

Montclair

July 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	5 Roosevelt Place C006F	OneFloor	1	1.0	34	\$19,900	\$194,900	\$194,000	99.54%	\$146,300	1.33
2	44 Union Street 2	OneFloor	1	1.0	10	\$230,000	\$230,000	\$230,000	100.00%	\$161,000	1.43
3	23 Ward Place	Colonial	3	1.0	22	\$259,000	\$259,000	\$260,000	100.39%	\$203,000	1.28
4	234 Claremont Avenue Unit 4	TwnEndUn	2	1.0	14	\$335,000	\$335,000	\$357,000	106.57%	\$236,300	1.51
5	103 Lincoln Street	CapeCod	3	2.0	49	\$315,000	\$315,000	\$362,000	114.92%	\$240,400	1.51
6	38 Forest Street	Victrian	6	3.0	1	\$362,500	\$362,500	\$362,500	100.00%	\$452,200	0.80
7	150 Willowdale Avenue	Colonial	3	1.1	23	\$389,000	\$389,000	\$385,000	98.97%	\$211,500	1.82
8	11 Willowmere Avenue	Colonial	3	2.0	23	\$399,000	\$399,000	\$394,000	98.75%	\$240,400	1.64
9	24 Elm Street Unit 3C	OneFloor	3	2.0	49	\$479,000	\$479,000	\$475,000	99.16%	\$1,962,200	0.24
10	182 Valley Road	Colonial	4	2.1	65	\$574,900	\$525,000	\$520,000	99.05%	\$362,200	1.44
11	66 S Fullerton Avenue C0015	TwnEndUn	3	2.0	44	\$575,000	\$549,000	\$520,000	94.72%	\$298,700	1.74
12	38 Elmwood Avenue	Colonial	3	2.1	9	\$529,000	\$529,000	\$540,000	102.08%	\$319,100	1.69
13	249 Grove Street	Colonial	3	1.1	10	\$519,000	\$519,000	\$575,000	110.79%	\$436,300	1.32
14	30 Claremont Avenue	Colonial	4	2.0	11	\$459,000	\$459,000	\$590,000	128.54%	\$353,300	1.67
15	62 Montague Place	HalfDupl	3	3.1	19	\$549,000	\$549,000	\$603,000	109.84%		
16	10 Fairview Place	Colonial	4	2.1	22	\$529,000	\$529,000	\$605,000	114.37%	\$560,100	1.08
17	563 Up Mountain Avenue	Colonial	3	1.1	16	\$549,999	\$549,999	\$605,000	110.00%	\$432,700	1.40
18	50 Madison Avenue	Colonial	4	4.0	17	\$585,000	\$585,000	\$646,000	110.43%	\$440,900	1.47
19	203 Lorraine Avenue	Colonial	5	2.1	74	\$639,000	\$639,000	\$654,000	102.35%	\$521,400	1.25
20	35 College Avenue	Colonial	3	1.1	10	\$539,000	\$539,000	\$660,000	122.45%	\$440,000	1.50
21	89 Gordonhurst Avenue	Colonial	4	1.1	21	\$549,000	\$569,000	\$675,000	118.63%	\$476,100	1.42
22	526 Up Mountain Avenue	Colonial	4	1.2	14	\$689,000	\$689,000	\$692,000	100.44%	\$534,900	1.29
23	21 Morningside Avenue	Colonial	4	3.1	10	\$599,000	\$599,000	\$705,000	117.70%	\$517,700	1.36
24	325 Grove Street	Colonial	4	1.1	20	\$699,000	\$699,000	\$710,000	101.57%	\$444,100	1.60
25	25 Marquette Road	Colonial	3	2.0	12	\$599,000	\$599,000	\$729,000	121.70%	\$498,100	1.46

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26	112 Gordonhurst Avenue	Colonial	4	2.2	14	\$599,000	\$599,000	\$760,000	126.88%	\$612,000	1.24
27	347 N Fullerton Avenue	Colonial	4	2.0	9	\$679,000	\$679,000	\$777,777	114.55%	\$606,400	1.28
28	29 Prescott Avenue	Colonial	4	3.1	9	\$639,000	\$639,000	\$780,000	122.07%	\$563,600	1.38
29	186 Highland Avenue	SplitLev	5	2.2	94	\$899,000	\$799,000	\$785,000	98.25%	\$650,000	1.21
30	97 Gordonhurst Avenue	Colonial	4	2.0	9	\$669,000	\$669,000	\$785,000	117.34%	\$593,400	1.32
31	205 Inwood Avenue	Colonial	5	2.1	47	\$799,000	\$799,000	\$799,000	100.00%	\$724,600	1.10
32	396 N Fullerton Avenue	Colonial	4	2.2	19	\$699,000	\$699,000	\$839,000	120.03%	\$558,400	1.50
33	51 Carolin Road	Colonial	4	3.2	13	\$719,000	\$719,000	\$840,000	116.83%	\$568,200	1.48
34	12 Bradford Avenue	Colonial	4	3.1	16	\$799,999	\$799,999	\$855,000	106.88%	\$551,500	1.55
35	97 Inwood Avenue	Colonial	6	3.1	16	\$865,000	\$865,000	\$860,000	99.42%	\$859,300	1.00
36	126 Christopher Street	Colonial	5	3.1	10	\$765,000	\$765,000	\$866,000	113.20%	\$588,800	1.47
37	46 Beverly Road	Colonial	4	2.2	11	\$769,000	\$769,000	\$875,000	113.78%	\$523,800	1.67
38	118 Edgemont Road	Colonial	5	3.1	14	\$729,000	\$729,000	\$880,000	120.71%	\$680,000	1.29
39	16 Wilde Place	Cottage	7	3.1	22	\$799,000	\$799,000	\$910,000	113.89%	\$519,600	1.75
40	392 N Fullerton Avenue	Colonial	4	3.1	15	\$799,000	\$799,000	\$915,000	114.52%	\$729,100	1.25
41	228 Watchung Avenue	Colonial	4	3.1	17	\$749,000	\$749,000	\$922,800	123.20%	\$578,200	1.60
42	53 Grandview Place	Colonial	4	3.2	11	\$799,000	\$799,000	\$930,000	116.40%	\$542,400	1.71
43	182 Christopher Street	Colonial	5	3.1	10	\$799,000	\$799,000	\$953,000	119.27%	\$726,800	1.31
44	115 Beverly Road	Colonial	5	3.1	8	\$899,000	\$899,000	\$977,000	108.68%	\$682,300	1.43
45	145 Lorraine Avenue	Colonial	6	3.1	18	\$899,000	\$899,000	\$979,000	108.90%	\$822,700	1.19
46	7 Briar Hill Road	Contemp	4	4.0	121	\$1,049,000	\$1,049,000	\$999,000	95.23%	\$975,000	1.02
47	21 Norman Road	Victrian	7	4.1	12	\$999,000	\$999,000	\$999,000	100.00%	\$1,077,600	0.93
48	153 Highland Avenue	Colonial	6	4.1	84	\$1,175,000	\$1,050,000	\$999,999	95.24%	\$788,200	1.27
49	67 Gates Avenue	Victrian	6	2.1	8	\$799,000	\$799,000	\$999,999	125.16%	\$587,100	1.70
50	114 Montclair Avenue	Colonial	5	2.1	9	\$849,000	\$849,000	\$1,080,000	127.21%	\$747,600	1.44

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51	152 S Mountain Avenue	Tudor	5	3.2	38	\$1,199,000	\$1,199,000	\$1,172,500	97.79%	\$1,009,500	1.16
52	195 S Mountain Avenue	Tudor	9	5.1	27	\$1,150,000	\$1,150,000	\$1,200,000	104.35%	\$1,071,100	1.12
53	76 Club Road	Colonial	5	3.1	9	\$879,000	\$879,000	\$1,205,000	137.09%	\$680,000	1.77
54	136 Christopher Street	Colonial	5	3.1	10	\$1,199,000	\$1,199,000	\$1,335,000	111.34%	\$1,087,800	1.23
55	203 Upper Mountain Avenue	Colonial	5	4.1	13	\$1,350,000	\$1,350,000	\$1,400,000	103.70%	\$978,300	1.43
56	14 Madison Avenue	Colonial	5	3.1	9	\$1,150,000	\$1,150,000	\$1,505,000	130.87%		
57	189 UP Mountain Avenue	Colonial	6	5.1	62	\$1,599,000	\$1,599,000	\$1,578,000	98.69%	\$1,262,400	1.25
58	320 N Mountain Avenue	Colonial	5	3.1	26	\$1,799,000	\$1,799,000	\$1,810,000	100.61%	\$1,310,300	1.38
59	172 Lloyd Road	Colonial	7	4.1	52	\$3,800,000	\$3,800,000	\$3,400,000	89.47%		
AVERAGE					25	\$785,429	\$783,634	\$847,806	109.74%		1.37

"ACTIVE" Listings in Montclair

Number of Units: 74
Average List Price: \$951,124
Average Days on Market: 65

"UNDER CONTRACT" Listings in Montclair

Number of Units: 116
Average List Price: \$678,005
Average Days on Market: 44

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	49	51	21	25						36
List Price	\$689,035	\$561,393	\$503,165	\$722,732	\$819,533	\$731,040	\$783,634						\$722,146
Sales Price	\$741,720	\$592,983	\$536,657	\$747,336	\$839,774	\$808,273	\$847,806						\$771,867
Sales Price as a % of List Price	105.51%	104.51%	104.82%	104.08%	104.21%	110.43%	109.74%						107.22%
Sales Price to Assessed Value	1.35	1.33	1.44	1.24	1.26	1.47	1.37						1.37
# Units Sold	20	14	23	28	39	57	59						240
Active Listings	57	67	89	105	130	102	74						89
Under Contracts	41	64	74	105	127	145	116						96

Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	32	36	11.92%
Sales Price	\$719,798	\$771,867	7.23%
Sales Price to Assessed Value	1.35	1.37	1.69%



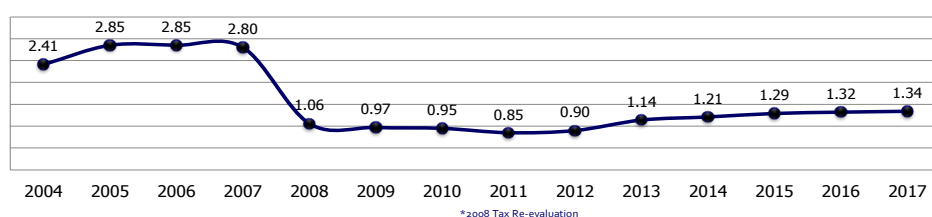
YTD	2017	2018	% Change
# Units Sold	284	240	-15.49%
Active Listings	88	74	-15.91%
Under Contracts	116	116	0.00%

Montclair Yearly Market Trends



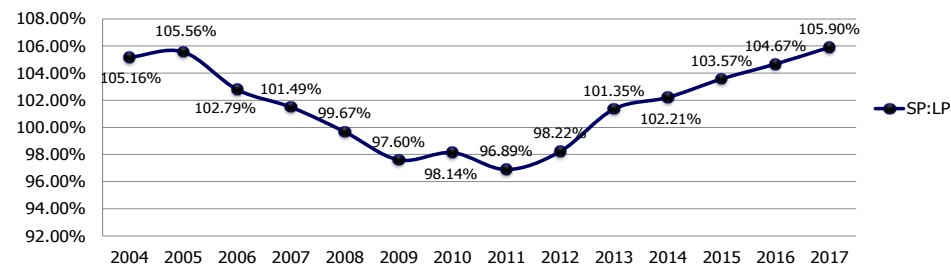
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$652,131	\$598,553	\$629,674	\$612,805	\$653,226	\$714,433	\$688,705
SP	\$601,789	\$633,199	\$714,037	\$708,681	\$738,185	\$590,795	\$627,479	\$631,774	\$588,572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

Sales Price to Assessed Value Ratio

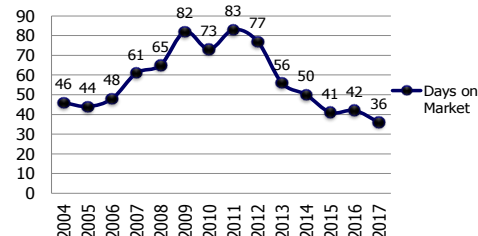


Montclair Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

