

Montclair

December 2013 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	5 Grant Street Apt 3r	OneFloor	1	1.0	30	\$154,900	\$151,250	97.64%	30	\$154,900	97.64%	\$148,400	1.02
2	530 Valley Road Apt C001K	HighRise	1	1.0	42	\$194,000	\$190,000	97.94%	42	\$199,000	95.48%	\$215,800	0.88
3	26 Tichenor Place	Colonial	3	1.1	52	\$199,900	\$199,500	99.80%	52	\$199,900	99.80%	\$157,200	1.27
4	101 Gates Ave Apt C002d	OneFloor	2	1.0	14	\$225,000	\$215,000	95.56%	263	\$254,000	84.65%	\$186,000	1.16
5	16 Forest - Apt 401	MultiFlr	2	1.0	58	\$235,000	\$220,000	93.62%	58	\$235,000	93.62%	\$202,700	1.09
6	7 Van Vleck Street	TwnIntUn	2	2.0	37	\$239,000	\$205,000	85.77%	37	\$239,000	85.77%	\$189,400	1.08
7	14 Forest Street	HighRise	2	1.0	74	\$240,000	\$220,000	91.67%	158	\$274,900	80.03%	\$202,700	1.09
8	16 Forest Street	HighRise	2	1.0	10	\$259,000	\$252,500	97.49%	10	\$259,000	97.49%	\$215,100	1.17
9	530 Valley Rd Apt C005e	HighRise	2	1.0	26	\$329,000	\$320,000	97.26%	26	\$329,000	97.26%	\$284,300	1.13
10	49 Gray Street	RanchRas	3	2.0	139	\$375,000	\$350,000	93.33%	139	\$499,000	70.14%	\$443,600	0.79
11	49 N Willow Street	Colonial	5	2.1	15	\$439,000	\$430,000	97.95%	79	\$427,500	100.58%	\$294,000	1.46
12	123 Alexander Avenue	CapeCod	3	2.0	50	\$469,999	\$455,000	96.81%	50	\$477,500	95.29%	\$404,800	1.12
13	405 N Fullerton Avenue	Colonial	4	2.0	15	\$485,000	\$495,000	102.06%	15	\$485,000	102.06%	\$428,500	1.16
14	16 Stanford Place	Colonial	4	1.2	11	\$489,000	\$489,000	100.00%	11	\$489,000	100.00%	\$472,200	1.04
15	122 Squire Hill Road	SplitLev	3	2.0	57	\$499,950	\$509,850	101.98%	57	\$499,950	101.98%	\$334,100	1.53
16	41 Watchung Avenue	Colonial	4	2.1	15	\$529,000	\$571,000	107.94%	15	\$529,000	107.94%	\$463,800	1.23
17	98 Alexander Avenue	SplitLev	3	2.0	27	\$545,000	\$579,000	106.24%	53	\$530,000	109.25%	\$401,300	1.44
18	10 Godfrey Road	Colonial	4	1.1	20	\$549,000	\$600,000	109.29%	20	\$549,000	109.29%	\$461,200	1.30
19	145 N Mountain Avenue	Colonial	4	2.0	39	\$589,000	\$590,000	100.17%	39	\$619,900	95.18%	\$482,400	1.22
20	7 Vera Place	RanchRas	4	2.1	93	\$599,000	\$585,000	97.66%	93	\$639,000	91.55%	\$536,200	1.09
21	148 Maple Avenue	Victrian	7	2.1	40	\$600,000	\$560,000	93.33%	40	\$600,000	93.33%	\$609,100	0.92
22	65 Fairview Place	RanchRas	3	2.1	10	\$619,000	\$619,000	100.00%	10	\$619,000	100.00%	\$563,600	1.10
23	25 Stanford Place	Colonial	4	2.1	11	\$639,000	\$719,000	112.52%	11	\$639,000	112.52%	\$640,700	1.12
24	95 Harrison Avenue	Colonial	6	3.2	28	\$649,000	\$635,000	97.84%	28	\$649,000	97.84%	\$574,500	1.11
25	170 Gordonhurst Avenue	Victrian	6	3.1	101	\$675,000	\$625,000	92.59%	101	\$699,900	89.30%	\$689,900	0.91

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26	82 Inwood Avenue	Colonial	4	3.0	21	\$689,900	\$680,000	98.57%	21	\$689,900	98.57%	\$536,200	1.27
27	43 Warren Place	Colonial	5	3.1	14	\$719,900	\$704,900	97.92%	14	\$719,900	97.92%	\$636,800	1.11
28	71 Overlook Road	Colonial	5	3.2	40	\$749,000	\$775,000	103.47%	40	\$875,000	88.57%	\$720,200	1.08
29	214 Fernwood Avenue	Colonial	4	3.2	30	\$749,000	\$755,000	100.80%	93	\$749,000	100.80%	\$655,600	1.15
30	8 Wendover Road	Colonial	6	3.2	43	\$759,000	\$742,000	97.76%	112	\$789,000	94.04%	\$645,200	1.15
31	87 Alexander Avenue	SplitLev	3	3.1	31	\$829,000	\$829,000	100.00%	31	\$829,000	100.00%	\$579,100	1.43
32	6 Notting Hill Way	TwnEndUn	3	3.1	40	\$835,000	\$787,500	94.31%	40	\$835,000	94.31%	\$661,700	1.19
33	159 Watchung Avenue	Colonial	6	3.1	13	\$949,000	\$960,000	101.16%	13	\$949,000	101.16%	\$624,000	1.54
34	761 Valley Road	Colonial	6	3.2	15	\$1,050,000	\$1,050,000	100.00%	15	\$1,050,000	100.00%	\$934,200	1.12
35	106 Highland Avenue	Colonial	6	3.1	55	\$1,175,000	\$1,025,000	87.23%	55	\$1,175,000	87.23%	\$727,800	1.41
36	64 Prospect Avenue	Colonial	5	3.1	123	\$1,245,000	\$1,175,000	94.38%	123	\$1,295,000	90.73%	\$1,009,500	1.16
AVERAGE					40	\$571,571	\$563,014	98.39%	55	\$584,785	96.15%		1.17

CURRENT **"ACTIVE"** LISTINGS IN MONTCLAIR

Number of Units: 62
 Average List Price: \$541,902
 Average List Price to Assessed Value Ratio: 1.32
 Average Days on Market: 101

CURRENT **"UNDER CONTRACT"** LISTINGS IN MONTCLAIR

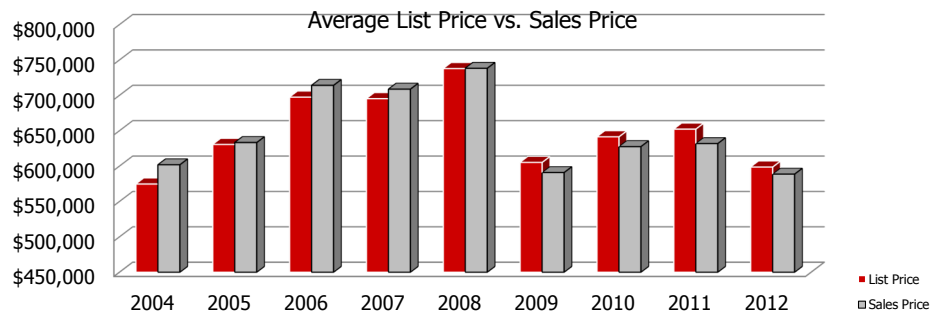
Number of Units: 68
 Average List Price: \$471,983
 Average List Price to Assessed Value Ratio: 1.13
 Average Days on Market: 81

Montclair 2013 Year to Date Market Trends

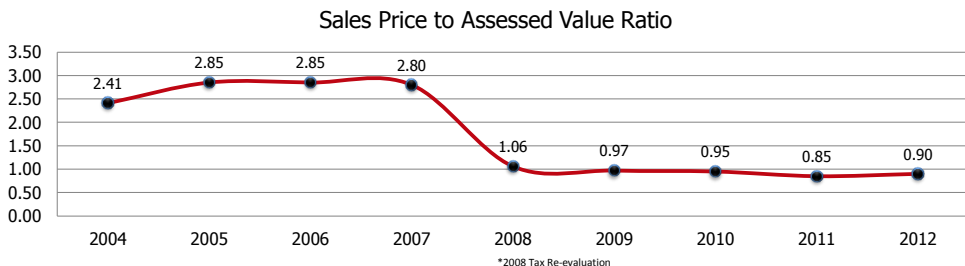
December 2012 YTD
AVG YTD Sales Price: \$588,572
DOM: 77
#Units YTD: 322
SP:AV 0.90

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	102	188	68	72	42	40	41	57	61	28	90	40	56
Final List Price	\$533,989	\$543,922	\$510,832	\$566,347	\$684,844	\$615,829	\$678,397	\$791,657	\$628,972	\$585,409	\$504,029	\$571,571	\$629,674
Sales Price	\$514,078	\$511,778	\$510,529	\$566,454	\$688,137	\$640,188	\$696,909	\$809,139	\$643,229	\$587,598	\$525,131	\$563,014	\$638,565
Sales Price as a % of FLP	97.31%	92.96%	99.26%	100.00%	101.04%	103.77%	103.39%	102.93%	102.08%	99.65%	102.39%	98.39%	101.35%
Actual DOM	148	221	123	171	117	91	63	88	107	59	124	584785	99
Original List Price	\$614,022	\$572,155	\$543,318	\$612,316	\$744,709	\$633,198	\$685,785	\$824,300	\$661,135	\$587,800	\$537,821	\$584,785	\$658,649
Sales Price as a % of OLP	89.21%	82.58%	93.29%	91.04%	96.36%	101.07%	101.80%	99.34%	97.87%	101.66%	97.90%	96.15%	97.59%
Sales Price to Assessed Value	0.99	0.91	1.02	1.05	1.18	1.14	1.19	1.31	1.08	1.14	1.08	1.17	1.14
# Units Sold	18	9	22	25	43	49	66	49	42	23	24	36	406

Montclair 2004-2012

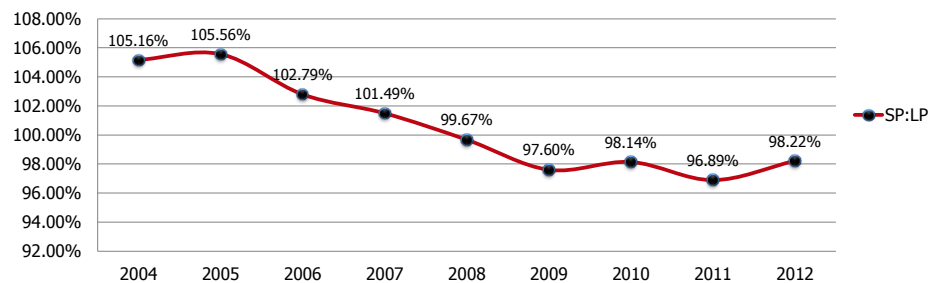


	2004	2005	2006	2007	2008	2009	2010	2011	2012
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$652,131	\$598,553
SP	\$601,789	\$633,199	\$714,037	\$708,681	\$738,185	\$590,795	\$627,479	\$631,774	\$588,572

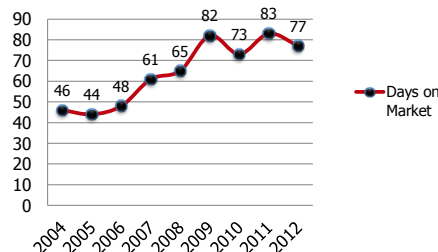


Montclair 2004-2012

2004-2012 Sales Price to List Price Ratios



2004-2012 Average Days on Market



2004-2012 Number of Units Sold

