

Montclair

December 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 C6404	OneFloor	1	1.0	13	\$129,000	\$129,000	\$155,000	120.16%	\$160,000	0.97
2	39 Harrison Avenue C0019	OneFloor	1	1.0	51	\$239,000	\$239,000	\$220,000	92.05%	\$126,400	1.74
3	39 Harrison Avenue C0009	FirstFlr	1	1.0	86	\$259,000	\$249,000	\$240,000	96.39%	\$139,800	1.72
4	48 Virginia Avenue	Colonial	3	1.1	98	\$258,000	\$258,000	\$245,000	94.96%	\$235,100	1.04
5	530 Valley Road C003E	HighRise	1	1.0	17	\$259,000	\$259,000	\$255,000	98.46%	\$230,600	1.11
6	409 Orange Road	Ranch	3	1.1	98	\$329,000	\$298,000	\$285,000	95.64%	\$158,600	1.80
7	419 Orange Road	Colonial	3	1.1	12	\$299,000	\$299,000	\$332,000	111.04%	\$199,000	1.67
8	25 Linden Avenue	Colonial	3	1.1	34	\$329,000	\$329,000	\$340,000	103.34%	\$175,500	1.94
9	361 Claremont Avenue C6116	MultiFlr	2	2.0	37	\$359,000	\$359,000	\$344,000	95.82%	\$245,900	1.40
10	15 Saint Lukes Place C0001	OneFloor	2	1.0	18	\$330,000	\$330,000	\$370,000	112.12%	\$248,700	1.49
11	29 S Willow Street Unit 1	HalfDupl	4	2.1	49	\$399,000	\$399,000	\$425,000	106.52%	\$267,800	1.59
12	6 James Street	FixrUppr	6	3.0	63	\$505,000	\$479,900	\$460,000	95.85%	\$382,200	1.20
13	147 High Street	Colonial	3	1.1	55	\$499,000	\$479,000	\$484,000	101.04%		
14	18 Stephen Street	Ranch	3	2.0	13	\$399,000	\$399,000	\$515,000	129.07%	\$379,000	1.36
15	169 Orange Road	Victrian	6	3.1	15	\$399,000	\$399,000	\$530,000	132.83%	\$459,300	1.15
16	72 Normal Avenue	RanchRas	3	2.1	46	\$599,000	\$599,000	\$595,000	99.33%	\$470,700	1.26
17	66 S Fullerton Avenue C0004	TwnEndUn	3	2.1	13	\$549,000	\$549,000	\$601,000	109.47%	\$388,800	1.55
18	137 Forest Street	Colonial	3	2.2	55	\$600,000	\$600,000	\$607,500	101.25%	\$358,700	1.69
19	14 Columbus Avenue	Colonial	4	1.1	16	\$589,000	\$589,000	\$651,000	110.53%	\$412,700	1.58
20	127 High Street	Colonial	4	3.1	19	\$599,000	\$599,000	\$653,000	109.02%	\$527,900	1.24
21	364 N Fullerton Avenue	Colonial	6	2.2	12	\$649,999	\$649,999	\$679,000	104.46%	\$527,800	1.29
22	3 Briar Hill Road	CapeCod	4	2.1	19	\$599,000	\$599,000	\$680,000	113.52%	\$554,900	1.23
23	15 Warfield Street	Colonial	5	3.1	9	\$649,000	\$649,000	\$741,000	114.18%	\$485,400	1.53
24	65 Beverly Road	Colonial	4	2.1	15	\$679,000	\$679,000	\$749,000	110.31%	\$528,100	1.42
25	119 Walnut Street C0008	MultiFlr	3	2.1	15	\$750,000	\$750,000	\$755,000	100.67%	\$581,300	1.30

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26	27 Warren Place	Colonial	5	3.1	13	\$729,000	\$729,000	\$765,000	104.94%	\$542,500	1.41
27	8 Brunswick Road	Colonial	5	2.0	11	\$739,000	\$739,000	\$786,000	106.36%	\$524,000	1.50
28	124 Gordonhurst Avenue	Tudor	3	2.0	14	\$749,000	\$749,000	\$812,000	108.41%	\$664,900	1.22
29	52 Montclair Avenue	Colonial	5	3.1	8	\$759,000	\$759,000	\$825,000	108.70%	\$639,100	1.29
30	173 Watchung Avenue	Colonial	6	3.1	8	\$799,000	\$799,000	\$825,000	103.25%	\$747,700	1.10
31	32 Carolin Road	Colonial	4	2.2	12	\$699,000	\$699,000	\$825,000	118.03%	\$534,900	1.54
32	4 Inwood Terrace	Colonial	4	3.2	60	\$850,000	\$845,000	\$840,000	99.41%	\$600,600	1.40
33	79 S Fullerton Avenue	Colonial	6	4.1	14	\$799,000	\$799,000	\$841,000	105.26%	\$604,800	1.39
34	117 Cooper Avenue	Colonial	6	3.2	22	\$879,000	\$859,000	\$850,000	98.95%	\$678,600	1.25
35	44 Pleasant Avenue	Colonial	6	3.1	72	\$1,350,000	\$1,350,000	\$1,250,000	92.59%	\$648,400	1.93
36	109 Union Street	Tudor	6	4.2	14	\$1,350,000	\$1,350,000	\$1,400,000	103.70%	\$991,900	1.41
37	36 Stonebridge Road	Tudor	8	5.1	294	\$3,400,000	\$2,500,000	\$2,405,950	96.24%	\$2,365,600	1.02
38	61 Wayside Place	Tudor	5	5.2	95	\$3,199,000	\$2,795,000	\$2,550,000	91.23%	\$1,588,700	1.61
AVERAGE					40	\$725,132	\$687,892	\$707,538	105.13%		1.41

"ACTIVE" Listings in Montclair

Number of Units: 40
Average List Price: \$989,823
Average Days on Market: 101

"UNDER CONTRACT" Listings in Montclair

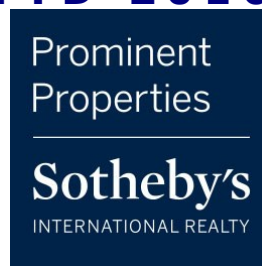
Number of Units: 54
Average List Price: \$587,450
Average Days on Market: 54

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	40	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	\$687,892	\$688,705
Sales Price	\$926,785	\$501,065	\$516,276	\$707,507	\$707,355	\$791,392	\$728,544	\$775,422	\$819,298	\$604,478	\$732,925	\$707,538	\$728,406
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%	105.13%	105.90%
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	1.41	1.34
# Units Sold	24	23	25	30	43	77	62	63	42	30	39	38	496
Active Listings	75	87	93	116	113	98	88	92	90	66	62	40	85
Under Contracts	61	73	114	136	169	149	116	82	79	90	60	54	99

Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	42	36	-14.01%
Sales Price	\$740,875	\$728,406	-1.68%
Sales Price to Assessed Value	1.325	1.339	1.03%



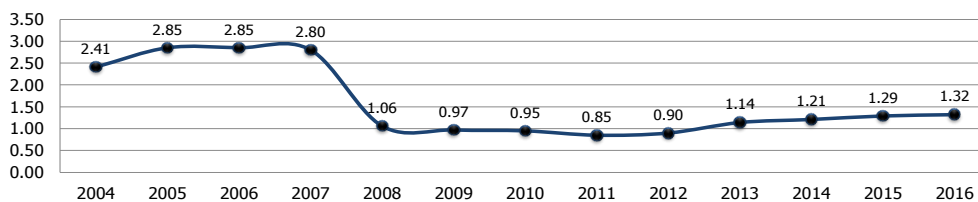
YTD	2016	2017	% Change
# Units Sold	408	496	21.57%
Active Listings	61	40	-34.43%
Under Contracts	59	54	-8.47%

Montclair Yearly Market Trends



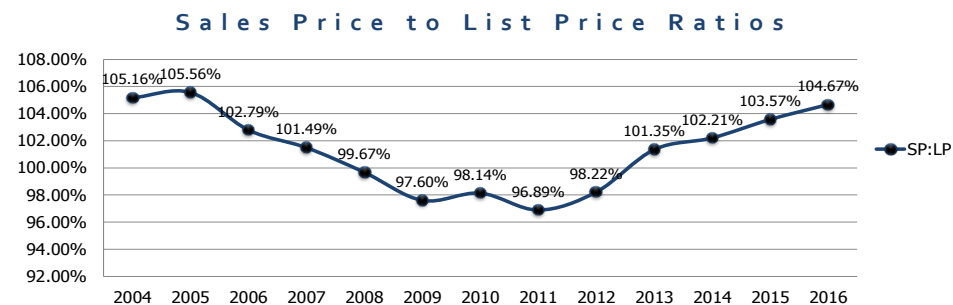
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$652,131	\$598,553	\$629,674	\$612,805	\$653,226	\$714,433
SP	\$601,789	\$633,199	\$714,037	\$708,681	\$738,185	\$590,795	\$627,479	\$631,774	\$588,572	\$638,565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

Sales Price to Assessed Value Ratio

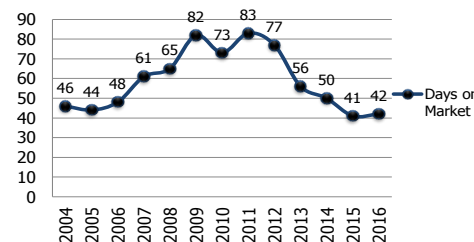


*2008 Tax Re-evaluation

Montclair Yearly Market Trends



Average Days on Market



Number of Units Sold

