

Montclair

July 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	16 Forest Street C6104	HighRise	1	1.0	9	\$194,900	\$194,900	\$190,000	97.49%	\$160,000	1.19
2	10 Crestmont Road 1D	HighRise	2	2.0	24	\$179,000	\$179,000	\$195,000	108.94%		
3	51 Virginia Avenue	Colonial	3	1.0	28	\$245,000	\$245,000	\$245,000	100.00%	\$213,000	1.15
4	14 Forest Street C4205	OneFloor	1	1.0	93	\$284,900	\$284,900	\$277,000	97.23%	\$199,400	1.39
5	15 Glenridge Avenue COM09	CnvStrct	2	1.1	80	\$315,900	\$309,500	\$301,000	97.25%	\$289,300	1.04
6	5 Roosevelt Place 2P	OneFloor	2	1.0	162	\$349,000	\$339,000	\$328,500	96.90%	\$221,400	1.48
7	50 Pine Street C9H	TwnIntUn	2	2.1	113	\$379,000	\$379,000	\$350,000	92.35%	\$227,600	1.54
8	48 S Park Street 206	OneFloor	1	1.0	29	\$380,000	\$380,000	\$367,500	96.71%		
9	361 Claremont Avenue C6103	MultiFlr	2	2.0	21	\$369,000	\$369,000	\$382,000	103.52%	\$229,900	1.66
10	50 Pine Street C800G	MultiFlr	2	2.1	20	\$348,880	\$348,880	\$395,000	113.22%	\$227,600	1.74
11	27 Talbot Street	Colonial	3	2.0	15	\$399,000	\$399,000	\$410,000	102.76%	\$203,600	2.01
12	530 Valley Road C005Z	HighRise	2	2.0	14	\$379,000	\$379,000	\$426,000	112.40%	\$306,100	1.39
13	128 Claremont Avenue	Victrian	6	2.0	14	\$399,000	\$399,000	\$430,000	107.77%	\$262,700	1.64
14	145 Walnut Street	Colonial	2	1.0	10	\$379,000	\$379,000	\$445,000	117.41%	\$201,800	2.21
15	51 N Mountain Avenue	TwnEndUn	3	1.1	28	\$489,000	\$489,000	\$447,500	91.51%	\$404,300	1.11
16	10 Crestmont Road 2B	OneFloor	2	3.0	25	\$415,000	\$415,000	\$456,500	110.00%		
17	48 S Park Street 611	HighRise	2	2.0	64	\$489,000	\$489,000	\$475,000	97.14%		
18	32 Macopin Avenue	Ranch	3	1.1	20	\$439,000	\$439,000	\$475,000	108.20%	\$423,000	1.12
19	58 Montague Place	Colonial	4	2.1	9	\$399,000	\$399,000	\$481,000	120.55%	\$220,400	2.18
20	12 Clairidge Court	Colonial	3	1.0	51	\$449,000	\$449,000	\$505,000	112.47%	\$423,100	1.19
21	129 Mount Hebron Road	Colonial	4	1.0	24	\$549,900	\$549,900	\$541,000	98.38%	\$394,900	1.37
22	118 Squire Hill Road	SplitLev	3	1.1	13	\$529,000	\$529,000	\$545,000	103.02%	\$350,100	1.56
23	92 Grove Street	TwnEndUn	4	3.0	102	\$579,000	\$579,000	\$580,000	100.17%		
24	7 Columbus Avenue	Colonial	4	1.1	20	\$579,000	\$579,000	\$580,000	100.17%	\$445,800	1.30
25	18 Grenada Place	Colonial	4	2.1	15	\$499,000	\$549,900	\$585,000	106.38%		

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26	305 Valley Road	Bi-Level	4	2.1	26	\$599,000	\$599,000	\$599,000	100.00%	\$494,000	1.21
27	36 Draper Terrace	Colonial	4	2.0	14	\$587,000	\$587,000	\$601,000	102.39%	\$319,800	1.88
28	10 Belvidere Place	FixrUppr	4	2.1	11	\$557,000	\$557,000	\$607,000	108.98%	\$544,500	1.11
29	29 Riverview Drive	Colonial	3	2.1	17	\$525,000	\$525,000	\$610,000	116.19%	\$396,700	1.54
30	29 Macopin Avenue	Colonial	4	2.0	23	\$649,000	\$649,000	\$649,000	100.00%	\$528,400	1.23
31	7 Vincent Place	Colonial	6	3.0	35	\$599,000	\$599,000	\$650,000	108.51%	\$327,300	1.99
32	51 Gordonhurst Avenue	Colonial	4	2.0	12	\$589,000	\$589,000	\$678,000	115.11%	\$482,800	1.40
33	215 Alexander Avenue	Colonial	4	2.1	16	\$599,000	\$599,000	\$689,700	115.14%	\$470,300	1.47
34	69 Grandview Place	Colonial	3	2.1	11	\$599,000	\$599,000	\$695,000	116.03%	\$509,800	1.36
35	391 Grove Street	Colonial	4	2.1	75	\$699,000	\$599,000	\$697,500	116.44%	\$458,900	1.52
36	99 Wildwood Avenue	Tudor	3	1.1	14	\$549,000	\$549,000	\$701,000	127.69%	\$527,300	1.33
37	43 Brookfield Road	Colonial	3	2.0	13	\$589,000	\$589,000	\$711,000	120.71%	\$426,400	1.67
38	12 Columbus Avenue	Colonial	4	1.1	13	\$579,000	\$579,000	\$715,000	123.49%	\$441,700	1.62
39	4 Holland Terrace	SeeRem	5	2.1	10	\$569,000	\$569,000	\$719,000	126.36%	\$462,400	1.55
40	21 Melrose Place	Colonial	5	3.3	1	\$719,000	\$719,000	\$750,021	104.31%	\$582,400	1.29
41	111 Elm Street	Colonial	4	2.2	11	\$649,000	\$649,000	\$753,000	116.02%	\$447,900	1.68
42	150 Gordonhurst Avenue	Colonial	6	3.2	24	\$849,900	\$779,000	\$779,000	100.00%	\$713,900	1.09
43	11 Warren Place	Colonial	5	2.2	13	\$775,000	\$775,000	\$780,000	100.65%	\$506,100	1.54
44	12 Yale Terrace	Colonial	4	3.0	20	\$689,000	\$689,000	\$803,000	116.55%	\$582,000	1.38
45	120 S Mountain Avenue	Custom	3	3.1	14	\$749,000	\$749,000	\$809,000	108.01%	\$530,600	1.52
46	6 Notting Hill Way	TwnEndUn	3	3.1	62	\$849,000	\$849,000	\$840,000	98.94%	\$661,700	1.27
47	99 Central Avene	Colonial	6	2.0	20	\$729,000	\$729,000	\$840,000	115.23%	\$728,100	1.15
48	17 Glenwood Road	Victrian	5	3.1	9	\$849,000	\$849,000	\$865,000	101.88%	\$723,400	1.20
49	175 Summit Avenue	Victrian	5	2.1	10	\$879,000	\$879,000	\$900,000	102.39%	\$738,600	1.22
50	111 Wildwood Avenue	Colonial	3	2.1	10	\$729,000	\$729,000	\$922,000	126.47%	\$591,900	1.56

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51	32 Godfrey Road	Colonial	4	3.1	13	\$825,000	\$825,000	\$930,550	112.79%	\$548,400	1.70
52	140 Highland Avenue	Colonial	5	4.2	52	\$1,149,000	\$1,110,000	\$1,070,000	96.40%	\$1,040,000	1.03
53	427 Grove Street	Colonial	5	3.1	47	\$1,195,000	\$1,145,000	\$1,115,000	97.38%	\$795,000	1.40
54	12 Greenview Way	Colonial	5	3.2	12	\$899,000	\$899,000	\$1,120,000	124.58%	\$713,200	1.57
55	189 Alexander Avenue	Colonial	5	4.1	23	\$989,000	\$989,000	\$1,156,050	116.89%	\$710,400	1.63
56	155 Montclair Avenue	Colonial	5	4.1	15	\$989,000	\$989,000	\$1,251,888	126.58%	\$742,400	1.69
57	85 Porter Place	Victrian	5	4.1	20	\$1,290,000	\$1,290,000	\$1,265,000	98.06%	\$868,000	1.46
58	21 Erwin Park Road	Colonial	7	4.1	14	\$1,395,000	\$1,395,000	\$1,395,000	100.00%	\$1,028,800	1.36
59	89 Clinton Avenue	Colonial	6	4.2	22	\$1,699,000	\$1,499,000	\$1,525,000	101.73%	\$936,500	1.63
60	48 Edgemont Road	Colonial	7	3.2	19	\$1,399,000	\$1,399,000	\$1,555,000	111.15%	\$998,900	1.56
61	319 Park Street	Victrian	8	3.2	10	\$1,500,000	\$1,500,000	\$1,910,000	127.33%	\$1,099,000	1.74
62	342 Park Street	Colonial	5	3.2	15	\$1,975,000	\$1,975,000	\$2,100,000	106.33%	\$1,464,100	1.43
AVERAGE					28	\$678,635	\$671,774	\$728,544	108.04%		1.47

"ACTIVE" Listings in Montclair

Number of Units: 88
Average List Price: \$902,690
Average Days on Market: 67

"UNDER CONTRACT" Listings in Montclair

Number of Units: 116
Average List Price: \$704,845
Average Days on Market: 39

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	36	26	26	28						32
List Price	\$888,854	\$482,577	\$493,944	\$678,553	\$646,958	\$731,266	\$671,774						\$672,231
Sales Price	\$926,785	\$501,065	\$516,276	\$707,507	\$707,355	\$791,392	\$728,544						\$719,798
Sales Price as a % of List Price	102.78%	105.03%	103.09%	104.43%	108.77%	108.96%	108.04%						106.90%
Sales Price to Assessed Value	1.30	1.28	1.27	1.27	1.31	1.36	1.47						1.35
# Units Sold	24	23	25	30	43	77	62						284
Active Listings	75	87	93	116	113	98	88						96
Under Contracts	61	73	114	136	169	149	116						117

Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	42	32	-24.34%
Sales Price	\$704,784	\$719,798	2.13%
Sales Price to Assessed Value	1.34	1.35	0.52%



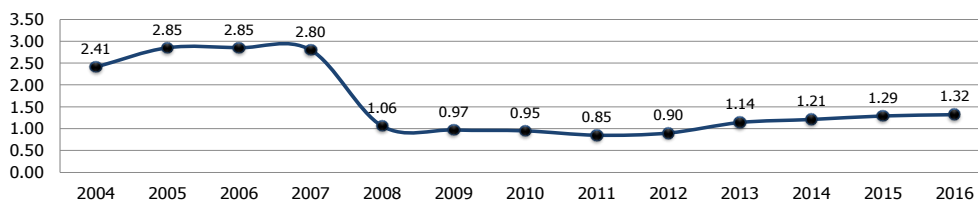
YTD	2016	2017	% Change
# Units Sold	220	284	29.09%
Active Listings	83	88	6.02%
Under Contracts	102	116	13.73%

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

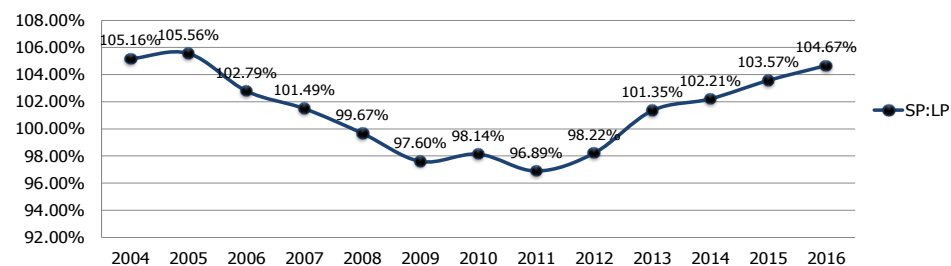
Sales Price to Assessed Value Ratio



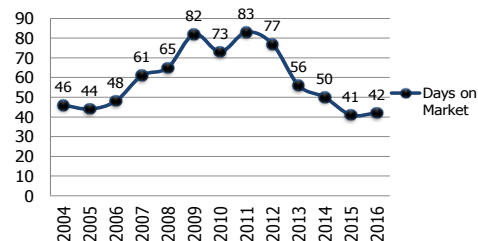
*2008 Tax Re-evaluation

Montclair Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

