

Montclair

February 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	14 Forest Street C4206	HighRise	1	1.0	34	\$274,900	\$274,900	\$274,900	100.00%	\$199,100	1.38
2	530 Valley Road C007V	HighRise	1	1.0	17	\$255,000	\$255,000	\$275,000	107.84%	\$230,600	1.19
3	27 Linden Avenue	MultiFlr	3	1.1	103	\$349,000	\$329,000	\$329,133	100.04%	\$199,500	1.65
4	37 Nishuane Road	SplitLev	3	1.1	113	\$359,000	\$335,000	\$335,000	100.00%	\$247,700	1.35
5	301 Claremont Avenue C0003	OneFloor	2	2.0	14	\$335,000	\$335,000	\$342,000	102.09%	\$270,000	1.27
6	586 Upper Mountain Avenue	Colonial	3	1.1	67	\$549,000	\$474,900	\$474,900	100.00%	\$396,000	1.20
7	51 Virginia Avenue	Colonial	3	2.0	16	\$519,000	\$495,000	\$485,000	97.98%		
8	1 Alexander Court	Colonial	3	3.1	58	\$800,800	\$720,700	\$740,000	102.68%	\$792,900	0.93
9	66 Tuxedo Road	Colonial	5	2.1	20	\$735,000	\$735,000	\$750,000	102.04%	\$547,500	1.37
10	19 Franklin Place	Victrian	5	2.1	17	\$789,000	\$789,000	\$808,000	102.41%		
11	5 Graham Terrace	Colonial	4	3.1	17	\$799,000	\$799,000	\$840,000	105.13%		
12	568 Highland Avenue	Colonial	3	4.1	14	\$779,000	\$779,000	\$852,000	109.37%	\$573,500	1.49
13	26 N Mountain Avenue	Colonial	3	2.1	9	\$749,000	\$749,000	\$885,000	118.16%	\$583,200	1.52
14	140 Christopher Street	Colonial	6	3.1	11	\$789,000	\$789,000	\$910,832	115.44%	\$707,300	1.29
AVERAGE					36	\$577,264	\$561,393	\$592,983	104.51%		1.33

"ACTIVE" Listings in Montclair

Number of Units: 67
Average List Price: \$950,904
Average Days on Market: 43

"UNDER CONTRACT" Listings in Montclair

Number of Units: 64
Average List Price: \$712,681
Average Days on Market: 53

Montclair 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	54	36											46
List Price	\$689,035	\$561,393											\$636,476
Sales Price	\$741,720	\$592,983											\$680,475
Sales Price as a % of List Price	105.51%	104.51%											105.10%
Sales Price to Assessed Value	1.35	1.33											1.34
# Units Sold	20	14											34
Active Listings	57	67											62
Under Contracts	41	64											53

Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	49	46	-5.57%
Sales Price	\$718,454	\$680,475	-5.29%
Sales Price to Assessed Value	1.29	1.34	3.86%



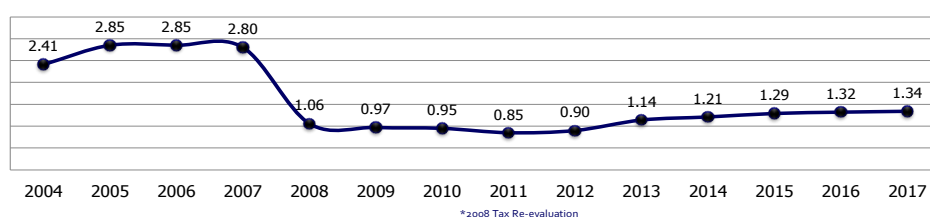
YTD	2017	2018	% Change
# Units Sold	47	34	-27.66%
Active Listings	87	67	-22.99%
Under Contracts	73	64	-12.33%

Montclair Yearly Market Trends

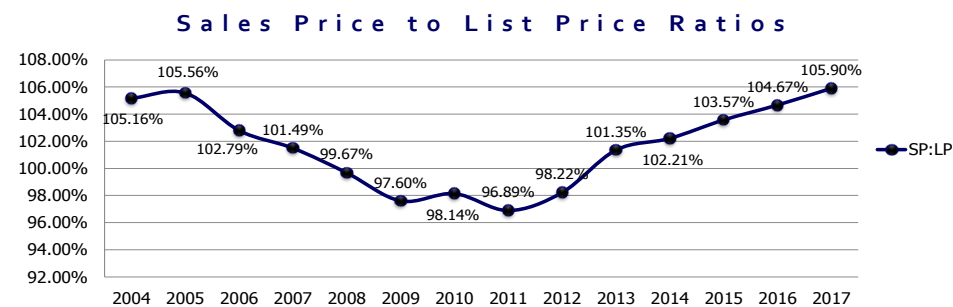


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$652,131	\$598,553	\$629,674	\$612,805	\$653,226	\$714,433	\$688,705
SP	\$601,789	\$633,199	\$714,037	\$708,681	\$738,185	\$590,795	\$627,479	\$631,774	\$588,572	\$638,565	\$627,858	\$677,279	\$740,875	\$728,406

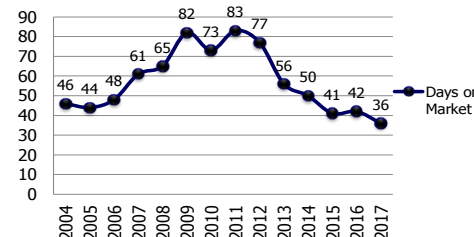
Sales Price to Assessed Value Ratio



Montclair Yearly Market Trends



Average Days on Market



Number of Units Sold

