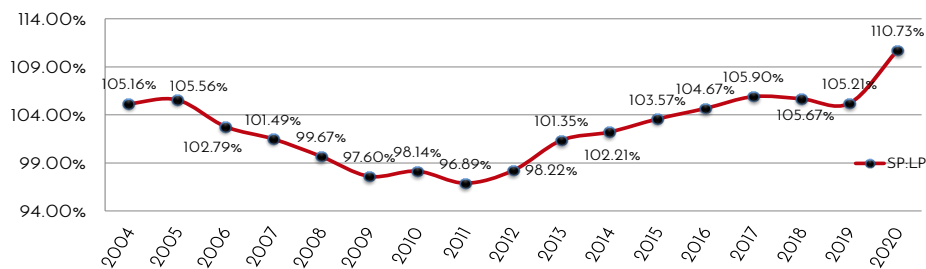


12 Month Rate of Absorption

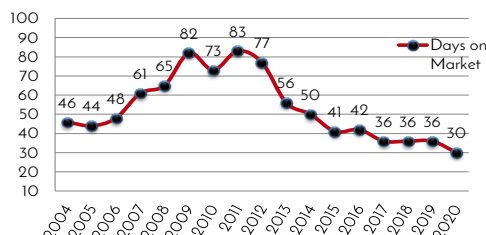


Montclair Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

