

# Montclair

May 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	101 Gates Avenue B4	MultiFlr	1	1.0	125	\$212,000	\$202,000	\$195,000	96.53%	\$165,600	1.18
2	530 Valley Road C003N	MultiFlr	1	1.0	27	\$210,000	\$210,000	\$195,000	92.86%	\$203,300	0.96
3	44 Union Street C0005	OneFloor	1	1.0	35	\$199,500	\$199,500	\$200,000	100.25%	\$185,800	1.08
4	530 Valley Road C006Y	MultiFlr	1	1.0	23	\$249,000	\$249,000	\$230,000	92.37%	\$205,000	1.12
5	415 Claremont Avenue 4E	HighRise	2	1.0	29	\$260,000	\$260,000	\$240,000	92.31%	\$190,100	1.26
6	147 High Street	Colonial	3	1.0	25	\$252,000	\$252,000	\$248,000	98.41%	\$241,500	1.03
7	101 Gates Avenue F6	OneFloor	2	1.0	16	\$259,000	\$259,000	\$262,000	101.16%	\$193,600	1.35
8	341 Orange Road	Colonial	4	2.0	1	\$310,000	\$310,000	\$290,000	93.55%	\$264,100	1.10
9	295 Bloomfield Avenue C0005	SeeRem	2	1.0	25	\$295,000	\$295,000	\$307,000	104.07%	\$244,800	1.25
10	530 Valley Road C007L	OneFloor	2	2.0	7	\$375,000	\$375,000	\$385,000	102.67%	\$288,100	1.34
11	8 Lee Place	Ranch	3	1.1	50	\$389,000	\$389,000	\$386,344	99.32%	\$349,000	1.11
12	363 Claremont Avenue C6304	MultiFlr	2	2.0	19	\$379,000	\$379,000	\$390,000	102.90%	\$229,900	1.70
13	5 Alexander Avenue	Ranch	3	1.1	19	\$399,000	\$399,000	\$453,000	113.53%	\$335,000	1.35
14	48 S Park Street 507	OneFloor	2	2.1	62	\$495,000	\$479,000	\$475,000	99.16%		
15	419 Washington Avenue	Ranch	3	2.0	9	\$489,900	\$489,900	\$505,000	103.08%		
16	583 Highland Avenue	Colonial	4	4.1	12	\$559,000	\$559,000	\$565,000	101.07%	\$531,800	1.06
17	276 Grove Street	Cottage	3	2.0	19	\$499,000	\$499,000	\$575,000	115.23%	\$442,900	1.30
18	25 Clairidge Court	Colonial	3	2.0	23	\$579,900	\$579,900	\$630,000	108.64%	\$502,400	1.25
19	5 Frederick Street	Ranch	2	2.0	26	\$549,000	\$549,000	\$630,000	114.75%	\$486,900	1.29
20	385 Grove Street	Victrian	3	2.0	11	\$499,000	\$499,000	\$635,000	127.25%	\$448,800	1.41
21	2 Fairfield Street	Victrian	6	1.1	24	\$659,000	\$659,000	\$642,000	97.42%	\$601,800	1.07
22	93 Buckingham Road	SplitLev	3	2.1	19	\$569,000	\$569,000	\$655,000	115.11%	\$477,700	1.37
23	15 Fairview Place	SplitLev	4	2.1	19	\$599,000	\$599,000	\$671,000	112.02%	\$502,400	1.34
24	17 Essex Avenue	Colonial	3	1.1	14	\$549,000	\$549,000	\$675,000	122.95%	\$490,500	1.38
25	3 Dodd Street	Victrian	4	2.0	13	\$529,000	\$529,000	\$682,014	128.93%	\$453,700	1.50

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26	131 Haddon Place	Colonial	6	4.1	20	\$749,000	\$749,000	\$749,000	100.00%	\$714,700	1.05
27	376 Highland Avenue	Colonial	5	3.1	9	\$635,000	\$635,000	\$750,000	118.11%	\$498,200	1.51
28	66 Cambridge Road	Colonial	4	1.1	10	\$629,000	\$629,000	\$753,500	119.79%	\$498,000	1.51
29	24 Frederick Street	Colonial	5	3.0	12	\$699,000	\$699,000	\$813,000	116.31%	\$559,300	1.45
30	113 Summit Avenue	Colonial	5	3.1	9	\$679,000	\$679,000	\$829,900	122.22%	\$578,500	1.43
31	27 Essex Avenue	Colonial	4	3.1	10	\$699,000	\$699,000	\$851,000	121.75%	\$539,600	1.58
32	258 Midland Avenue	Colonial	6	2.1	11	\$849,000	\$849,000	\$875,000	103.06%	\$664,900	1.32
33	99 S Mountain Avenue	Carriage	3	2.1	13	\$699,900	\$699,900	\$875,000	125.02%	\$504,000	1.74
34	122 Buckingham Road	Colonial	4	3.2	10	\$829,000	\$829,000	\$910,000	109.77%	\$676,200	1.35
35	109 Edgemont Road	Colonial	5	3.2	18	\$799,000	\$799,000	\$930,000	116.40%	\$675,000	1.38
36	1 Capron Lane	Ranch	3	2.1	14	\$879,000	\$879,000	\$950,000	108.08%	\$681,000	1.40
37	221 Highland Avenue	Contemp	3	2.1	16	\$799,000	\$799,000	\$979,000	122.53%	\$812,300	1.21
38	382 Highland Avenue	Colonial	5	3.3	8	\$899,000	\$899,000	\$999,000	111.12%	\$737,600	1.35
39	61 Glenwood Road	Colonial	5	3.2	13	\$839,000	\$839,000	\$1,066,500	127.12%	\$843,700	1.26
40	27 Marion Road	Colonial	4	3.0	16	\$1,100,000	\$1,100,000	\$1,250,000	113.64%	\$837,300	1.49
41	180 S Mountain Avenue	Colonial	9	5.1	71	\$1,595,000	\$1,399,000	\$1,379,000	98.57%	\$1,413,700	0.98
42	174 N Mountain Avenue	Colonial	7	4.2	21	\$1,299,000	\$1,299,000	\$1,460,000	112.39%	\$997,500	1.46
43	54 S Mountain Avenue	Custom	8	6.2	179	\$2,999,999	\$2,999,999	\$2,875,000	95.83%	\$2,205,600	1.30
AVERAGE					26	\$652,121	\$646,958	\$707,355	108.77%		1.31

## "ACTIVE" Listings in Montclair

Number of Units: **113**  
 Average List Price: **\$995,835**  
 Average Days on Market: **57**

## "UNDER CONTRACT" Listings in Montclair

Number of Units: **169**  
 Average List Price: **\$711,295**  
 Average Days on Market: **38**

# 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								37
List Price	\$888,854	\$482,577	\$493,944	\$678,553	\$646,958								\$641,077
Sales Price	\$926,785	\$501,065	\$516,276	\$707,507	\$707,355								\$678,039
Sales Price as a % of List Price	102.78%	105.03%	103.09%	104.43%	108.77%								105.31%
Sales Price to	1.30	1.28	1.27	1.27	1.31								1.29
# Units Sold	24	23	25	30	43								145
Active Listings	75	87	93	116	113								97
Under Contracts	61	73	114	136	169								111

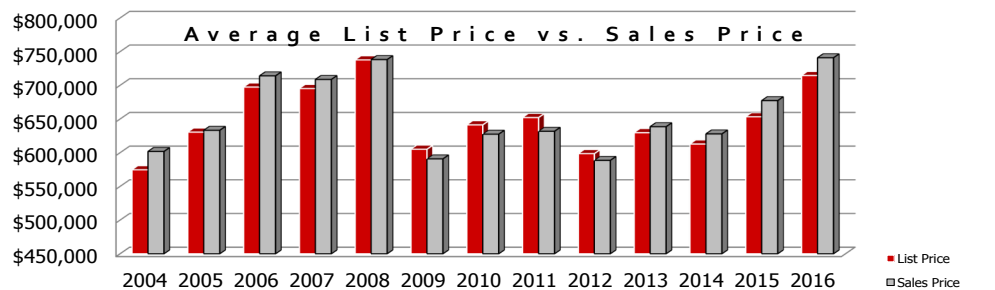
## Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	56	37	-35.05%
Sales Price	\$670,681	\$678,039	1.10%
Assessed Value to Sales Price	1.34	1.29	-3.61%

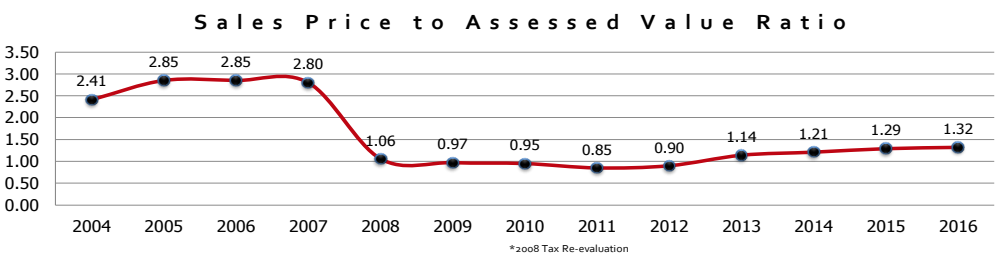


YTD	2016	2017	% Change
# Units Sold	105	145	38.10%
Active Listings	116	113	-2.59%
Under Contracts	135	169	25.19%

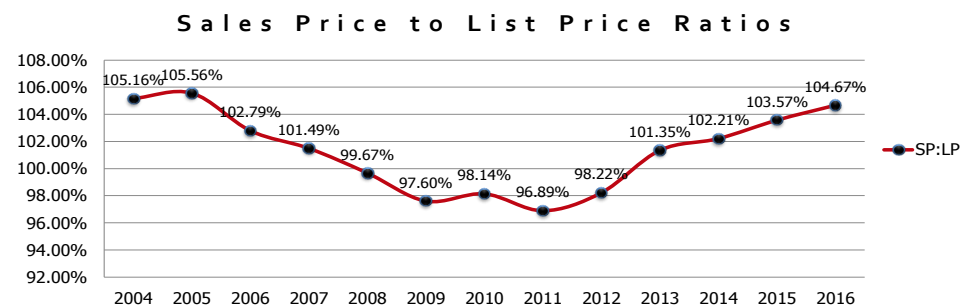
## Montclair Yearly Market Trends



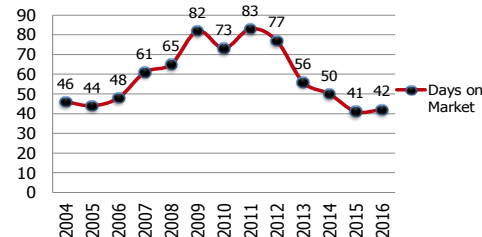
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$652,131	\$598,553	\$629,674	\$612,805	\$653,226	\$714,433
SP	\$601,789	\$633,199	\$714,037	\$708,681	\$738,185	\$590,795	\$627,479	\$631,774	\$588,572	\$638,565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



## Montclair Yearly Market Trends



## Average Days on Market



## Number of Units Sold

