

Montclair

March 2017 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 6J	HighRise	1	1.0	53	\$175,000	\$175,000	\$170,000	97.14%		
2	6 Jerome Place Unit 4	TwnIntUn	2	1.0	119	\$249,950	\$219,900	\$208,000	94.59%	\$214,700	0.97
3	62 Madison Avenue	Colonial	4	1.1	11	\$320,000	\$280,000	\$220,500	78.75%	\$246,900	0.89
4	20 Forest Street C0002	Colonial	3	2.0	51	\$299,000	\$299,000	\$275,000	91.97%	\$275,000	1.00
5	81 Willowdale	Colonial	5	2.1	5	\$270,000	\$270,000	\$300,000	111.11%	\$398,800	0.75
6	232 Claremont Ave C3202	OneFloor	1	1.0	12	\$299,000	\$299,000	\$307,000	102.68%	\$246,600	1.24
7	15 Glenridge Ave C0M22	OneFloor	2	1.0	19	\$329,000	\$329,000	\$325,000	98.78%	\$249,900	1.30
8	361 Claremont Avenue	MultiFlr	2	2.0	25	\$359,000	\$359,000	\$359,900	100.25%	\$241,900	1.49
9	5 Roosevelt Place C001A	TwnEndUn	2	2.0	41	\$350,000	\$350,000	\$375,000	107.14%	\$277,000	1.35
10	27 Virginia Avenue	Colonial	3	2.0	64	\$399,900	\$399,900	\$395,000	98.77%	\$249,500	1.58
11	318 Linden Avenue	Colonial	3	1.1	16	\$389,000	\$389,000	\$411,000	105.66%	\$270,400	1.52
12	32 Linden Avenue	Colonial	3	2.0	14	\$440,000	\$440,000	\$420,000	95.45%		
13	290 Grove Street	CapeCod	5	2.1	121	\$499,900	\$499,900	\$437,500	87.52%	\$549,900	0.80
14	30 Claremont Avenue	Colonial	4	2.0	14	\$459,900	\$459,900	\$475,000	103.28%	\$261,800	
15	302 Grove Street	Victrian	5	2.1	11	\$449,000	\$449,000	\$540,000	120.27%	\$486,600	1.11
16	34 Nishuane Road	SplitLev	3	2.1	14	\$449,000	\$449,000	\$551,000	122.72%	\$356,900	1.54
17	94 Grove Street	TwnEndUn	4	3.0	25	\$579,000	\$579,000	\$579,000	100.00%		
18	327 Grove Street	Colonial	5	3.1	11	\$699,000	\$699,000	\$710,000	101.57%		
19	216 Lorraine Avenue	Colonial	5	2.1	64	\$789,000	\$769,000	\$775,000	100.78%	\$597,400	1.30
20	59 Brookfield Road	Victrian	4	3.0	11	\$699,000	\$699,000	\$775,000	110.87%	\$598,800	1.29
21	120 Stonebridge Road	Colonial	5	3.0	28	\$749,000	\$749,000	\$825,000	110.15%	\$511,800	1.61
22	559 Park Street	Colonial	4	3.2	11	\$729,000	\$729,000	\$845,000	115.91%	\$481,000	1.76
23	34 Godfrey Road	Colonial	6	3.1	9	\$799,000	\$799,000	\$852,000	106.63%	\$573,400	1.49
24	212 Union Street	Custom	4	3.1	22	\$879,000	\$879,000	\$864,000	98.29%	\$736,100	1.17
25	3 Bellegrove Drive	Colonial	5	3.1	8	\$779,000	\$779,000	\$912,000	117.07%	\$741,600	1.23
AVERAGE					31	\$497,546	\$493,944	\$516,276	103.09%		1.27

"ACTIVE" Listings in Montclair

Number of Units: **93**
 Average List Price: **\$940,111**
 Average Days on Market: **58**

"UNDER CONTRACT" Listings in Montclair

Number of Units: **114**
 Average List Price: **\$651,946**
 Average Days on Market: **42**

Montclair 2017 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	48	51	31										43
List Price	\$888,854	\$482,577	\$493,944										\$621,949
Sales Price	\$926,785	\$501,065	\$516,276										\$648,253
Sales Price as a % of List Price	102.78%	105.03%	103.09%										103.61%
Sales Price to Assessed Value	1.30	1.28	1.27										1.29
# Units Sold	24	23	25										72
Active Listings	75	87	93										85
Under Contracts	61	73	114										83

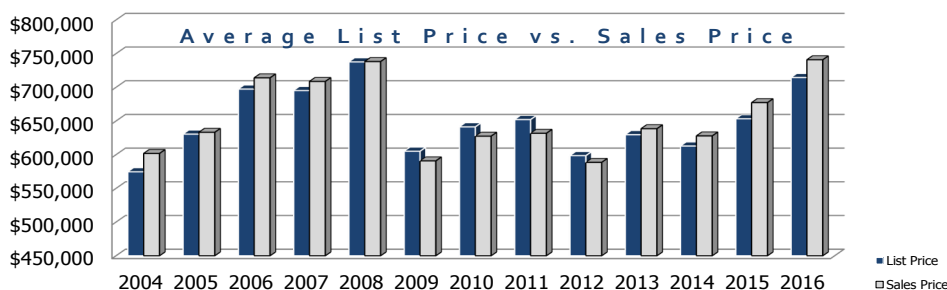
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	57	43	-25.07%
Sales Price	\$669,452	\$648,253	-3.17%
Assessed Value to Sales Price	1.33	1.29	-2.99%



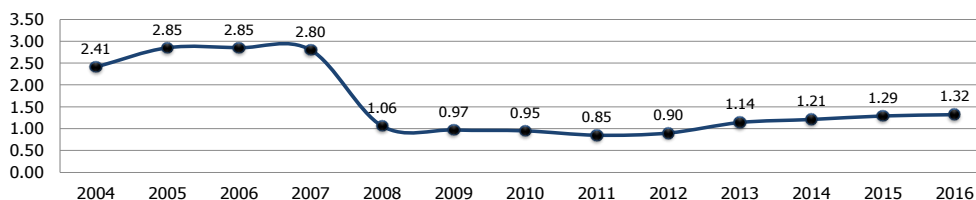
YTD	2016	2017	% Change
# Units Sold	48	72	50.00%
Active Listings	93	93	0.00%
Under Contracts	82	114	39.02%

Montclair Yearly Market Trends



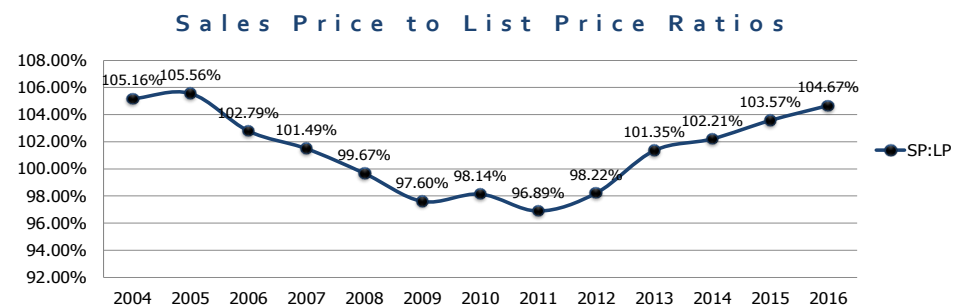
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$652,131	\$598,553	\$629,674	\$612,805	\$653,226	\$714,433
SP	\$601,789	\$633,199	\$714,037	\$708,681	\$738,185	\$590,795	\$627,479	\$631,774	\$588,572	\$638,565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

Sales Price to Assessed Value Ratio

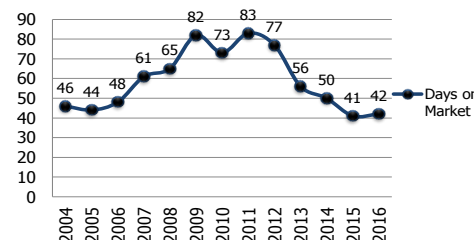


*2008 Tax Re-evaluation

Montclair Yearly Market Trends



Average Days on Market



Number of Units Sold

