

# MONTCCLAIR

## July 2012 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Final List Price	Sales Price	SP:FLP	Actual DOM	Original List Price	SP:OLP	Total Assessment	SP:AV
1	11 Talbot Street	Cottage	2	2	404	\$200,000	\$182,500	91.25%	404	\$275,000	66.36%	\$382,500	0.48
2	50 Pine Street 5N	OneFloor	2	2	98	\$209,900	\$185,000	88.14%	830	\$305,000	60.66%	\$326,000	0.57
3	530 Valley Road C006W	OneFloor	1	1	18	\$199,000	\$187,000	93.97%	18	\$199,000	93.97%	\$262,500	0.71
4	249 Orange Road	Fixr/Colo	6	2	23	\$219,000	\$204,000	93.15%	23	\$219,000	93.15%	\$676,800	0.30
5	143 Walnut Street	Colonial	2	1	14	\$306,000	\$298,000	97.39%	47	\$306,000	97.39%	\$291,400	1.02
6	184 Bellevue Avenue	OneFloor	3	1	50	\$325,000	\$307,500	94.62%	50	\$325,000	94.62%	\$341,600	0.90
7	59 Pleasant Avenue	Colonial	3	1	65	\$319,000	\$310,000	97.18%	65	\$319,000	97.18%	\$483,900	0.64
8	66 S Fullerton Avenue	TwndEndUn	2	2	94	\$399,900	\$399,900	100.00%	94	\$439,000	91.09%	\$515,800	0.78
9	37 Dodd Street	Colonial	3	1	14	\$399,000	\$410,000	102.76%	14	\$399,000	102.76%	\$553,600	0.74
10	20 Appleton Place	Colonial	3	1	11	\$459,000	\$450,000	98.04%	11	\$459,000	98.04%	\$520,300	0.86
11	285 Grove Street	Colonial	3	1	28	\$449,000	\$470,000	104.68%	28	\$449,000	104.68%	\$438,200	1.07
12	68 Gates Avenue	Victrian	5	1	134	\$489,000	\$470,000	96.11%	499	\$539,000	87.20%	\$521,700	0.90
13	72 Gordonhurst Avenue	Colonial	3	1	66	\$485,000	\$485,000	100.00%	66	\$499,000	97.19%	\$565,500	0.86
14	294 Grove Street	Colonial	5	1	9	\$485,000	\$512,000	105.57%	9	\$485,000	105.57%	\$333,800	1.53
15	7 Bunrside Street	Colonial	4	2	126	\$549,000	\$520,000	94.72%	307	\$599,000	86.81%	\$602,300	0.86
16	167 Highland Avenue	Colo/Cott	3	2	62	\$499,000	\$525,000	105.21%	62	\$599,000	87.65%	\$799,700	0.66
17	46 Northview Avenue	Victrian	5	2	30	\$489,900	\$525,000	107.16%	30	\$489,900	107.16%	\$599,800	0.88
18	37 Brunswick Road	Colonial	5	2	83	\$559,000	\$556,000	99.46%	267	\$665,000	83.61%	\$690,000	0.81
19	38 Fairview Place	SplitLev	4	2	41	\$569,000	\$560,000	98.42%	41	\$599,000	93.49%	\$605,900	0.92
20	541 Highland Avenue	Colonial	4	2	14	\$569,000	\$595,000	104.57%	14	\$569,000	104.57%	\$644,200	0.92
21	93 Wildwood Avenue	Colonial	4	1	16	\$559,000	\$601,000	107.51%	16	\$559,000	107.51%	\$590,000	1.02
22	366 N Mountain Avenue	Tudor	5	3	163	\$629,000	\$623,050	99.05%	163	\$649,000	96.00%	\$854,100	0.73
23	16 Warren Place	Colonial	5	3	14	\$629,000	\$629,000	100.00%	14	\$629,000	100.00%	\$660,100	0.95
24	121 Wildwood Avenue	Colonial	4	3	15	\$635,000	\$635,000	100.00%	122	\$659,000	96.36%	\$743,200	0.85
25	51 Myrtle Avenue	Colonial	5	3	34	\$629,000	\$635,000	100.95%	272	\$665,000	95.49%	\$731,900	0.87

\* ACTUAL DOM includes previous expired and withdrawn dates. OLP reflects the original asking price that a house entered the market for sale.

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Not intended to solicit a property already listed.

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

# MONTCLAIR

## July 2012 Market Snapshot

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26	42 Norman Road	Colonial	6	2	14	\$599,000	\$642,500	107.26%	14	\$599,000	107.26%	\$702,100	0.92
27	10 Claridge Court	Colonial	6	3	36	\$675,000	\$655,000	97.04%	181	\$749,000	87.45%	\$683,600	0.96
28	141 N Mountain Avenue	Colonial	6	2	17	\$659,000	\$665,000	100.91%	17	\$659,000	100.91%	\$536,300	1.24
29	30 Norman Road	Colonial	4	3	16	\$679,000	\$670,000	98.67%	16	\$679,000	98.67%	\$762,800	0.88
30	62 Harrison Avenue	Victrian	7	4	32	\$685,000	\$675,000	98.54%	32	\$685,000	98.54%	\$860,000	0.78
31	218 Highland Avenue	Ranch/Cust	4	3	61	\$719,000	\$719,000	100.00%	61	\$719,000	100.00%	\$762,900	0.94
32	107 Bellevue Avenue	Colonial	5	3	157	\$769,000	\$750,000	97.53%	157	\$776,000	96.65%	\$945,900	0.79
33	4 Windsor Place	Colonial	5	3	18	\$769,000	\$840,000	109.23%	18	\$769,000	109.23%	\$790,300	1.06
34	31 Parkway	Colonial	7	3	8	\$879,000	\$871,000	99.09%	71	\$975,000	89.33%	\$875,600	0.99
35	22 Melrose Place	Colonial	5	3	22	\$869,000	\$910,000	104.72%	22	\$869,000	104.72%	\$1,104,000	0.82
36	110 Lorraine Avenue	Colonial	5	2	26	\$949,000	\$997,500	105.11%	124	\$1,349,000	73.94%	\$1,250,000	0.80
37	166 N Mountain Avenue	Colonial	6	4	33	\$1,050,000	\$1,025,000	97.62%	33	\$1,050,000	97.62%	\$1,219,700	0.84
<b>AVERAGES</b>					56	\$555,695	\$559,323	99.88%	114	\$588,565	94.94%	\$654,811	0.86

### CURRENT **"ACTIVE"** LISTINGS IN MONTCLAIR AS OF AUGUST 13, 2012

Number of Units: 108

Average List Price: \$553,520

Average List Price to Assessed Value Ratio: 0.98

Average Days on Market: 141

### CURRENT **"UNDER CONTRACT"** LISTINGS IN MONTCLAIR AS OF AUGUST 13, 2012

Number of Units: 87

Average List Price: \$597,306

Average List Price to Assessed Value Ratio: 0.93

Average Days on Market: 141

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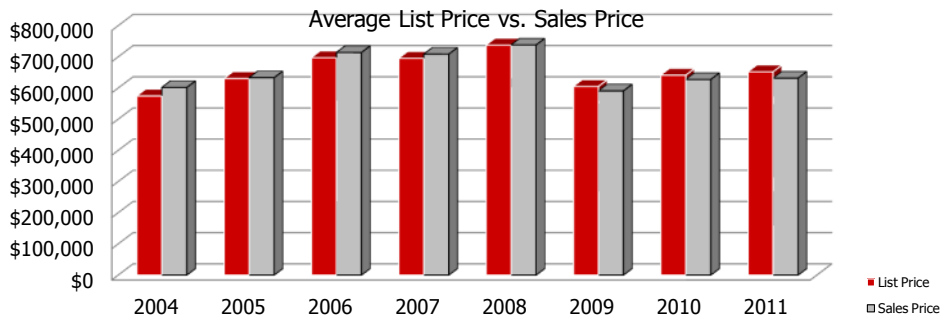
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

# Montclair 2012 Year to Date Market Trends

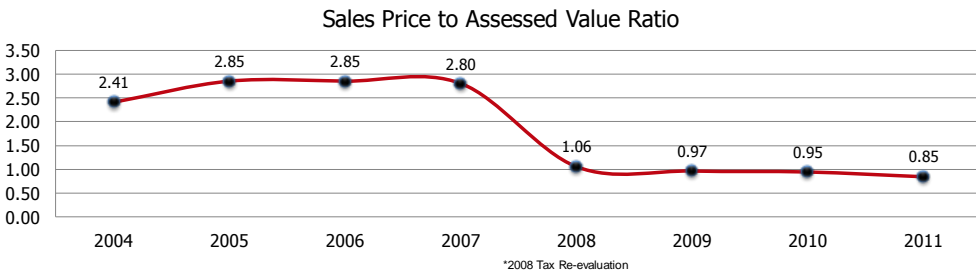
**July 2011 YTD:**  
**AVG YTD Sales Price: \$664,396**  
**DOM: 74**  
**#Units YTD: 168**  
**SP:AV 0.88**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	78	96	106	96	97	93	56						86
Final List Price	\$654,608	\$609,636	\$717,187	\$545,794	\$535,033	\$668,902	\$555,695						\$607,894
Sales Price	\$634,731	\$585,251	\$683,267	\$536,615	\$524,530	\$660,755	\$559,323						\$597,304
Sales Price as a % of FLP	97.15%	95.02%	94.69%	95.64%	97.65%	98.78%	99.88%						97.71%
Actual DOM	88	225	183	109	143	152	114						142
Original List Price	\$720,461	\$692,643	\$826,859	\$612,328	\$562,089	\$728,244	\$588,565						\$663,977
Sales Price as a % of OLP	90.02%	82.52%	84.94%	87.95%	92.72%	90.13%	94.94%						90.26%
Sales Price to Assessed Value	0.86	0.82	0.77	0.74	0.91	0.83	0.86						0.85
# Units Sold	13	14	15	18	27	45	37						169

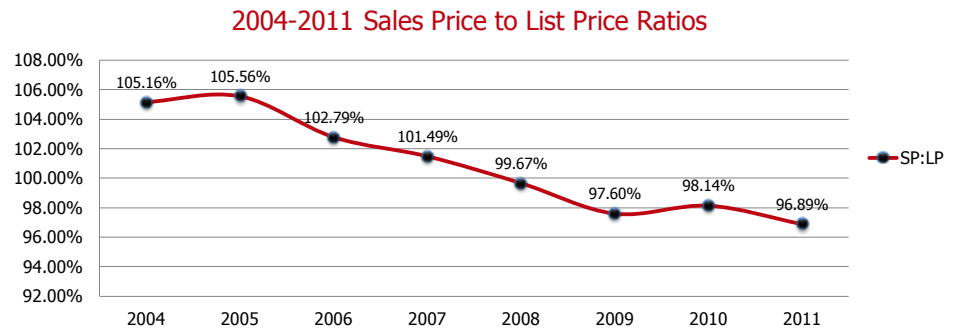
## MONTCLAIR 2004 - 2011



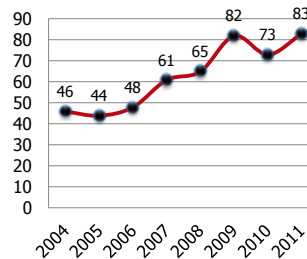
	2004	2005	2006	2007	2008	2009	2010	2011
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$652,131
SP	\$601,789	\$633,199	\$714,037	\$708,681	\$738,185	\$590,795	\$627,479	\$631,774



## MONTCLAIR 2004 - 2011



### 2004-2011 Average Days on Market



### 2004-2011 # Units Sold

