

MONTCLAIR

Market Snapshot

SOLD in June 2018

UNITS	ADDRESS	STYLE	BEDRMS	BATHS	DOM	ORIG. LIST PRICE	LIST PRICE	SALES PRICE	SP:LP	TOTAL ASSESSMENT
1	274 Upper Mountain Avenue	Colonial	7	4.2	102	\$2,699,000	\$2,699,000	\$2,537,500	94.02%	\$1,469,100
2	21 Hoburg Place	Colonial	5	4.1	23	\$1,249,000	\$1,249,000	\$1,200,000	96.08%	\$844,300
3	2 Edgemont Road	Victrian	5	3.2	10	\$1,199,000	\$1,199,000	\$1,578,000	131.61%	\$682,900
4	152 Gates Avenue	Victrian	5	3.1	12	\$1,150,000	\$1,150,000	\$1,252,000	108.87%	\$831,100
5	31 Clinton Avenue	Colonial	6	3.1	55	\$1,100,000	\$1,100,000	\$1,075,000	97.73%	\$852,600
6	508 Park Street	Colonial	4	4.1	11	\$1,079,000	\$1,079,000	\$1,300,000	120.48%	\$856,300
7	139 Cooper Avenue	Colonial	6	3.1	8	\$1,049,000	\$1,049,000	\$1,350,000	128.69%	\$825,000
8	19 Elston Road	Colonial	5	3.2	8	\$1,049,000	\$1,049,000	\$1,210,000	115.35%	\$803,800
9	165 Lloyd Road	Colonial	5	3	14	\$1,000,000	\$1,000,000	\$1,401,000	140.10%	\$905,100
10	347 Upper Mountain Avenue	Colonial	6	3.1	8	\$995,000	\$995,000	\$996,000	100.10%	\$720,400
11	56 Christopher Street	Victrian	6	3.1	15	\$979,000	\$979,000	\$996,000	101.74%	\$693,700
12	105 Summit Avenue	Colonial	4	3.2	10	\$960,000	\$960,000	\$1,250,000	130.21%	\$888,400
13	31 Lloyd Road	Colonial	5	3.2	21	\$930,000	\$930,000	\$1,150,000	123.66%	\$695,600
14	185 Montclair Avenue	Colonial	5	3.1	18	\$829,000	\$829,000	\$1,050,000	126.66%	\$654,100
15	4 Madison Avenue	Colonial	4	2.1	14	\$829,000	\$829,000	\$866,000	104.46%	\$639,100
16	10 Potter Court	Colonial	4	3.1	15	\$799,900	\$799,900	\$902,000	112.76%	\$643,000
17	1 Ferncliff Terrace	Colonial	4	2.2	12	\$799,000	\$799,000	\$945,000	118.27%	\$562,100
18	102 North Mountain Avenue	Colonial	6	3.3	11	\$799,000	\$799,000	\$809,000	101.25%	\$680,200
19	21 Godfrey Road	Colonial	5	2.1	15	\$789,000	\$789,000	\$869,000	110.14%	\$480,000
20	40 Fairview Place	Colonial	4	3.1	31	\$789,000	\$789,000	\$799,000	101.27%	\$609,400
21	25 Plymouth Street	Colonial	5	3	10	\$779,000	\$779,000	\$880,000	112.97%	\$624,200
22	21 The Fairway	Tudor	5	3.1	13	\$769,000	\$769,000	\$901,000	117.17%	\$796,600
23	16 Cloverhill Place	Victrian	6	2.2	11	\$769,000	\$769,000	\$845,000	109.88%	\$509,400
24	110 Gordonhurst Avenue	Colonial	5	2.2	20	\$729,000	\$729,000	\$837,000	114.81%	\$645,000
25	16 Windsor Place	Colonial	5	3.1	14	\$729,000	\$729,000	\$952,000	130.59%	\$549,400
26	62 Overlook Road	Colonial	5	2.1	16	\$719,000	\$719,000	\$719,000	100.00%	\$558,700
27	565 Highland Avenue	Colonial	3	2.1	25	\$714,000	\$689,000	\$735,000	106.68%	\$557,800
28	29 Ardsley Road	Colonial	5	2.1	38	\$699,000	\$699,000	\$680,000	97.28%	\$551,000
29	48 Tuxedo Road	Colonial	6	2.1	11	\$699,000	\$699,000	\$831,558	118.96%	\$547,100

*Montclair June SOLDS Continued on Next Page

"ACTIVE" Listings in Montclair as of 06/30/2018

Number of Units: 89
 Average List Price: \$964,271
 Average Days on Market: 73

"UNDER CONTRACT" Listings in Montclair as of 06/30/2018

Number of Units: 119
 Average List Price: \$770,963
 Average Days on Market: 30

UNITS	ADDRESS	STYLE	BEDRMS	BATHS	DOM	ORIG. LIST PRICE	LIST PRICE	SALES PRICE	SP:LP	TOTAL ASSESSMENT
30	99 Haddon Place	Colonial	4	2.1	11	\$699,000	\$699,000	\$805,000	115.16%	\$525,900
31	97 Haddon Place	Colonial	4	2.2	30	\$699,000	\$699,000	\$760,000	108.73%	\$517,200
32	4 Cloverhill Place	Colonial	4	3	15	\$699,000	\$699,000	\$700,000	100.14%	\$372,700
33	4 Crestview Court	Ranch	3	3	17	\$689,000	\$689,000	\$770,000	111.76%	\$625,000
34	22 Carolin Road	Colonial	4	1.2	16	\$659,000	\$659,000	\$720,000	109.26%	\$487,900
35	39 The Fairway	Colonial	5	3.1	39	\$649,000	\$649,000	\$750,000	115.56%	\$611,400
36	663 Valley Road	Colonial	4	3	10	\$629,000	\$629,000	\$650,000	103.34%	\$520,700
37	11 Homewood Way	SplitLev	3	2.1	16	\$599,400	\$549,000	\$546,000	99.45%	\$189,800
38	17 Franklin Avenue	Contemp	3	2.1	14	\$599,000	\$599,000	\$599,000	100.00%	\$392,900
39	9 Riverview Drive West	SplitLev	3	2.1	12	\$589,000	\$589,000	\$641,000	108.83%	\$401,000
40	5 Riverview Drive West	SplitLev	4	2.1	18	\$579,000	\$579,000	\$599,000	103.45%	\$423,600
41	36 Marquette Road	Colonial	3	1.1	9	\$579,000	\$579,000	\$665,000	114.85%	\$424,600
42	240 Grove Street	Colonial	4	2.1	11	\$575,000	\$575,000	\$665,000	115.65%	\$486,000
4	6 Brooklawn Road	Colonial	3	2.1	38	\$549,000	\$549,000	\$560,000	102.00%	\$215,600
344	62 Madison Avenue	Colonial	4	1.1	14	\$539,000	\$539,000	\$520,000	96.47%	\$246,900
45	3 Harvard Street	Colonial	3	2	18	\$489,000	\$489,000	\$575,000	117.59%	\$385,000
46	212 Grove Street	Colonial	4	1	28	\$479,000	\$479,000	\$552,000	115.24%	\$436,600
47	51 Gray Street	Victrian	4	1	16	\$399,000	\$399,000	\$475,000	119.05%	\$403,800
48	660 Grove Street	CapeCod	3	1	13	\$399,000	\$399,000	\$472,000	118.30%	\$361,800
49	51A James Street	TwnIntUn	2	1.1	16	\$384,500	\$384,500	\$395,000	102.73%	\$242,000
50	50 Pine Street, C700L	TwnIntUn	2	2.1	13	\$379,999	\$379,999	\$415,000	109.21%	\$220,600
51	65-67 Union Street, C3031	OneFloor	2	1	15	\$369,000	\$369,000	\$367,500	99.59%	\$213,600
52	530 Valley Road, C007E	HighRise	1	1	162	\$349,000	\$329,000	\$300,000	91.19%	\$230,600
53	5 Roosevelt Place, 2L	OneFloor	2	1	35	\$340,000	\$340,000	\$335,000	98.53%	\$231,400
54	217 Watchung Avenue	Colonial	3	1	10	\$329,900	\$329,900	\$460,000	139.44%	\$404,200
55	6 Jerome Place, C0003	TwnIntUn	2	1	11	\$299,000	\$299,000	\$320,000	107.02%	\$214,700
56	14 Forest Street, C4202	OneFloor	1	1	27	\$299,000	\$299,000	\$300,000	100.33%	\$160,700
57	530 Valley Road, C004Y	HighRise	1	1	20	\$239,000	\$239,000	\$239,000	100.00%	\$205,000

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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	57							21
Active Listings	9	20	37	68	47	36							30
Avg List Price	\$610,311	\$794,785	\$860,527	\$836,629	\$883,426	\$942,421							\$664,280
Avg Sales Price	\$741,720	\$592,983	\$536,657	\$747,335	\$839,774	\$808,272							\$576,412
Days on Market	53	36	41	48	51	21							38
Sales Price as % of List Price	121.53%	74.61%	62.36%	89.33%	95.06%	85.77%							74%
Under Contract	7	8	27	68	60	74							28

1 YEAR FLASHBACK

01/01/2017-06/30/2017 vs 01/01/2018-06/30/2018

	2017	2018	% Change
# Units Sold	223	181	-18.83%
Avg. Days on Market	33	39	18.18%
Avg. Sales Price	\$717,367	\$747,112	4.15%



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%

