

MONTCLAIR

Market Snapshot

SOLD in May 2018

UNITS	ADDRESS	STYLE	BEDRMS	BATHS	DOM	ORIG. LIST PRICE	LIST PRICE	SALES PRICE	SP:LP	TOTAL ASSESSMENT
1	125 Lorraine Avenue	Colonial	7	5.2	78	\$2,599,000	\$2,599,000	\$2,300,000	88.50%	\$1,507,200
2	57 Undercliff Road	Tudor	7	7.3	39	\$2,159,000	\$2,159,000	\$2,100,000	97.27%	\$1,861,000
3	288 UP Mountain Avenue	Colonial	5	4.2	177	\$1,749,000	\$1,649,000	\$1,500,000	90.96%	\$1,289,200
4	86 Warren Place	Tudor	5	3.2	148	\$1,599,000	\$1,599,000	\$1,450,000	90.68%	\$815,100
5	15 Undercliff Road	Tudor	6	3.2	14	\$1,295,000	\$1,295,000	\$1,270,000	98.07%	\$1,095,600
6	151 Inwood Avenue	Contemp	4	3.1	21	\$1,095,000	\$1,095,000	\$1,050,000	95.89%	\$849,900
7	4 Eagle Rock Way	Colonial	5	3.1	9	\$999,000	\$999,000	\$970,000	97.10%	\$744,000
8	239 UP Mountain Avenue	Victrian	5	3.2	18	\$999,000	\$999,000	\$999,000	100.00%	\$806,700
9	228 S Mountain Avenue	Colonial	5	2.1	75	\$995,000	\$899,000	\$920,000	102.34%	\$945,000
10	75 Prospect Avenue	Colonial	4	2.1	32	\$960,000	\$960,000	\$999,999	104.17%	\$804,800
11	110 Wildwood Avenue	Colonial	4	2.1	13	\$949,000	\$949,000	\$949,000	100.00%	\$411,800
12	82 Eagle Rock Way	Tudor	5	4.1	19	\$929,000	\$929,000	\$1,100,000	118.41%	\$717,000
13	14 Glenside Terrace	Colonial	5	4.1	13	\$899,000	\$899,000	\$995,000	110.68%	\$720,000
14	55 Oakwood Avenue	Colonial	6	4	13	\$818,000	\$818,000	\$848,500	103.73%	\$825,700
15	33 Laurel Place	Colonial	4	3.1	15	\$799,000	\$799,000	\$1,102,000	137.92%	\$706,900
16	48 Woodmont Road	RanchRas	4	3	14	\$789,000	\$789,000	\$800,000	101.39%	\$629,000
17	11 Mendl Terrace	Colonial	4	3.1	10	\$789,000	\$789,000	\$950,000	120.41%	\$564,200
18	66 Overlook Road	Colonial	5	3.1	80	\$775,000	\$725,000	\$740,000	102.07%	\$628,500
19	112 Lincoln Street	Contemp	4	3.1	28	\$769,000	\$769,000	\$769,000	100.00%	\$310,800
20	17 Roswell Terrace	Colonial	4	3.1	14	\$739,000	\$739,000	\$800,000	108.25%	\$499,700
21	19 Chester Road	Colonial	4	3.2	10	\$729,000	\$729,000	\$816,500	112.00%	\$544,700
22	331 Grove Strret	Colonial	5	2	214	\$699,000	\$699,000	\$702,000	100.43%	\$608,500
23	51 Beverly Road	Colonial	4	2.2	17	\$699,000	\$699,000	\$840,000	120.17%	\$575,600
24	107 Yantacaw Brook Road	Ranch	3	2.1	9	\$629,000	\$629,000	\$750,000	119.24%	\$541,600
25	115 Wildwood Avenue	Colonial	4	1.1	1	\$599,999	\$599,999	\$580,000	96.67%	\$574,800
26	262 Grove Street	Colonial	3	2.1	162	\$550,000	\$550,000	\$520,000	94.55%	\$490,400
27	36 Marston Place	Colonial	3	1.2	28	\$549,000	\$529,000	\$545,000	103.02%	\$271,500
28	8 Carolin Road	Colonial	3	1	16	\$525,000	\$525,000	\$535,000	101.90%	\$406,700
29	48 Virginia Avenue	Colonial	3	2	30	\$519,000	\$494,800	\$520,000	105.09%	\$235,100

"ACTIVE" Listings in Montclair

as of 05/31/2018

Number of Units: 87
 Average List Price: \$897,510
 Average Days on Market: 63

"UNDER CONTRACT" Listings in Montclair

as of 05/31/2018

Number of Units: 100
 Average List Price: \$746,793
 Average Days on Market: 24

UNITS	ADDRESS	STYLE	BEDRMS	BATHS	DOM	ORIG. LIST PRICE	LIST PRICE	SALES PRICE	SP:LP	TOTAL ASSESSMENT
30	48 S Park Street	OneFloor	2	2	15	\$509,000	\$509,000	\$600,200	117.92%	441,500
31	41 Central Avenue	Colonial	3	2.1	29	\$499,999	\$499,999	\$635,000	127.00%	328,600
32	32 Marquette Road	Colonial	3	1.1	77	\$499,000	\$499,000	\$595,000	119.24%	405,700
33	24 Elm Stret, Unit 3A	OneFloor	3	2	17	\$469,000	\$469,000	\$469,000	100.00%	1,962,200
34	114 Mount Hebron Road	Colonial	3	1.1	10	\$459,000	\$459,000	\$520,000	113.29%	389,100
35	24 Elm Street, Unit 2D	OneFloor	3	2	95	\$449,000	\$449,000	\$435,000	96.88%	1,962,200
36	38 Claremont Avenue	Colonial	3	2	44	\$430,000	\$430,000	\$430,000	100.00%	282,400
37	18 Elmwood Avenue	Colonial	3	1	34	\$380,000	\$250,000	\$225,000	90.00%	297,100
38	9 Linden Avenue	Colonial	3	1.1	316	\$295,000	\$295,000	\$230,000	77.97%	216,500
39	5 Roosevelt Place, C006C	OneFloor	1	1	38	\$189,000	\$189,000	\$191,000	101.06%	184,200



Montclair 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD Avg
# Units Sold	20	14	23	28	39								25
Active Listings	9	20	37	68	47								36
Avg List Price	\$610,311	\$794,785	\$860,527	\$836,629	\$883,426								\$797,136
Avg Sales Price	\$741,720	\$592,983	\$536,657	\$747,335	\$839,774								\$691,694
Days on Market	53	36	41	48	51								46
Sales Price as % of List Price	121.53%	74.61%	62.36%	89.33%	95.06%								89%
Under Contract	7	8	27	68	60								34

1 YEAR FLASHBACK

01/01/2017-05/31/2017 vs 01/01/2018-05/31/2018

	2017	2018	% Change
# Units Sold	146	124	-15.07%
Avg. Days on Market	36	47	30.56%
Avg. Sales Price	\$678,326	\$718,899	5.98%



Montclair Yearly Market Trends

2014 to 2017

	2014	2015	2016	2017
LP	\$613,735	\$652,307	\$713,285	\$665,448
SP	\$628,752	\$676,247	\$739,648	\$701,792
LP to SP Ratio	102.45%	103.67%	103.70%	105.46%

