

Montclair

June 2024 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	OneFloor	1	1.0	13	\$275,000	\$275,000	\$315,000	114.55%	\$195,800	1.61
2	90 Elm Street	Colonial	3	1.0	7	\$450,000	\$450,000	\$620,000	137.78%	\$256,300	2.42
3	19 Enfield Avenue	Bi-Level	4	1.1	75	\$674,900	\$649,900	\$639,900	98.46%	\$393,800	1.62
4	477 Upper Mountian Avenue	Colonial	5	3.0	9	\$759,999	\$759,999	\$995,000	130.92%	\$625,100	1.59
5	216 Valley Road	Colonial	5	2.2	31	\$929,000	\$929,000	\$1,014,500	109.20%	\$630,800	1.61
6	50 Madison Avenue	Colonial	4	4.0	10	\$879,000	\$879,000	\$1,050,000	119.45%	\$548,100	1.92
7	57 Franklin Place	Colonial	4	2.1	8	\$799,000	\$799,000	\$1,100,000	137.67%	\$491,400	2.24
8	287 N Mountain Avenue	Colonial	4	2.0	19	\$749,000	\$769,000	\$1,287,000	167.36%	\$604,100	2.13
9	138 Lloyd Road	Contemp	4	3.1	13	\$1,100,000	\$1,100,000	\$1,310,000	119.09%	\$766,800	1.71
10	467 Valley Road	Ranch	3	2.1	7	\$899,000	\$899,000	\$1,313,500	146.11%	Renovated	
11	17 Prescott Avenue	Colonial	5	2.1	10	\$949,000	\$949,000	\$1,351,000	142.36%	\$636,900	2.12
12	547 Park Street	Colonial	4	3.2	30	\$899,000	\$899,000	\$1,360,000	151.28%	\$686,700	1.98
13	26 Harvard Street	Colonial	4	2.1	11	\$899,000	\$899,000	\$1,390,000	154.62%	\$611,000	2.27
14	18 Notting Hill Way	TwnIntUn	4	3.1	9	\$989,000	\$989,000	\$1,399,000	141.46%	\$787,600	1.78
15	155 Chestnut Street	Colonial	6	3.1	13	\$949,000	\$949,000	\$1,412,000	148.79%	\$686,400	2.06
16	96 S Fullerton Avenue	Victrian	6	2.2	12	\$969,000	\$969,000	\$1,425,000	147.06%	\$839,900	1.70
17	13 Kips Ridge	TwnEndUn	5	5.1	30	\$1,499,000	\$1,499,000	\$1,513,666	100.98%	\$764,900	1.98
18	41 Gordonhurst Avenue	Tudor	5	3.1	10	\$1,049,000	\$1,049,000	\$1,551,620	147.91%	\$636,600	2.44
19	9 Cornell Way	SplitLev	5	3.1	40	\$1,500,000	\$1,500,000	\$1,580,000	105.33%	\$726,400	2.18
20	115 Montclair Avenue	Colonial	5	3.2	18	\$1,299,000	\$1,299,000	\$1,600,925	123.24%	\$889,400	1.80

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21	3 Princeton Place	Colonial	5	3.1	16	\$1,399,000	\$1,399,000	\$1,653,000	118.16%	\$905,800	1.82
22	183 Park Street	Colonial	6	4.1	11	\$1,599,000	\$1,599,000	\$1,700,000	106.32%	\$1,026,700	1.66
23	176 Wildwood Avenue	Tudor	5	3.2	12	\$1,250,000	\$1,250,000	\$1,760,000	140.80%	\$1,060,300	1.66
24	277 Upper Mountain Avenue	Tudor	3	2.1	10	\$1,100,000	\$1,100,000	\$1,805,000	164.09%	\$758,000	2.38
25	1 Christopher Court	Colonial	5	4.1	20	\$1,799,000	\$1,799,000	\$1,900,000	105.61%	\$982,200	1.93
26	369 Park Street	Colonial	5	3.2	10	\$1,600,000	\$1,600,000	\$2,170,000	135.63%	\$925,100	2.35
27	305 Park Street	Colonial	6	4.2	14	\$1,695,000	\$1,695,000	\$2,250,000	132.74%	\$1,104,800	2.04
28	280 Upper Mountain Avenue	Victrian	6	3.2	21	\$2,349,000	\$2,349,000	\$2,304,000	98.08%	\$1,381,400	1.67
29	29 Fairfield Street	Colonial	6	3.1	9	\$1,450,000	\$1,450,000	\$2,310,000	159.31%	Renovated	
30	10 Edgewood Terrace	Custom	8	8.1	44	\$2,499,000	\$2,499,000	\$2,500,000	100.04%	\$2,349,900	1.06
31	228 South Mountain Avenue	Colonial	6	4.2	15	\$1,695,000	\$1,695,000	\$2,525,000	148.97%	\$951,500	2.65
32	76 Yantacaw Brook Road	Tudor	6	6.1	62	\$3,000,000	\$3,000,000	\$2,850,000	95.00%	\$2,083,300	1.37
33	75 Llewellyn Road	Colonial	6	5.1	14	\$2,800,000	\$2,800,000	\$3,250,000	116.07%	Renovated	
AVERAGE					19	\$1,295,482	\$1,295,330	\$1,612,276	129.23%		1.92

"Active" Listings in Montclair

Number of Units: 31
 Average List Price: \$2,053,713
 Average Days on Market: 48

"Under Contract" Listings in Montclair

Number of Units: 65
 Average List Price: \$1,117,200
 Average Days on Market: 18

Montclair 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	39	32	14	17	17	19							21
List Price	\$895,721	\$856,806	\$842,369	\$1,163,790	\$893,527	\$1,295,330							\$1,033,984
Sales Price	\$1,064,250	\$997,931	\$1,046,762	\$1,454,818	\$1,121,301	\$1,612,276							\$1,277,802
SP:LP%	118.38%	112.90%	122.74%	124.60%	123.41%	129.23%							123.38%
SP to AV	1.80	1.85	1.81	1.96	1.83	1.92							1.87
# Units Sold	8	16	16	20	30	33							123
3 Mo Rate of Ab	0.45	1.28	1.88	2.39	1.64	1.41							1.51
Active Listings	12	18	29	26	35	31							25
Under Contracts	23	36	41	61	69	65							49

Flashback! YTD 2023 vs YTD 2024

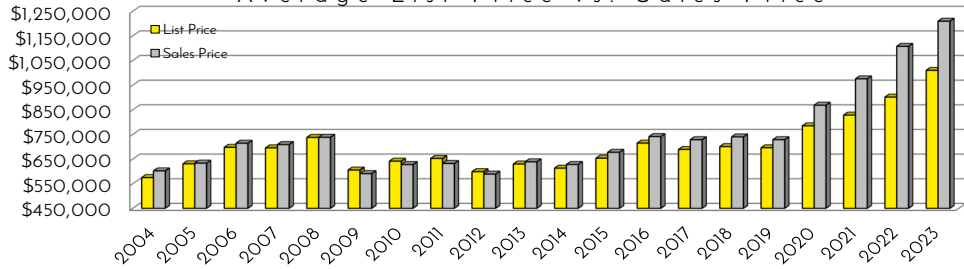
YTD	2023	2024	% Change
DOM	25	21	-17.60%
Sales Price	\$1,236,844	\$1,277,802	3.31%
LP:SP	119.73%	123.38%	3.05%
SP:AV	1.70	1.87	9.96%



YTD	2023	2024	% Change
# Units Sold	136	123	-9.56%
Rate of Ab 3 Mo	1.33	1.51	13.55%
Actives	26	25	-3.21%
Under Contracts	50	49	-1.01%

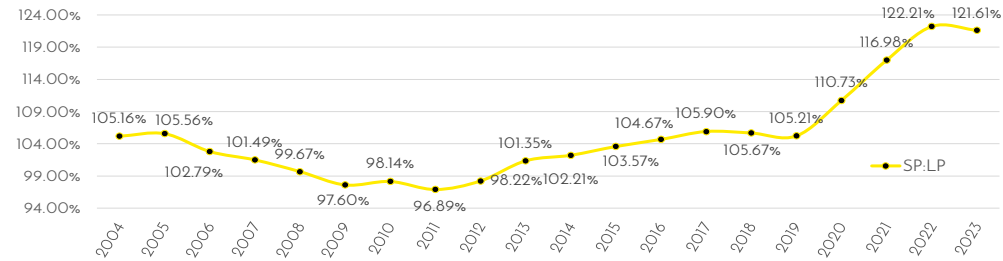
Montclair Yearly Market Trends

Average List Price vs. Sales Price

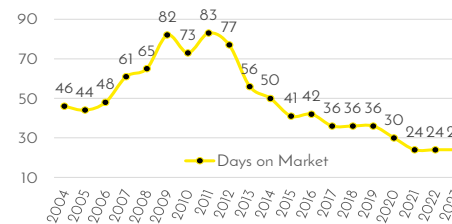


Montclair Yearly Market Trends

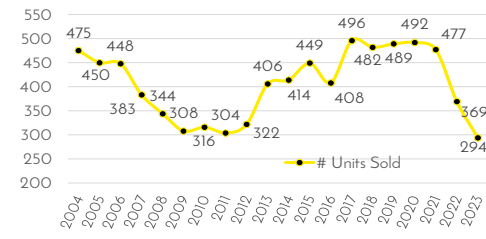
Sales Price to List Price Ratios



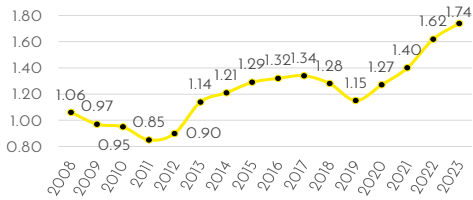
Average Days on Market



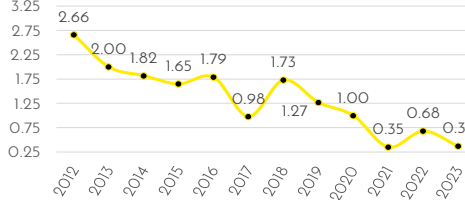
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



*2008 Tax Re-evaluation

Data only available until 2012