

# Montclair

March 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	10 Crestmont Road 4G	HighRise	1	1.0	13	\$148,000	\$148,000	\$144,000	97.30%		
2	10 Crestmont Road 1A	HighRise	2	2.0	174	\$239,000	\$185,000	\$165,000	89.19%		
3	515 Bloomfield Avenue C002A	OneFloor	1	1.0	17	\$175,000	\$175,000	\$199,000	113.71%	\$118,300	1.68
4	530 Valley Road C001Z	HighRise	0	1.0	15	\$199,000	\$199,000	\$199,220	100.11%	\$130,900	1.52
5	14 Hartley Street	Colonial	3	1.0	97	\$230,000	\$230,000	\$205,000	89.13%	\$124,000	1.65
6	30 Tichenor Place	Colonial	3	1.0	40	\$249,900	\$239,900	\$222,000	92.54%	\$171,800	1.29
7	530 Valley Road C003V	HighRise	1	1.0	24	\$265,000	\$265,000	\$275,000	103.77%	\$240,200	1.14
8	22 Enfield Avenue	Colonial	3	1.0	146	\$358,900	\$314,900	\$314,900	100.00%	\$202,400	1.56
9	415 Claremont Avenue C001B	HighRise	2	2.0	11	\$309,000	\$309,000	\$320,000	103.56%	\$209,000	1.53
10	530 Valley Road 4S	HighRise	2	2.0	25	\$349,000	\$349,000	\$355,000	101.72%	\$297,600	1.19
11	6 Cedar Avenue	Colonial	5	2.1	11	\$305,000	\$305,000	\$355,000	116.39%	\$259,800	1.37
12	152 Pine Street C0003	TwndEndUn	3	2.1	160	\$459,000	\$459,000	\$465,000	101.31%	\$284,500	1.63
13	27 Nassau Road	Bungalow	3	2.0	15	\$515,000	\$515,000	\$550,000	106.80%	\$438,100	1.26
14	50 Nishuane Road	Colonial	3	3.1	19	\$649,000	\$649,000	\$659,000	101.54%	\$287,800	2.29
15	132 Squire Hill Road	Colonial	3	3.1	10	\$599,000	\$599,000	\$680,000	113.52%	\$417,800	1.63
16	20 N Willow Street	Colonial	5	3.1	16	\$599,000	\$599,000	\$680,000	113.52%	\$302,100	2.25
17	15 Champlain Terrace	Colonial	3	1.2	13	\$688,000	\$688,000	\$750,000	109.01%	\$548,500	1.37
18	157 Watchung Avenue	Colonial	4	2.1	14	\$699,000	\$699,000	\$800,000	114.45%	\$488,700	1.64
19	11 Prospect Avenue	Colonial	6	3.1	14	\$749,000	\$749,000	\$810,000	108.14%	\$657,500	1.23
20	244 Christopher Street	Colonial	5	3.1	9	\$749,000	\$749,000	\$845,000	112.82%	\$545,300	1.55
21	48 Ardsley Road	Colonial	7	4.1	79	\$849,000	\$849,000	\$860,000	101.30%	\$830,400	1.04
22	15 Glenside Terrace	Colonial	5	3.2	20	\$799,000	\$799,000	\$940,000	117.65%	\$602,100	1.56
23	45 Lloyd Road	Colonial	7	3.2	20	\$1,499,000	\$1,499,000	\$1,550,000	103.40%	\$1,072,600	1.45
AVERAGE					42	\$507,861	\$503,165	\$536,657	104.82%		1.52

## "ACTIVE" Listings in Montclair

Number of Units: **89**  
 Average List Price: **\$835,161**  
 Average Days on Market: **47**

## "UNDER CONTRACT" Listings in Montclair

Number of Units: **74**  
 Average List Price: **\$806,401**  
 Average Days on Market: **43**

# 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	42										45
List Price	\$689,035	\$561,393	\$503,165										\$582,684
Sales Price	\$741,720	\$592,983	\$536,657										\$622,444
Sales Price as a % of List Price	105.51%	104.51%	104.82%										104.99%
Sales Price to	1.35	1.33	1.52										1.42
# Units Sold	20	14	23										57
Active Listings	57	67	89										71
Under Contracts	41	64	74										60

## Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	43	45	3.85%
Sales Price	\$648,253	\$622,444	-3.98%
Sales Price to Assessed Value	1.29	1.42	10.08%



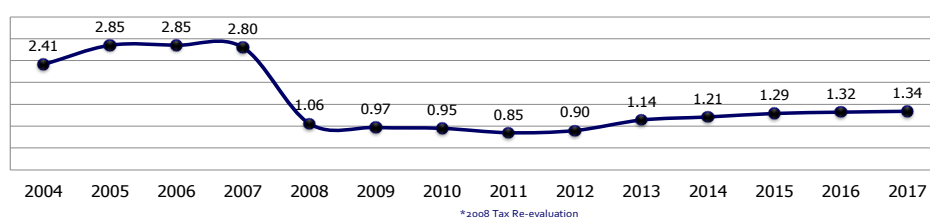
YTD	2017	2018	% Change
# Units Sold	72	57	-20.83%
Active Listings	93	89	-4.30%
Under Contracts	114	74	-35.09%

### Montclair Yearly Market Trends

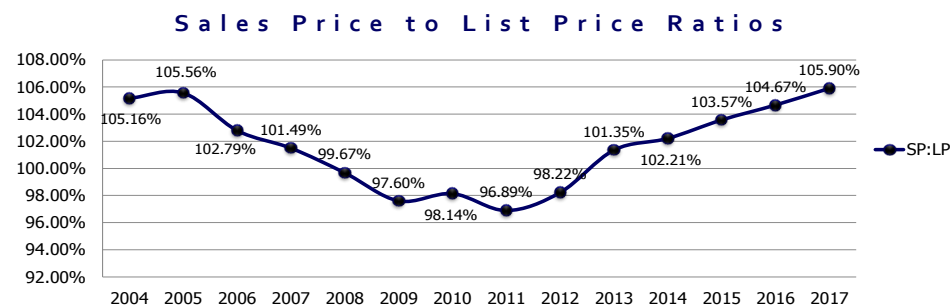


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$652,131	\$598,553	\$629,674	\$612,805	\$653,226	\$714,433	\$688,705
SP	\$601,789	\$633,199	\$714,037	\$708,681	\$738,185	\$590,795	\$627,479	\$631,774	\$588,572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

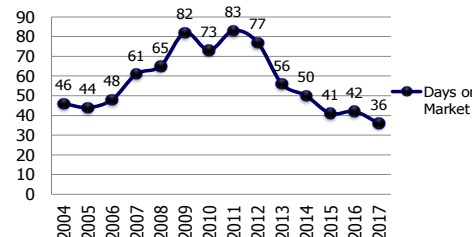
### Sales Price to Assessed Value Ratio



### Montclair Yearly Market Trends



### Average Days on Market



### Number of Units Sold

