

Montclair

February 2014 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	10 Crestmont Road 6F	HighRise	1	1.0	72	\$155,000	\$155,000	\$140,000	90.32%		
2	10 Crestmont Road 2O	OneFloor	2	2.0	82	\$179,000	\$179,000	\$174,500	97.49%		
3	53 James Street	OneFloor	2	1.0	42	\$225,000	\$225,000	\$234,000	104.00%	\$211,800	1.10
4	367 Orange Road	Colonial	3	2.0	34	\$269,900	\$269,900	\$272,000	100.78%	\$246,200	1.10
5	18 Claremont Avenue	Colonial	4	2.0	164	\$399,000	\$339,000	\$315,000	92.92%	\$278,600	1.13
6	1 Grant Street	OneFloor	3	2.0	74	\$379,000	\$339,000	\$330,000	97.35%		
7	530 Valley Rd Apt C003g	HighRise	2	2.0	56	\$397,500	\$397,500	\$397,500	100.00%	\$314,000	1.27
8	3 Lansing Place	Colonial	5	1.1	96	\$479,000	\$464,000	\$457,000	98.49%	\$358,500	1.27
9	222 Valley Road	Victrian	5	2.1	80	\$492,500	\$496,500	\$489,000	98.49%	\$430,100	1.14
10	220 Valley Road	Colonial	5	2.1	23	\$499,000	\$499,000	\$490,000	98.20%	\$385,500	1.27
11	35 Marquette Road	Colonial	3	2.0	23	\$569,000	\$569,000	\$580,000	101.93%	\$518,700	1.12
12	129 Midland Avenue	Colonial	5	2.1	116	\$619,000	\$589,000	\$561,000	95.25%	\$357,800	1.57
13	235A Christopher Street	Cottage	4	3.2	79	\$589,000	\$589,000	\$615,000	104.41%	\$659,400	0.93
14	70 Midland Avenue	Tudor	5	3.1	19	\$625,000	\$625,000	\$610,000	97.60%	\$307,000	1.99
15	9 Emerson Place	Colonial	3	2.1	25	\$639,900	\$639,900	\$625,000	97.67%	\$479,400	1.30
16	8 Madison Avenue	Colonial	3	2.1	179	\$689,900	\$689,900	\$660,000	95.67%		
17	138 Wildwood Avenue	Victrian	5	2.2	16	\$699,000	\$699,000	\$750,000	107.30%	\$524,500	1.43
18	6 Madison Avenue	Colonial	4	2.1	259	\$689,900	\$719,900	\$719,000	99.87%		
19	90 Gates Avenue	Tudor	5	3.1	55	\$729,000	\$729,000	\$749,000	102.74%	\$623,600	1.20
20	35 Porter Place	Colonial	6	3.0	14	\$729,000	\$729,000	\$830,000	113.85%	\$489,200	1.70

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21	293 N Mountain Avenue	Victrian	5	3.2	17	\$769,000	\$769,000	\$825,000	107.28%	\$591,400	1.39
22	62 Christopher Street	Victrian	5	2.2	17	\$799,000	\$799,000	\$834,000	104.38%	\$590,200	1.41
23	46 Tuxedo Road	Colonial	5	3.2	29	\$799,000	\$799,000	\$865,000	108.26%	\$644,400	1.34
24	202 Lorraine Avenue	Colonial	6	3.1	85	\$899,000	\$849,000	\$820,000	96.58%	\$564,000	1.45
25	237 Upper Mountain Avenue	Victrian	7	5.2	36	\$949,000	\$949,000	\$889,000	93.68%	\$1,050,600	0.85
26	88 Undercliff Road	Tudor	8	6.1	151	\$1,200,000	\$1,200,000	\$1,115,000	92.92%	\$1,194,900	0.93
AVERAGE					71	\$594,946	\$588,754	\$590,231	99.90%		1.28

"ACTIVE" LISTINGS IN MONTCLAIR

Number of Units: 80
Average List Price: \$639,743
Average Days on Market: 76

"UNDER CONTRACT" LISTINGS IN MONTCLAIR

Number of Units: 66
Average List Price: \$572,888
Average Days on Market: 56

Montclair 2014 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	65	71											68
List Price	\$427,913	\$588,754											\$511,550
Sales Price	\$431,815	\$590,231											\$514,191
Sales Price as a % of List Price	99.65%	99.90%											99.78%
Sales Price to	1.16	1.28											1.22
# Units Sold	24	26											50
Active Listings	75	80											78
Under Contracts	57	66											62

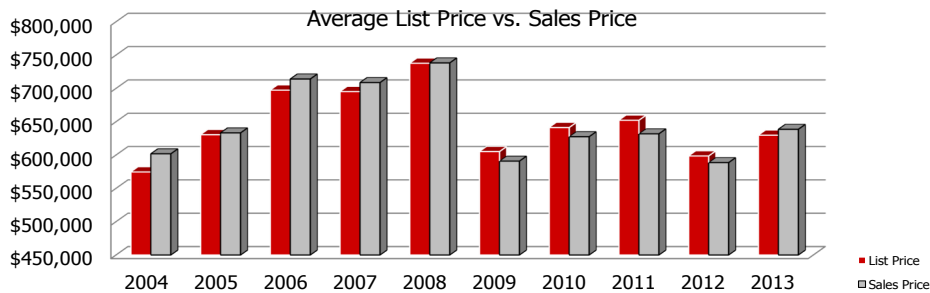
Flashback! YTD 2013 vs YTD 2014

	2013	2014	% Change
Days on Market	131	68	-48.00%
Sales Price	\$513,311	\$514,191	0.17%
Sales Price as a % of List Price	95.86%	99.78%	4.09%

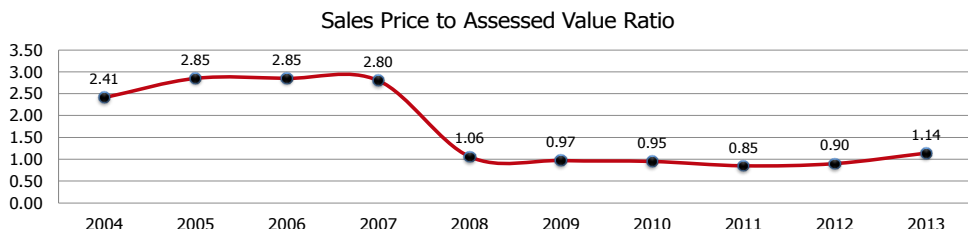


	2013	2014	% Change
# Units Sold	27	50	85.19%
Active Listings	97	80	-17.53%
Under Contracts	70	66	-5.71%

Montclair 2004-2013



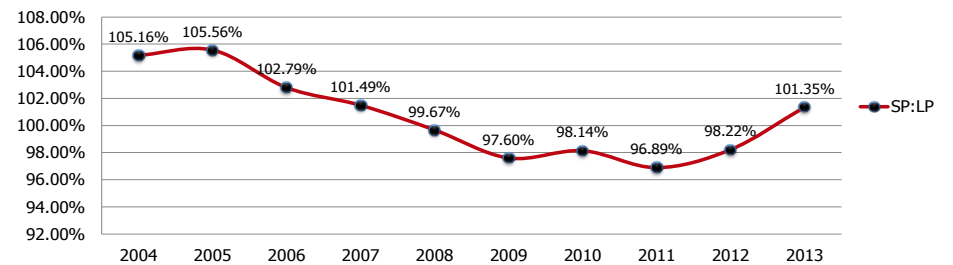
	2004	2005	2006	2007	2008	2009	2010	2011	2012
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$652,131	\$598,553
SP	\$601,789	\$633,199	\$714,037	\$708,681	\$738,185	\$590,795	\$627,479	\$631,774	\$588,572



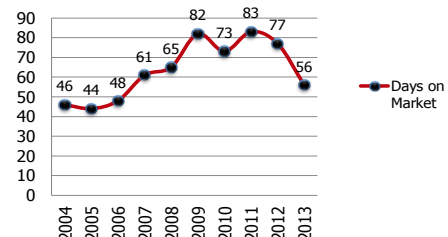
*2008 Tax Re-evaluation

Montclair 2004-2013

2004-2013 Sales Price to List Price Ratios



2004-2013 Average Days on Market



2004-2013 Number of Units Sold

