

Montclair

November 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	15 Forest Street C0001	OneFloor	0	1.0	173	\$124,866	\$124,866	\$85,000	68.07%	\$101,600	0.84
2	15 The Crescent	OneFloor	0	1.0	148	\$219,000	\$179,000	\$170,000	94.97%	\$119,800	1.42
3	415 Claremont Avenue C005H	OneFloor	1	1.0	23	\$194,000	\$194,000	\$180,000	92.78%	\$157,500	1.14
4	415 Claremont Avenue C004A	OneFloor	1	1.0	28	\$199,000	\$189,000	\$180,000	95.24%	\$165,500	1.09
5	530 Valley Road 1Z	FirstFlr	0	1.0	15	\$199,000	\$199,000	\$190,000	95.48%	\$130,900	1.45
6	101 Gates Avenue C008G	OneFloor	2	1.0	15	\$265,000	\$265,000	\$278,759	105.19%	\$204,400	1.36
7	10 Crestmont Road	OneFloor	3	2.0	116	\$300,000	\$285,000	\$280,000	98.25%		
8	8 Dey Street	Colonial	2	1.0	52	\$339,900	\$339,900	\$347,500	102.24%	\$245,500	1.42
9	50 Pine Street C500O	TwnIntUn	2	2.1	9	\$365,000	\$365,000	\$365,000	100.00%	\$227,600	1.60
10	95 Elm Street	Colonial	3	2.1	63	\$408,000	\$394,000	\$412,000	104.57%	\$374,700	1.10
11	48 S Park Street 711	HighRise	2	2.0	171	\$479,000	\$455,000	\$435,000	95.60%	\$353,900	1.23
12	242 N Fullerton Avenue	Custom	4	2.0	35	\$449,000	\$449,000	\$445,000	99.11%	\$283,700	1.57
13	202 Watchung Avenue	Colonial	6	2.1	112	\$499,000	\$449,000	\$464,315	103.41%	\$501,100	0.93
14	19 Van Breemen Court	Custom	4	3.1	20	\$589,000	\$589,000	\$580,000	98.47%	\$517,900	1.12
15	25 Fairview Place	RanchRas	3	2.1	47	\$599,000	\$599,000	\$585,000	97.66%	\$453,600	1.29
16	116 Squire Hill Road	SplitLev	3	2.1	8	\$579,000	\$579,000	\$604,000	104.32%	\$375,000	1.61
17	128 N Fullerton Avenue	TwnEndUn	4	4.1	10	\$599,000	\$599,000	\$631,000	105.34%	\$490,400	1.29
18	19 Fairview Place	SplitLev	5	2.1	34	\$649,000	\$649,000	\$637,500	98.23%	\$515,500	1.24
19	27 Wellesley Road	Colonial	3	2.1	32	\$675,000	\$649,000	\$654,000	100.77%	\$525,900	1.24
20	106 N Fullerton Avenue	Colonial	5	3.1	56	\$597,000	\$597,000	\$670,000	112.23%	\$368,100	1.82
21	99 Claremont Avenue	Victrian	3	2.1	28	\$679,000	\$679,000	\$685,000	100.88%		
22	81 Willowdale Avenue	Colonial	4	3.2	15	\$699,900	\$699,900	\$725,000	103.59%		
23	84 Yantacaw Brook Road	SplitLev	4	2.1	21	\$695,000	\$695,000	\$730,000	105.04%	\$574,900	1.27
24	167 Highland Avenue	Cottage	3	2.1	15	\$740,000	\$740,000	\$737,500	99.66%	\$528,900	1.39
25	63 Essex Avenue	Colonial	4	2.0	27	\$729,000	\$729,000	\$749,000	102.74%	\$560,600	1.34

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26	7 Yale Terrace	Colonial	4	2.1	28	\$749,000	\$749,000	\$760,000	101.47%	\$585,500	1.30
27	58 Dryden Road	Colonial	3	2.1	14	\$729,000	\$729,000	\$780,000	107.00%	\$499,600	1.56
28	180 Midland Avenue	Colonial	4	4.0	159	\$911,500	\$793,500	\$785,000	98.93%	\$1,114,600	0.70
29	21 Brunswick Road	Colonial	5	4.0	8	\$789,000	\$789,000	\$810,000	102.66%	\$555,600	1.46
30	22 Duryea Road	Colonial	6	2.1	13	\$799,000	\$799,000	\$895,000	112.02%	\$683,500	1.31
31	17 Bellegrove Drive	Colonial	5	3.2	26	\$799,000	\$799,000	\$927,500	116.08%	\$776,200	1.19
32	177 Gates Avenue	Colonial	6	4.2	89	\$1,375,000	\$949,000	\$955,000	100.63%	\$1,250,600	0.76
33	301 Par Street	Colonial	6	4.1	10	\$869,000	\$869,000	\$1,050,000	120.83%	\$736,300	1.43
34	229 N Mountain Avenue	Colonial	7	3.2	18	\$989,000	\$989,000	\$1,125,000	113.75%	\$894,200	1.26
35	29 Edgewood Road	Meditter	4	3.0	94	\$1,225,000	\$1,225,000	\$1,175,000	95.92%	\$1,197,000	0.98
36	284 Highland Avenue	Tudor	4	3.1	13	\$999,900	\$999,900	\$1,250,000	125.01%	\$835,700	1.50
37	160 Bellevue Avenue	Victrian	6	6.1	21	\$1,699,000	\$1,699,000	\$1,625,000	95.64%		
38	140 Clarewill Avenue	Colonial	6	4.1	10	\$1,499,000	\$1,499,000	\$1,751,000	116.81%	\$1,202,900	1.46
39	206 Upper Mountain Avenue	Custom	7	6.3	208	\$3,499,900	\$2,999,000	\$2,875,000	95.87%	\$1,995,200	1.44
AVERAGE					51	\$738,538	\$707,156	\$732,925	102.22%		1.29

"ACTIVE" Listings in Montclair

Number of Units: 62
Average List Price: \$921,232
Average Days on Market: 77

"UNDER CONTRACT" Listings in Montclair

Number of Units: 60
Average List Price: \$638,678
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	36	26	26	28	33	49	36	51		36
List Price	\$888,854	\$482,577	\$493,944	\$678,553	\$646,958	\$731,266	\$671,774	\$722,117	\$808,355	\$584,023	\$707,156		\$688,772
Sales Price	\$926,785	\$501,065	\$516,276	\$707,507	\$707,355	\$791,392	\$728,544	\$775,422	\$819,298	\$604,478	\$732,925		\$730,138
Sales Price as a % of List Price	102.78%	105.03%	103.09%	104.43%	108.77%	108.96%	108.04%	107.41%	102.41%	103.97%	102.22%		105.97%
Sales Price to Assessed Value	1.30	1.28	1.27	1.27	1.31	1.36	1.47	1.34	1.30	1.28	1.29		1.33
# Units Sold	24	23	25	30	43	77	62	63	42	30	39		458
Active Listings	75	87	93	116	113	98	88	92	90	66	62		89
Under Contracts	61	73	114	136	169	149	116	82	79	90	60		103

Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	42	36	-15.77%
Sales Price	\$746,784	\$730,138	-2.23%
Sales Price to Assessed Value	1.330	1.332	0.11%

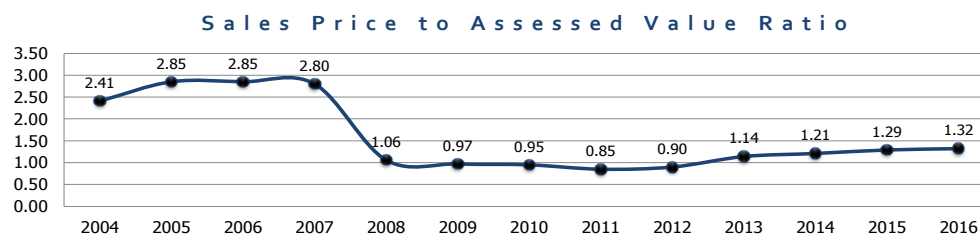


YTD	2016	2017	% Change
# Units Sold	372	458	23.12%
Active Listings	62	62	0.00%
Under Contracts	72	60	-16.67%

Montclair Yearly Market Trends

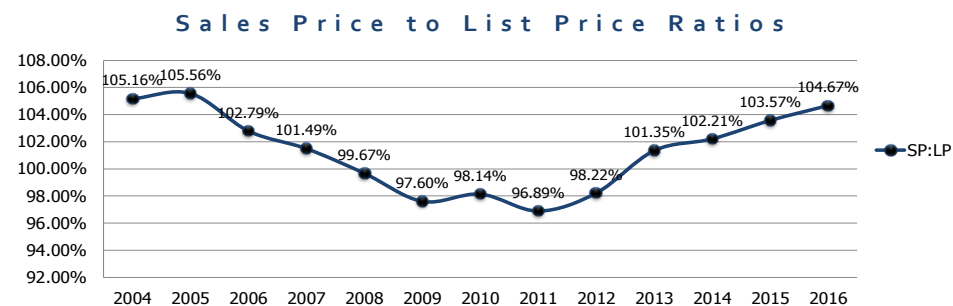


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$652,131	\$598,553	\$629,674	\$612,805	\$653,226	\$714,433
SP	\$601,789	\$633,199	\$714,037	\$708,681	\$738,185	\$590,795	\$627,479	\$631,774	\$588,572	\$638,565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

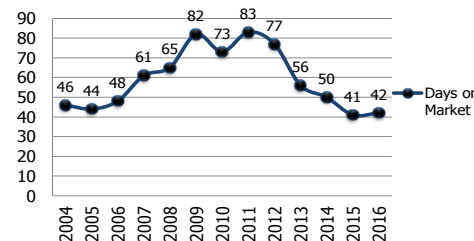


*2008 Tax Re-evaluation

Montclair Yearly Market Trends



Average Days on Market



Number of Units Sold

