

Montclair

August 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	515 Bloomfield Avenue C002E	OneFloor	0	1.0	31	\$155,000	\$155,000	\$155,000	100.00%	\$108,900	1.42
2	5 Grant Street 3F	OneFloor	1	1.0	108	\$214,000	\$174,995	\$162,500	92.86%	\$161,800	1.00
3	10 Crestmont Road 5L	HighRise	1	1.0	448	\$225,000	\$199,000	\$185,000	92.96%		
4	12 Cross Street	Colonial	3	1.0	80	\$205,000	\$205,000	\$204,749	99.88%	\$190,000	1.08
5	15 Forest Street Unit 8	OneFloor	2	1.0	7	\$220,000	\$220,000	\$215,500	97.95%	\$232,100	0.93
6	530 Valley Road C002J	OneFloor	1	1.0	14	\$245,000	\$245,000	\$253,000	103.27%	\$225,600	1.12
7	17 Willowmere Avenue	Colonial	3	1.1	22	\$294,900	\$294,900	\$305,000	103.42%	\$199,500	1.53
8	515 Bloomfield Avenue C002C	OneFloor	2	1.0	16	\$299,000	\$299,000	\$315,000	105.35%	\$245,200	1.28
9	10 Crestmont Road 3-D	HighRise	3	2.0	24	\$320,000	\$320,000	\$320,000	100.00%		
10	530 Valley Road C007S	HighRise	2	2.0	3	\$420,000	\$420,000	\$420,000	100.00%	\$297,600	1.41
11	51 Greenwood Avenue	TwndEndUn	1	2.0	14	\$379,000	\$379,000	\$435,000	114.78%	\$266,500	1.63
12	201 Orange Road	Colonial	6	4.0	35	\$459,000	\$459,000	\$450,000	98.04%	\$495,400	0.91
13	279 Valley Way	Ranch	4	3.0	46	\$499,000	\$499,000	\$460,000	92.18%	\$425,800	1.08
14	47 Brunswick Road	Colonial	6	2.1	7	\$450,000	\$450,000	\$511,000	113.56%	\$474,900	1.08
15	172 Orange Road	FixrUppr	6	3.0	30	\$509,000	\$509,000	\$525,000	103.14%	\$422,500	1.24
16	510 Highland Avenue	Tudor	5	2.2	261	\$769,000	\$649,000	\$575,000	88.60%	\$670,600	0.86
17	68 Beverly Road	Colonial	3	1.1	10	\$527,000	\$527,000	\$595,000	112.90%	\$456,100	1.30
18	557 Upper Mountain Avenue	Colonial	3	1.1	12	\$539,900	\$539,900	\$620,000	114.84%	\$432,400	1.43
19	19 Morningside Avenue	Colonial	3	1.1	15	\$529,000	\$529,000	\$634,000	119.85%	\$485,600	1.31
20	526 Highland Avenue	Colonial	3	1.3	15	\$597,000	\$597,000	\$650,000	108.88%	\$498,200	1.30
21	23 Gray Street	Colonial	3	3.0	15	\$615,000	\$615,000	\$675,000	109.76%	\$409,000	1.65
22	9 Argyle Road	Colonial	3	2.1	15	\$619,900	\$619,900	\$680,360	109.75%	\$466,200	1.46
23	1 Amherst Place	Colonial	3	1.1	9	\$589,000	\$589,000	\$700,000	118.85%	\$500,700	1.40
24	115 Christopher Street	Colonial	5	3.1	10	\$699,000	\$699,000	\$701,000	100.29%	\$602,900	1.16
25	31 Ardsley Road	Colonial	5	3.1	15	\$699,000	\$699,000	\$710,000	101.57%	\$579,100	1.23

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26	42 Carolin Road	Colonial	3	1.1	16	\$629,000	\$629,000	\$714,520	113.60%	\$488,500	1.46
27	9 Brainard Street	Colonial	5	2.1	45	\$729,900	\$699,900	\$725,000	103.59%	\$578,000	1.25
28	18 Carolin Road	Colonial	3	2.0	11	\$649,000	\$649,000	\$729,000	112.33%	\$583,400	1.25
29	528 Grove Street	Colonial	5	3.2	30	\$724,900	\$724,900	\$730,000	100.70%	\$621,200	1.18
30	86 Cooper Avenue	Colonial	4	3.1	38	\$749,000	\$729,000	\$749,000	102.74%	\$643,700	1.16
31	133 Undercliff Road	SplitLev	4	3.1	24	\$749,000	\$699,000	\$749,000	107.15%	\$611,100	1.23
32	361 N Fullerton Avenue	Colonial	4	2.1	25	\$629,000	\$629,000	\$765,578	121.71%	\$612,400	1.25
33	31 Prescott Avenue	Colonial	5	2.1	10	\$629,000	\$629,000	\$769,000	122.26%	\$548,200	1.40
34	38 Carolin Road	Colonial	3	2.0	9	\$629,000	\$629,000	\$771,000	122.58%	\$468,600	1.65
35	10 Clairidge Court	Colonial	6	3.0	21	\$729,000	\$729,000	\$776,000	106.45%	\$560,800	1.38
36	223 Orange Road	Colonial	7	3.2	30	\$799,000	\$799,000	\$799,000	100.00%	\$599,800	1.33
37	5 Warren Place	Colonial	4	2.2	12	\$729,000	\$729,000	\$801,000	109.88%	\$423,000	1.89
38	19 Norwood Avenue	Colonial	5	2.1	11	\$779,000	\$779,000	\$805,000	103.34%	\$654,000	1.23
39	35 Porter Place	Colonial	5	3.0	15	\$829,000	\$829,000	\$834,000	100.60%	\$489,200	1.70
40	129 Llewellyn Road	Colonial	6	3.1	43	\$879,000	\$849,000	\$839,000	98.82%	\$693,700	1.21
41	11 Montclair Avenue	SeeRem	4	2.1	10	\$739,000	\$739,000	\$875,000	118.40%	\$590,000	1.48
42	12 Marston Place	Victrian	6	3.1	14	\$799,000	\$799,000	\$880,000	110.14%		
43	316 Highland Avenue	Tudor	4	3.1	15	\$729,000	\$729,000	\$900,000	123.46%	\$642,200	1.40
44	1 S Mountain Terrace	Colonial	4	2.3	14	\$895,000	\$895,000	\$905,000	101.12%	\$818,300	1.11
45	142 Bellevue Avenue	Colonial	4	3.1	12	\$799,000	\$799,000	\$910,000	113.89%	\$757,600	1.20
46	34 Wellesley Road	Colonial	3	2.1	10	\$769,000	\$769,000	\$925,000	120.29%	\$678,600	1.36
47	21 Fairmount Avenue	Bi-Level	4	3.0	8	\$749,000	\$749,000	\$950,000	126.84%	\$473,800	2.01
48	4 Harrison Avenue	Colonial	6	3.1	17	\$899,900	\$899,900	\$971,000	107.90%	\$967,100	1.00
49	203 Orange Road	Colonial	6	3.2	9	\$949,000	\$949,000	\$999,000	105.27%		
50	34 Stanford Place	Colonial	6	4.1	14	\$989,000	\$989,000	\$999,900	101.10%	\$872,400	1.15

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51	197 Montclair Avenue	Colonial	6	2.1	9	\$839,000	\$839,000	\$1,020,000	121.57%	\$603,700	1.69
52	9 Christopher Court	Colonial	5	5.1	29	\$1,150,000	\$1,050,000	\$1,050,000	100.00%	\$754,400	1.39
53	192 Park Street	Colonial	4	3.1	9	\$950,000	\$950,000	\$1,086,000	114.32%	\$746,100	1.46
54	35 Glenwood Road	Colonial	6	3.2	50	\$1,195,000	\$999,000	\$1,100,000	110.11%	\$995,300	1.11
55	60 Glenwood Road	Colonial	3	3.1	16	\$1,100,000	\$1,100,000	\$1,135,000	103.18%	\$810,000	1.40
56	107 Montclair Avenue	Colonial	5	4.1	13	\$989,000	\$989,000	\$1,255,000	126.90%	\$797,400	1.57
57	185 S Mountain Avenue	Colonial	7	4.2	47	\$1,399,000	\$1,299,000	\$1,274,500	98.11%	\$1,026,700	1.24
58	152 Montclair Avenue	Colonial	5	3.2	14	\$979,000	\$979,000	\$1,275,000	130.23%	\$702,400	1.82
59	2 Edgecliff Road	Colonial	5	3.1	9	\$1,100,000	\$1,100,000	\$1,313,000	119.36%	\$773,200	1.70
60	63 Highland Avenue	Tudor	7	3.1	26	\$1,349,000	\$1,350,000	\$1,325,000	98.15%	\$1,048,500	1.26
61	108 Bellevue Avenue	Victrian	5	2.1	31	\$1,799,000	\$1,499,000	\$1,500,000	100.07%	\$1,018,500	1.47
62	14 Fairfield Street	Colonial	5	4.1	37	\$1,599,000	\$1,599,000	\$1,535,000	96.00%		
63	92 Union Street	Colonial	5	4.1	70	\$1,799,000	\$1,799,000	\$1,655,000	92.00%	\$1,307,000	1.27
AVERAGE					33	\$738,149	\$722,117	\$775,422	107.41%		1.34

"ACTIVE" Listings in Montclair

Number of Units: 92
Average List Price: \$827,891
Average Days on Market: 53

"UNDER CONTRACT" Listings in Montclair

Number of Units: 82
Average List Price: \$700,197
Average Days on Market: 50

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	33					32
List Price	\$888,854	\$482,577	\$493,944	\$678,553	\$646,958	\$731,266	\$671,774	\$722,117					\$681,288
Sales Price	\$926,785	\$501,065	\$516,276	\$707,507	\$707,355	\$791,392	\$728,544	\$775,422					\$729,897
Sales Price as a % of List Price	102.78%	105.03%	103.09%	104.43%	108.77%	108.96%	108.04%	107.41%					106.99%
Sales Price to Assessed Value	1.30	1.28	1.27	1.27	1.31	1.36	1.47	1.34					1.34
# Units Sold	24	23	25	30	43	77	62	63					347
Active Listings	75	87	93	116	113	98	88	92					95
Under Contracts	61	73	114	136	169	149	116	82					113

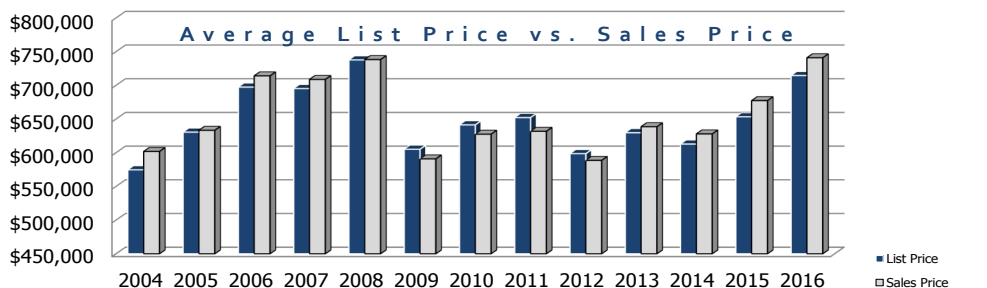
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	39	32	-18.08%
Sales Price	\$734,604	\$729,897	-0.64%
Sales Price to Assessed Value	1.33	1.34	1.04%



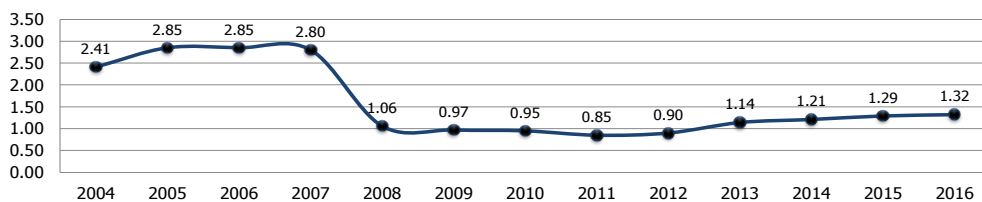
YTD	2016	2017	% Change
# Units Sold	287	347	20.91%
Active Listings	86	92	6.98%
Under Contracts	71	82	15.49%

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

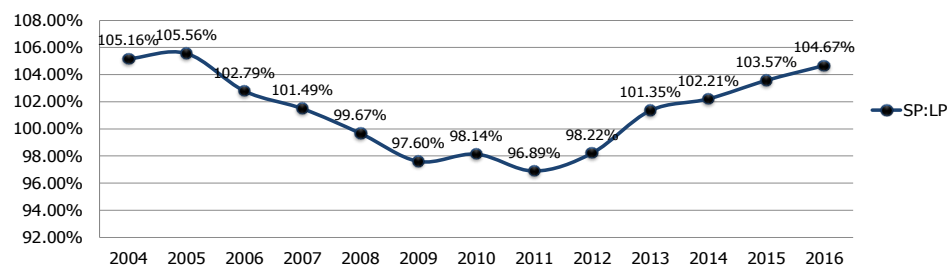
Sales Price to Assessed Value Ratio



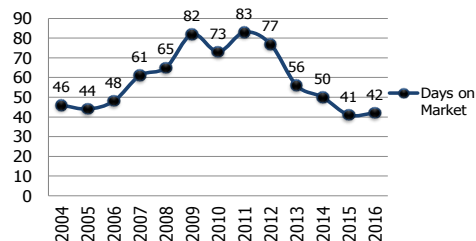
*2008 Tax Re-evaluation

Montclair Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

