Montclair

November 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess-ment	SP:AV
1	15 Glenridge Avenue C0M01	MultiFlr	1	1.0	170	$260,000	$240,000	$215,000	89.58%	$192,300	1.12
2	32 The Crescent	OneFloor	1	1.0	10	$299,000	$299,000	$333,000	111.37%	$212,500	1.57
3	415 Claremont Avenue 4F	HighRise	2	2.0	90	$349,900	$349,900	$340,000	97.17%	$255,000	1.33
4	237 N Fullerton Avenue	Colonial	3	1.0	47	$325,000	$325,000	$380,000	116.92%	$282,200	1.35
5	14 Claremont Avenue	Cottage	3	2.0	55	$399,000	$399,999	$400,000	100.00%	$344,900	1.16
6	50 Pine Street C2006	TwnIntUn	2	2.0	47	$419,000	$419,000	$405,000	96.66%	$303,900	1.33
7	50 Pine Street C500Q	TwnIntUn	2	2.0	9	$399,000	$399,000	$421,000	105.51%	$286,300	1.47
8	15 St Lukes Place C0002	Duplex	3	2.0	32	$409,000	$385,000	$426,150	110.69%	$295,300	1.44
9	347A Orange Road	Colonial	3	1.0	15	$399,000	$399,000	$430,000	107.77%	$287,800	1.49
10	50 Pine Street C400A	TwnEndUn	3	2.1	18	$499,000	$499,000	$490,000	98.20%	$313,800	1.56
11	29 Virginia Avenue	CapeCod	3	2.0	13	$479,000	$479,000	$500,000	104.38%	$366,100	1.37
12	48 S Park Street	HighRise	2	2.0	38	$519,000	$519,000	$515,000	99.23%	$485,900	1.06
13	66 Wildwood Avenue	Colonial	2	1.1	24	$475,000	$475,000	$560,000	117.89%	$546,500	1.02
14	92 Elm Street	MultiFlr	3	2.1	20	$598,880	$598,880	$630,000	105.20%	$527,100	1.20
15	2 Clairidge Court	Colonial	4	2.1	9	$599,900	$599,900	$668,000	111.35%	$656,600	1.02
16	11 Homewood Away	Ranch	3	2.1	14	$599,000	$599,000	$679,900	113.51%	$452,600	1.50
17	48 Label Street	Colonial	3	2.2	11	$675,000	$675,000	$686,000	101.63%		
18	285 Grove Street	Colonial	3	1.1	16	$599,000	$599,000	$687,500	114.77%	$430,000	1.60
19	789 Valley Road	Colonial	3	1.1	16	$575,000	$575,000	$700,000	121.74%	$559,600	1.25
20	7 Argyle Road	Colonial	3	2.1	11	$659,000	$659,000	$700,000	106.22%	$593,400	1.18
21	218 Valley Road	Colonial	5	3.0	16	$598,800	$598,800	$700,000	116.90%	$601,600	1.16
22	133 Buckingham Road	Colonial	4	2.1	7	$619,000	$619,000	$740,000	119.55%	$537,400	1.38
23	8 Stonehenge Road	Colonial	3	1.1	10	$579,000	$579,000	$802,000	138.51%	$517,500	1.55
24	94 Haddon Place	Colonial	4	2.1	8	$659,000	$659,000	$830,000	125.95%	$672,100	1.23
25	570 Highland Avenue	Contemp	6	3.0	13	$849,000	$849,000	$849,000	100.00%	$740,100	1.15
26	58 Overlook Road	Colonial	4	2.1	13	$719,000	$719,000	$852,000	118.50%	$617,300	1.38
27	24 Chester Road	CapeCod	4	2.0	9	$699,000	$699,000	$858,000	122.75%	$571,200	1.50
28	123 Wildwood Avenue	Colonial	4	2.1	10	$729,000	$729,000	$888,000	121.81%	$709,000	1.25
29	294 Claremont Avenue	Colonial	4	3.1	60	$825,000	$825,000	$915,000	110.91%	$510,500	1.79
30	41 Marquette Road	Colonial	5	2.1	10	$799,000	$799,000	$937,000	117.27%	$636,100	1.47

COMPASS

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Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess-ment	SP:AV
31	383 Upper Mountain Avenue	Colonial	5	2.2	52	$899,000	$899,000	$950,000	105.67%	$680,800	1.40
32	27 Aubrey Road	Colonial	4	3.1	9	$799,000	$799,000	$963,000	120.53%	$666,500	1.44
33	257 Upper Mountain Road	Colonial	5	3.1	338	$1,599,000	$1,200,000	$999,525	83.29%	$1,361,000	0.73
34	112 Inwood Avenue	Colonial	4	3.1	10	$789,000	$789,000	$999,999	126.74%	$784,400	1.27
35	98 S Fullerton Avenue	Victrian	4	3.1	14	$799,000	$799,000	$1,070,000	133.92%	$664,300	1.61
36	15 Ramsay Road	Tudor	6	3.4	67	$1,250,000	$1,199,000	$1,199,000	100.00%	$1,014,800	1.18
37	151 Inwood Avenue	Contemp	4	3.1	39	$1,250,000	$1,199,900	$1,200,000	100.01%	$892,200	1.34
38	8 Mendl Terrace	Colonial	4	3.2	8	$839,000	$839,000	$1,200,000	143.03%	$725,900	1.65
39	110 Christopher Street	Tudor	5	3.2	8	$999,000	$999,000	$1,250,000	125.13%	$840,700	1.49
40	107 Inwood Avenue	Colonial	5	2.1	10	$1,149,000	$1,149,000	$1,260,000	109.66%	$933,600	1.35
41	91 Heller Way	Ranch	3	3.1	14	$999,000	$999,000	$1,281,000	128.23%	$795,100	1.61
42	61 Club Road	Colonial	6	3.1	7	$999,000	$999,000	$1,288,800	129.01%	$784,200	1.64
43	17 Prospect Terrace	Colonial	6	3.1	11	$999,000	$999,000	$1,300,000	130.13%	$984,200	1.32
44	228 Highland Avenue	Colonial	6	5.1	1	$1,300,000	$1,300,000	$1,300,000	100.00%	$2,252,700	0.58
45	272 Highland Avenue	Tudor	4	3.2	10	$999,000	$999,000	$1,365,000	136.64%	$876,900	1.56
46	50 Bradford Avenue	Tudor	5	4.1	98	$1,599,000	$1,499,000	$1,450,000	96.73%	$1,161,000	1.25
47	63 Warren Place	Colonial	6	4.1	16	$1,395,000	$1,395,000	$1,450,000	103.94%	$1,371,600	1.06
48	15 Brunswick Road	Colonial	4	4.1	9	$1,290,000	$1,290,000	$1,550,000	120.16%	$933,200	1.66
49	10 Clinton Avenue	Colonial	6	5.1	15	$1,295,000	$1,295,000	$1,595,580	123.21%	$1,139,500	1.40
50	117 Lloyd Road	Contemp	4	3.1	13	$1,395,000	$1,395,000	$1,600,000	114.70%	$965,800	1.66
51	76 Porter Place	Colonial	5	4.1	12	$1,490,000	$1,490,000	$1,685,000	113.09%	$1,266,200	1.33
52	297 Upper Mountain Avenue	Colonial	5	4.2	8	$1,799,000	$1,799,000	$1,900,000	105.61%	$1,224,800	1.55
53	320 Upper Mountain Avenue	Colonial	6	4.2	19	$2,425,000	$2,425,000	$2,365,000	97.53%	$1,856,600	1.27
	AVERAGE				30	$848,462	$836,328	$938,858	112.62%		1.35

"Active" Listings in Montclair

Number of Units:	60
Average List Price:	$999,493
Average Days on Market:	55

"Under Contract" Listings in Montclair

Number of Units:	106
Average List Price:	$734,246
Average Days on Market:	31

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Montclair 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	52	71	52	28	21	43	30	23	23	18	30		31
List Price	$682,975	$662,399	$738,248	$783,430	$744,204	$882,357	$797,823	$800,334	$791,590	$826,990	$836,328		$796,259
Sales Price	$686,676	$649,289	$744,948	$812,799	$801,713	$936,836	$877,673	$915,869	$901,284	$972,870	$938,858		$878,702
SP:LP%	100.22%	97.85%	102.51%	104.28%	107.75%	107.89%	109.76%	114.53%	113.32%	118.32%	112.62%		110.45%
SP to AV	1.13	1.02	1.03	1.26	1.18	1.11	1.23	1.32	1.32	1.35	1.35		1.26
# Units Sold	17	19	21	30	24	41	46	63	62	53	53		429
3 Mo Rate of Ab	1.72	2.10	2.94	2.35	2.75	2.27	1.94	1.45	1.54	1.23	1.11		1.95
Active Listings	53	61	51	49	64	58	64	72	88	60	49		61
Under Contracts	46	66	74	56	82	97	113	91	98	106	75		82

Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	36	31	-13.94%
Sales Price	$734,219	$878,702	19.68%
LP:SP	105.08%	110.45%	5.11%
SP:AV	1.1500	1.2611	9.67%

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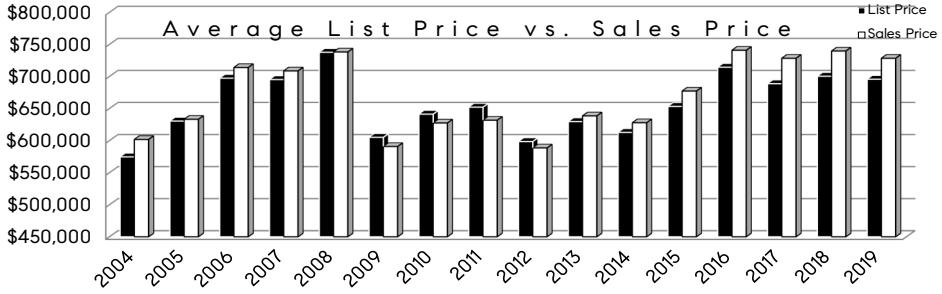
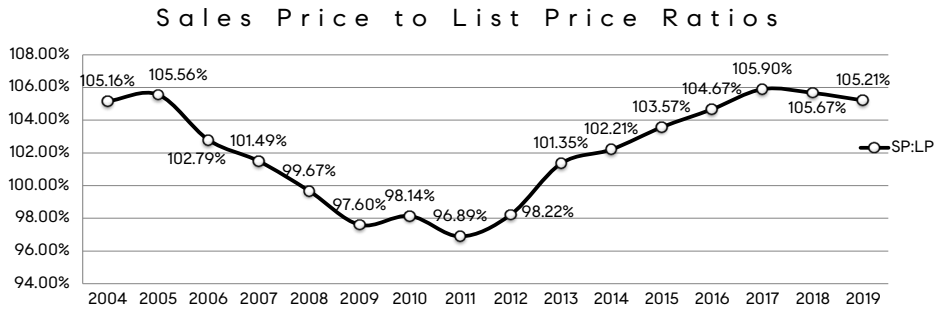
YTD	2019	2020	% Change
# Units Sold	451	429	-4.88%
Rate of Ab 3 Mo	2.13	1.11	-47.89%
Actives	58	49	-15.52%
Under Contracts	56	75	33.93%

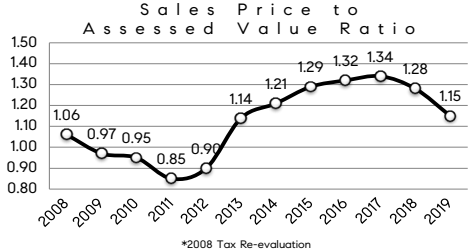
Montclair Yearly Market Trends



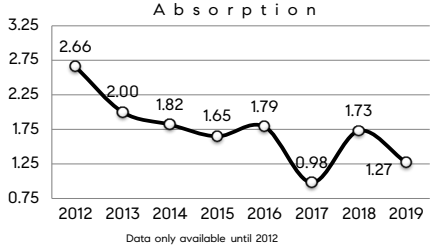
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	$574,566	$630,480	$697,351	$695,167	$737,675	$605,120	$641,264	$652,131	$598,553	$629,674	$612,805	$653,226	$714,433	$688,705	$700,377	$695,646
SP	$601,789	$633,199	$714,037	$708,681	$738,185	$590,795	$627,479	$631,774	$588,572	$638,565	$627,858	$677,279	$740,875	$728,406	$739,692	$728,374

Montclair Yearly Market Trends

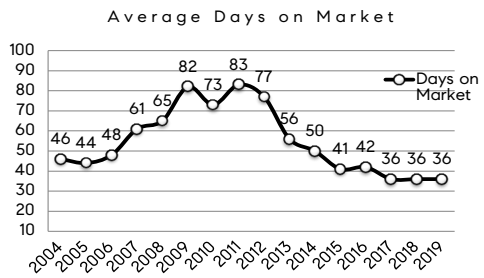


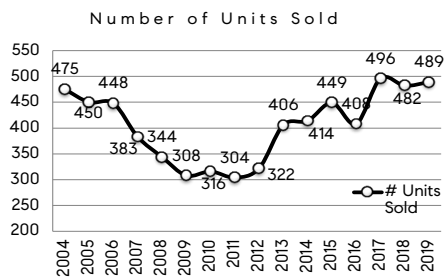


*2008 Tax Re-evaluation



Data only available until 2012





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Not intended to solicit a property already listed.