

Montclair

November 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	14 Forest Street C4306	HighRise	1	1.0	15	\$219,000	\$219,000	\$219,000	100.00%	\$199,100	1.10
2	361 Claremont Avenue	OneFloor	1	1.0	61	\$219,000	\$219,000	\$220,000	100.46%	\$169,400	1.30
3	44 Union Street C0001	FirstFlr	1	1.0	30	\$224,900	\$224,900	\$220,000	97.82%	\$174,100	1.26
4	238 Claremont Avenue C3801	OneFloor	1	1.1	99	\$289,900	\$279,900	\$265,000	94.68%	\$236,300	1.12
5	395 Orange Road	Colonial	3	1.1	23	\$375,000	\$375,000	\$367,500	98.00%	\$228,100	1.61
6	51A James Street C0008	TwnIntUn	2	1.1	42	\$385,000	\$385,000	\$399,000	103.64%	\$242,000	1.65
7	40 Harrison Avenue	Victrian	5	3.1	136	\$599,000	\$499,000	\$536,000	107.41%	\$464,800	1.15
8	5 Fairmount Avenue	Colonial	3	1.1	101	\$539,000	\$539,000	\$540,000	100.19%	\$499,600	1.08
9	197 Lorraine Avenue	MultiFlr	3	4.1	2	\$599,000	\$599,000	\$600,000	100.17%	\$520,000	1.15
10	6 Harvard Street	Colonial	4	1.0	21	\$459,000	\$459,000	\$610,000	132.90%	\$444,200	1.37
11	88 Buckingham Road	Bi-Level	3	3.0	9	\$499,900	\$499,900	\$628,000	125.63%	\$501,200	1.25
12	43 Beverly Road	Colonial	4	1.2	9	\$625,000	\$625,000	\$641,000	102.56%	\$561,400	1.14
13	25 Euclid Place	Colonial	4	2.1	24	\$599,000	\$599,000	\$650,000	108.51%	\$525,300	1.24
14	586 Highland Avenue	Colonial	4	2.1	23	\$649,000	\$649,000	\$652,000	100.46%	\$553,600	1.18
15	339 Grove Street	Colonial	4	5.0	63	\$659,000	\$649,000	\$660,000	101.69%	\$641,400	1.03
16	4 Melrose Place	Colonial	5	4.0	14	\$679,000	\$679,000	\$683,000	100.59%	\$578,700	1.18
17	10 Victoria Terrace	SplitLev	3	2.1	18	\$649,000	\$649,000	\$685,000	105.55%	\$561,700	1.22
18	120 High Street	Tudor	5	4.2	13	\$739,000	\$739,000	\$751,000	101.62%	\$523,200	1.44
19	95 Haddon Place	Colonial	4	2.1	11	\$759,000	\$759,000	\$830,000	109.35%	\$760,500	1.09
20	143 Gates Avenue	Tudor	6	4.2	84	\$899,000	\$899,000	\$840,000	93.44%	\$1,022,100	0.82
21	18 Capron Lane	Ranch	5	3.1	171	\$1,200,000	\$989,000	\$999,000	101.01%	\$828,500	1.21
22	12 Fairfield Street	Victrian	5	3.2	38	\$1,399,000	\$999,000	\$1,050,000	105.11%	\$799,200	1.31
23	131 Wildwood Avenue	Colonial	5	3.1	10	\$899,000	\$899,000	\$1,110,000	123.47%	\$783,100	1.42
24	30 Marion Road	Colonial	5	3.1	14	\$939,000	\$939,000	\$1,250,000	133.12%	\$658,600	1.90
AVERAGE					43	\$629,279	\$598,821	\$641,896	106.14%		1.26

"ACTIVE" LISTINGS IN MONTCLAIR

Number of Units: 68
 Average List Price: \$734,752
 Average Days on Market: 96

"UNDER CONTRACT" LISTINGS IN MONTCLAIR

Number of Units: 66
 Average List Price: \$608,839
 Average Days on Market: 55

Montclair 2015 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	49	60	72	45	33	36	40	32	42	54	43		41
List Price	\$667,578	\$694,408	\$621,214	\$553,131	\$626,571	\$712,312	\$653,584	\$649,662	\$611,663	\$645,752	\$598,821		\$646,534
Sales Price	\$666,886	\$694,421	\$630,659	\$577,026	\$663,574	\$733,215	\$687,457	\$672,850	\$629,919	\$649,476	\$641,896		\$669,934
Sales Price as a % of List Price	101.52%	99.93%	101.48%	104.37%	105.33%	103.43%	104.27%	103.47%	102.59%	100.96%	106.14%		103.55%
Sales Price to Assessed Value	1.17	1.27	1.30	1.22	1.19	1.32	1.26	1.26	1.25	1.29	1.26		1.29
# Units Sold	27	12	14	29	49	67	69	68	30	21	24		410
Active Listings	77	91	98	114	118	100	77	83	91	84	68		91
Under Contracts	51	66	103	138	141	122	105	45	53	69	66		87

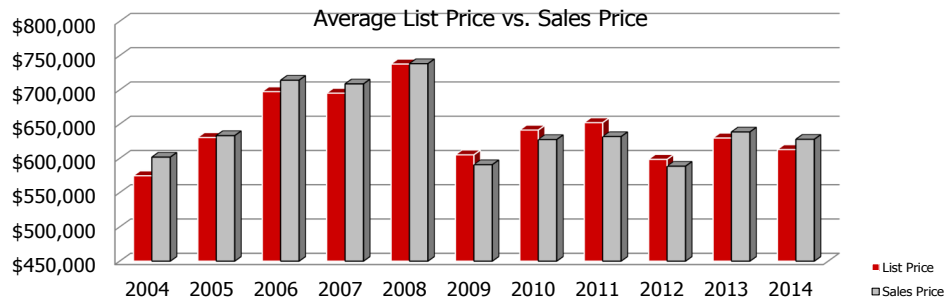
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	50	41	-18.25%
Sales Price	\$626,242	\$669,934	6.98%
Sales Price as a % of List Price	102.17%	103.55%	1.35%



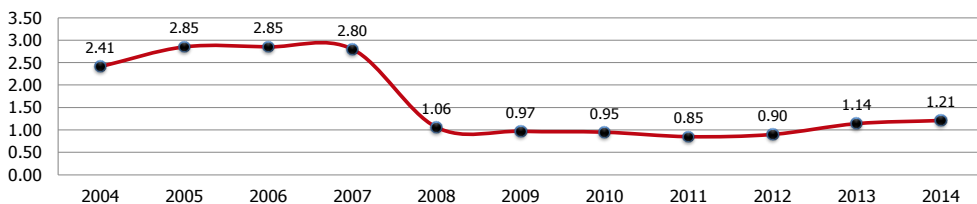
	2014	2015	% Change
# Units Sold	380	410	7.89%
Active Listings	75	68	-9.33%
Under Contracts	72	66	-8.33%

Montclair Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$652,131	\$598,553	\$629,674	\$612,805
SP	\$601,789	\$633,199	\$714,037	\$708,681	\$738,185	\$590,795	\$627,479	\$631,774	\$588,572	\$638,565	\$627,858

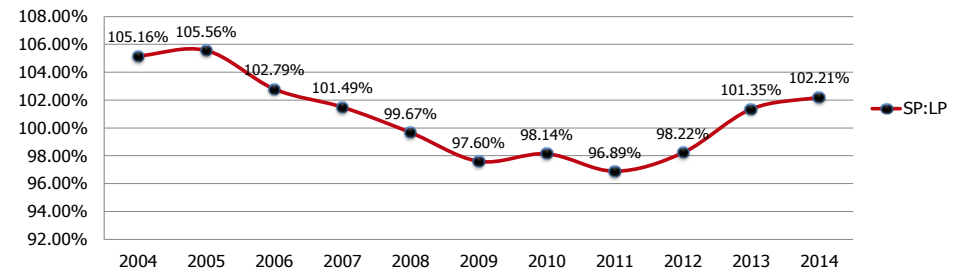
Sales Price to Assessed Value Ratio



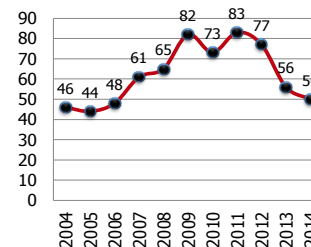
*2008 Tax Re-evaluation

Montclair Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

