



# Montclair

## December 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	415 Claremont Avenue 1B	HighRise	2	2.0	77	\$370,000	\$349,900	\$353,000	100.89%	\$257,000	1.37
2	530 Valley Road	HighRise	2	1.0	39	\$378,880	\$359,000	\$375,000	104.46%	\$335,200	1.12
3	4 Hollywood Avenue	Colonial	2	1.0	11	\$395,000	\$395,000	\$399,000	101.01%	\$290,900	1.37
4	23 Linden Avenue	Duplex	3	1.1	51	\$489,000	\$450,000	\$445,000	98.89%	\$241,300	1.84
5	10 Crestmont Road 2B	HighRise	3	3.0	30	\$456,000	\$456,000	\$456,000	100.00%		
6	48 S Park Street Unit 207	HighRise	2	2.1	119	\$545,000	\$545,000	\$530,000	97.25%	\$471,000	1.13
7	26 Central Avenue	Colonial	2	1.1	6	\$515,000	\$515,000	\$530,000	102.91%	\$337,200	1.57
8	51 Greenwood Avenue	TwndEndUn	1	2.0	20	\$525,000	\$525,000	\$535,000	101.90%	\$354,500	1.51
9	23 Ward Place	Colonial	4	3.1	35	\$574,900	\$574,900	\$580,000	100.89%		
10	72 Central Avenue	Colonial	4	2.0	28	\$599,000	\$599,000	\$660,000	110.18%	\$539,200	1.22
11	11 Carolin Road	Colonial	3	2.0	15	\$649,000	\$649,000	\$725,000	111.71%	\$549,500	1.32
12	45 Brookfield Road	Colonial	4	2.1	22	\$725,000	\$725,000	\$735,000	101.38%	\$603,200	1.22
13	13 Patton Place	Colonial	3	3.0	9	\$589,000	\$589,000	\$813,500	138.12%	\$683,200	1.19
14	410 Up Mountain Avenue	Colonial	4	3.1	8	\$799,000	\$799,000	\$975,000	122.03%	\$634,100	1.54
15	24 Stanford Place	Colonial	4	4.1	12	\$799,000	\$799,000	\$977,500	122.34%	\$613,000	1.59
16	36 Aubrey Road	Colonial	4	2.0	12	\$729,000	\$729,000	\$1,035,000	141.98%	\$647,600	1.60
17	54 Carolin Road	Colonial	5	2.1	10	\$749,999	\$749,999	\$1,110,000	148.00%	\$730,600	1.52
18	326 Park Street	Custom	4	3.4	16	\$999,000	\$999,000	\$1,150,000	115.12%	\$890,500	1.29
19	144 Wildwood Avenue	Colonial	4	3.2	17	\$859,000	\$859,000	\$1,350,000	157.16%	\$728,800	1.85
20	22 Mount Vernon Road	Colonial	4	3.2	9	\$979,000	\$979,000	\$1,410,000	144.02%	\$772,500	1.83



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21	100 Midland Avenue	Victrian	6	2.1	6	\$899,000	\$899,000	\$1,600,000	177.98%		
22	194 Alexander Avenue	Colonial	5	3.2	9	\$1,079,000	\$1,079,000	\$1,625,000	150.60%	\$951,800	1.71
23	18 Bellegrove Drive	Colonial	5	4.1	14	\$1,179,000	\$1,179,000	\$1,683,000	142.75%	\$833,700	2.02
24	118 N Mountain Avenue	Colonial	6	3.1	11	\$1,350,000	\$1,350,000	\$1,750,000	129.63%	\$1,138,100	1.54
25	2 Erwin Park	Victrian	6	3.1	8	\$1,350,000	\$1,350,000	\$1,800,000	133.33%	\$1,140,200	1.58
26	205 Highland Avenue	Custom	5	3.1	7	\$2,499,000	\$2,499,000	\$3,200,000	128.05%		
AVERAGE					23	\$810,799	\$807,762	\$1,030,846	122.41%		1.50

### *Active* Listings in Montclair

Number of Units: 16  
Average List Price: \$602,019  
Average Days on Market: 56

### *Under Contract* Listings in Montclair

Number of Units: 27  
Average List Price: \$690,896  
Average Days on Market: 51

# 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	18	20	19	22	25	33	29	23	24
List Price	\$800,991	\$787,219	\$765,224	\$806,155	\$810,408	\$869,488	\$827,575	\$921,812	\$783,434	\$794,954	\$873,100	\$807,762	\$828,157
Sales Price	\$909,837	\$899,742	\$867,268	\$901,697	\$1,024,583	\$1,043,061	\$988,659	\$1,074,697	\$928,900	\$870,540	\$1,028,238	\$1,030,846	\$975,184
SP:LP%	112.65%	113.07%	112.18%	112.30%	125.17%	119.75%	118.60%	117.35%	117.28%	110.10%	117.32%	122.41%	116.98%
SP to AV	1.27	1.34	1.37	1.34	1.44	1.44	1.44	1.37	1.43	1.34	1.46	1.50	1.40
# Units Sold	23	31	29	31	36	68	55	50	53	37	38	26	477
3 Mo Rate of Ab	0.91	0.77	1.63	1.37	1.41	1.43	0.90	0.57	0.76	0.62	0.53	0.42	0.94
Active Listings	37	39	50	40	40	44	47	39	36	33	18	16	37
Under Contracts	54	60	80	99	124	101	100	78	56	57	40	27	73

## Flashback! YTD 2020 vs YTD 2021

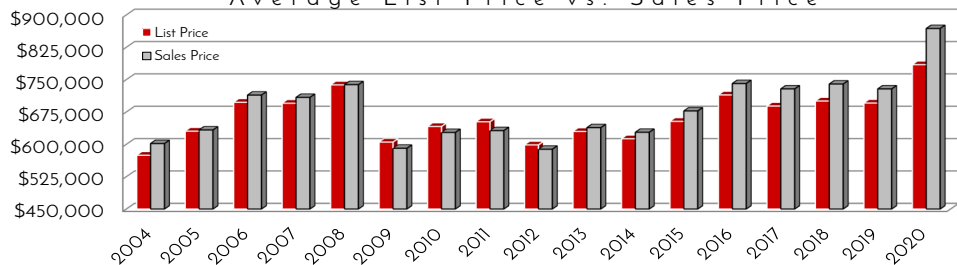
YTD	2020	2021	% Change
DOM	30	24	-18.38%
Sales Price	\$868,389	\$975,184	12.30%
LP:SP	110.73%	116.98%	5.65%
SP:AV	1.27	1.40	10.64%



YTD	2020	2021	% Change
# Units Sold	492	477	-3.05%
Rate of Ab 3 Mo	0.73	0.42	-42.47%
Actives	38	16	-57.89%
Under Contracts	48	27	-43.75%

## Montclair Yearly Market Trends

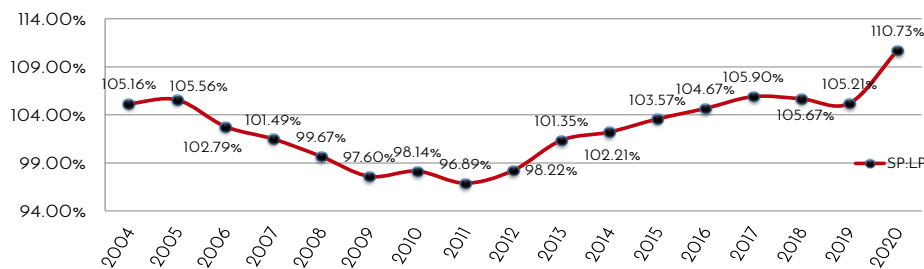
Average List Price vs. Sales Price



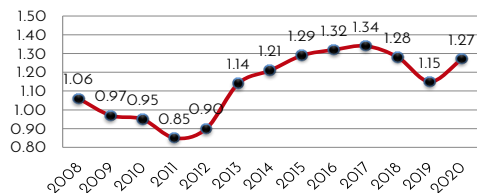
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$652,131	\$598,553	\$629,674	\$612,805	\$653,226	\$714,433	\$688,705	\$700,377	\$695,646	\$784,508
SP	\$601,789	\$633,199	\$714,037	\$708,681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

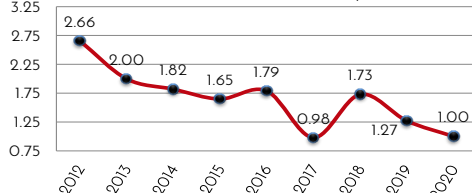
Sales Price to List Price Ratios



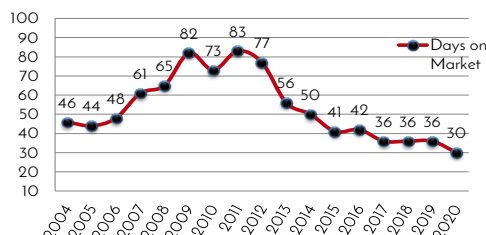
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

