

# Montclair

## June 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	39 Harrison Avenue C0006	OneFloor	1	1.0	16	\$220,000	\$220,000	\$240,000	109.09%	\$134,200	1.79
2	39 Harrison Avenue C0015	OneFloor	2	2.0	17	\$245,000	\$255,000	\$259,000	101.57%	\$168,100	1.54
3	187 Harrison Avenue	Colonial	4	1.1	8	\$280,000	\$280,000	\$265,000	94.64%	\$253,300	1.05
4	232 Claremont Ave C3201	FirstFlr	2	1.1	34	\$314,900	\$314,900	\$305,000	96.86%	\$236,800	1.29
5	10 Crestmont Road 4A	HighRise	2	2.0	28	\$319,000	\$319,000	\$312,000	97.81%		
6	5 Roosevelt Place C002A	HighRise	2	2.0	28	\$369,000	\$369,000	\$369,000	100.00%	\$254,500	1.45
7	159 Walnut Street	OneFloor	2	2.0	6	\$379,900	\$379,900	\$379,000	99.76%	\$287,100	1.32
8	8 Nishuane Road	Colonial	3	1.0	99	\$399,000	\$399,000	\$382,000	95.74%	\$332,400	1.15
9	184 Bellevue Avenue	FirstFlr	2	1.0	11	\$365,000	\$365,000	\$385,000	105.48%	\$286,300	1.34
10	126 Midland Avenue	Colonial	5	3.0	7	\$329,000	\$329,000	\$410,000	124.62%	\$389,900	1.05
11	51 N Mountain Avenue	TwnEndUn	2	1.1	15	\$399,000	\$399,000	\$445,000	111.53%	\$362,900	1.23
12	30 Claremont Avenue	Colonial	4	2.0	13	\$399,900	\$399,900	\$455,000	113.78%	\$263,100	1.73
13	785 Valley Road	Colonial	3	1.0	45	\$469,000	\$455,000	\$460,000	101.10%	\$364,000	1.26
14	5 Valley Place	Colonial	3	1.1	54	\$499,000	\$499,000	\$480,000	96.19%	\$324,500	1.48
15	11 Franklin Avenue	Colonial	3	2.1	58	\$519,000	\$499,000	\$481,500	96.49%	\$375,800	1.28
16	82 Essex Avenue	Colonial	4	2.0	65	\$475,000	\$475,000	\$511,000	107.58%	\$599,500	0.85
17	82 N Fullerton Avenue	Victrian	3	1.0	16	\$449,000	\$449,000	\$545,000	121.38%	\$282,800	1.93
18	222 Valley Road	Colonial	5	2.1	14	\$549,000	\$549,000	\$550,000	100.18%	\$430,100	1.28
19	4 Tuers Place	SplitLev	3	2.1	20	\$585,000	\$585,000	\$557,500	95.30%	\$420,700	1.33
20	12 Hamilton Terrace	CapeCod	3	1.1	12	\$489,000	\$489,000	\$561,000	114.72%	\$368,000	1.52

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21	404 Grove Street	CapeCod	3	2.0	24	\$565,000	\$565,000	\$573,000	101.42%	\$501,700	1.14
22	35 Harvard Street	Colonial	3	2.0	19	\$499,000	\$499,000	\$585,800	117.39%	\$423,400	1.38
23	382 Grove Street	Colonial	4	2.0	10	\$559,000	\$559,000	\$590,000	105.55%	\$487,200	1.21
24	21 Patton Place	Colonial	5	3.0	62	\$629,000	\$599,000	\$625,000	104.34%	\$580,700	1.08
25	64 Macopin Avenue	Colonial	5	2.0	14	\$549,000	\$549,000	\$625,000	113.84%	\$548,500	1.14
26	104 Park Street	Colonial	6	2.0	13	\$595,000	\$595,000	\$625,000	105.04%	\$486,800	1.28
27	228 Orange Road	Colonial	4	2.2	18	\$549,000	\$549,000	\$625,000	113.84%	\$438,800	1.42
28	12 Bruce Road	Colonial	4	2.1	14	\$549,000	\$549,000	\$669,000	121.86%	\$465,300	1.44
29	8 Garfield Place	Colonial	4	2.1	8	\$599,000	\$599,000	\$686,000	114.52%	\$467,100	1.47
30	18 College Avenue	Colonial	3	1.1	15	\$599,000	\$599,000	\$702,000	117.20%	\$419,300	1.67
31	337 Grove Street	Colonial	8	3.1	32	\$749,000	\$749,000	\$725,000	96.80%	\$822,600	0.88
32	27 Aubrey Road	Colonial	4	2.0	8	\$549,000	\$549,000	\$727,500	132.51%	\$508,900	1.43
33	316 Park Street	Colonial	5	3.0	21	\$749,000	\$749,000	\$750,000	100.13%	\$766,900	0.98
34	120 S Fullerton Avenue	Colonial	5	2.1	16	\$699,000	\$699,000	\$760,000	108.73%	\$470,600	1.61
35	38 Windermere Road	SplitLev	3	2.1	12	\$649,000	\$650,000	\$765,000	117.69%	\$541,000	1.41
36	7 Wendover Road	Colonial	6	3.1	8	\$729,900	\$729,900	\$775,000	106.18%	\$543,400	1.43
37	409 Park Street	Victrian	5	2.1	19	\$699,000	\$699,000	\$826,500	118.24%	\$515,100	1.60
38	9 Northview Avenue	Colonial	4	4.0	19	\$799,000	\$799,000	\$830,000	103.88%	\$730,000	1.14
39	14 Macopin Avenue	Colonial	4	2.1	10	\$818,888	\$818,888	\$841,888	102.81%	\$727,500	1.16
40	61 Club Road	Colonial	5	2.2	21	\$749,000	\$749,000	\$861,000	114.95%	\$607,800	1.42

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41	99 Willowdale Avenue	Colonial	5	3.0	8	\$829,900	\$829,900	\$870,000	104.83%	\$504,800	1.72
42	520 Upper Mountain Avenue	Colonial	4	2.1	41	\$879,000	\$859,000	\$890,000	103.61%	\$698,800	1.27
43	60 Grandview Place	Colonial	3	3.1	17	\$859,000	\$859,000	\$901,000	104.89%	\$649,800	1.39
44	122 Christopher Street	Colonial	6	3.2	8	\$859,000	\$859,000	\$910,000	105.94%	\$630,500	1.44
45	138 Summit Avenue	Colonial	5	3.2	20	\$899,000	\$899,000	\$930,000	103.45%	\$656,000	1.42
46	23 Mt Vernon Road	Colonial	6	3.2	76	\$1,039,000	\$1,039,000	\$945,000	90.95%	\$853,700	1.11
47	83 Watchung Avenue	Tudor	5	3.0	18	\$899,000	\$899,000	\$950,000	105.67%	\$497,800	1.91
48	15 Wendover Road	Colonial	6	3.1	15	\$799,000	\$799,000	\$975,000	122.03%	\$626,800	1.56
49	30 Norman Road	Colonial	4	3.2	21	\$949,000	\$949,000	\$1,060,559	111.76%	\$636,900	1.67
50	154 Union Street	Tudor	6	5.1	12	\$1,175,000	\$1,175,000	\$1,250,000	106.38%	\$1,187,300	1.05
51	221 Midland Avenue	Victrian	7	3.2	9	\$1,199,000	\$1,199,000	\$1,252,200	104.44%	\$766,500	1.63
52	39 Bradford Avenue	Colonial	6	5.0	132	\$1,799,000	\$1,399,000	\$1,300,000	92.92%		
53	39 Glenwood Road	Colonial	6	4.1	18	\$1,299,999	\$1,299,999	\$1,315,000	101.15%	\$878,500	1.50
54	34 Clinton Avenue	Victrian	5	4.1	11	\$1,289,000	\$1,289,000	\$1,375,000	106.67%	\$788,500	1.74
<b>AVERAGE</b>					25	\$661,303	\$652,544	\$693,397	106.77%		1.38

### ***"ACTIVE"*** LISTINGS IN MONTCLAIR

**Number of Units:** 94  
**Average List Price:** \$871,312  
**Average Days on Market:** 71

### ***"UNDER CONTRACT"*** LISTINGS IN MONTCLAIR

**Number of Units:** 131  
**Average List Price:** \$773,111  
**Average Days on Market:** 44

# Montclair 2016 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	58	32	62	69	42	25							46
List Price	\$600,550	\$412,760	\$769,296	\$632,999	\$656,079	\$652,544							\$652,555
Sales Price	\$609,790	\$420,980	\$775,348	\$665,302	\$677,908	\$693,397							\$678,396
Sales Price as a % of List Price	103.32%	101.74%	103.18%	102.04%	104.35%	106.77%							104.38%
Sales Price to Assessed Value	1.41	1.21	1.28	1.35	1.35	1.38							1.35
# Units Sold	20	5	23	28	29	54							159
Active Listings	62	73	93	118	116	94							93
Under Contracts	45	72	82	112	135	131							96

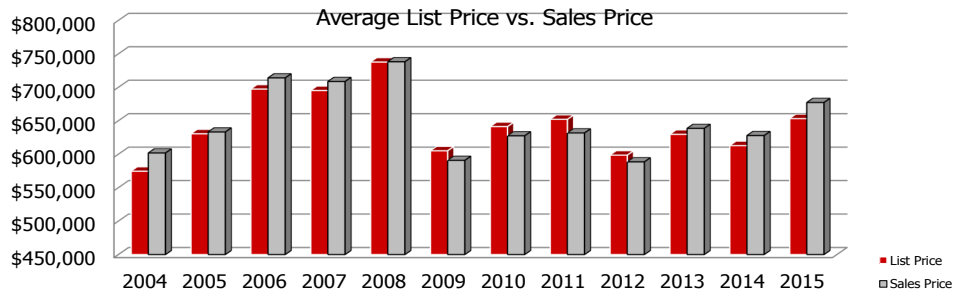
## Flashback! YTD 2015 vs YTD 2016

YTD	2015	2016	% Change
Days on Market	43	46	7.06%
Sales Price	\$674,457	\$678,396	0.58%
Assessed Value to Sales Price	1.24	1.35	9.02%

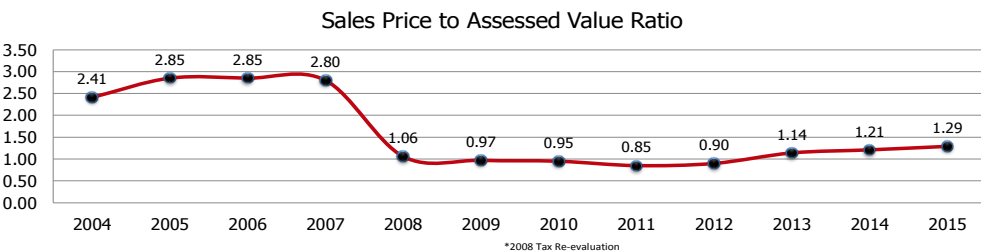


	2015	2016	% Change
# Units Sold	198	159	-19.70%
Active Listings	100	94	-6.00%
Under Contracts	122	131	7.38%

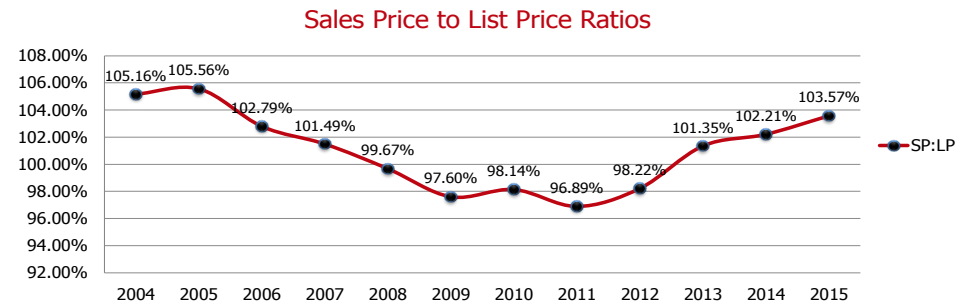
## Montclair Yearly Market Trends



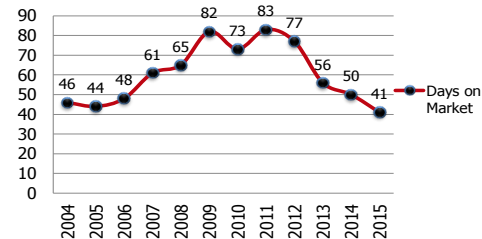
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$652,131	\$598,553	\$629,674	\$612,805	\$653,226
SP	\$601,789	\$633,199	\$714,037	\$708,681	\$738,185	\$590,795	\$627,479	\$631,774	\$588,572	\$638,565	\$627,858	\$677,279



## Montclair Yearly Market Trends



### Average Days on Market



### Number of Units Sold

