

Montclair

December 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	43561 Grant Street 3L	OneFloor	2	1.0	8	\$189,000	\$189,000	\$205,000	108.47%	\$172,200	1.19
2	16 Charles Street	Colonial	3	2.0	14	\$204,900	\$204,900	\$208,900	101.95%	\$288,400	0.72
3	5 Roosevelt Place 1L	OneFloor	1	1.0	34	\$219,900	\$219,900	\$209,000	95.04%	\$203,800	1.03
4	530 Valley Road C002K	OneFloor	1	1.0	20	\$249,000	\$249,000	\$254,500	102.21%	\$228,000	1.12
5	25 Fulton Street	Colonial	2	2.0	87	\$269,000	\$269,000	\$269,000	100.00%	\$239,800	1.12
6	10 Crestmont Road 4P	OneFloor	3	3.0	375	\$450,000	\$335,000	\$285,000	85.07%		
7	22 Wilfred Street	Colonial	2	2.0	16	\$299,000	\$299,000	\$321,000	107.36%	\$309,300	1.04
8	5 Roosevelt Place C002M	OneFloor	2	1.0	50	\$349,000	\$349,000	\$330,000	94.56%	\$290,500	1.14
9	42 New Street	Colonial	2	1.2	79	\$399,000	\$399,000	\$390,000	97.74%	\$232,100	1.68
10	30 The Crescent	HighRise	2	1.0	13	\$399,000	\$399,000	\$427,500	107.14%	\$240,500	1.78
11	24 Elm Street Unit 2C	OneFloor	3	2.0	62	\$449,000	\$449,000	\$449,000	100.00%	\$1,962,200	0.23
12	417 Orange Road	Colonial	4	2.2	59	\$429,900	\$529,900	\$515,000	97.19%		
13	36 Bruce Road	Colonial	4	2.0	62	\$560,000	\$560,000	\$535,000	95.54%	\$581,400	0.92
14	8 Greenview Way	Ranch	3	3.0	37	\$615,000	\$569,000	\$540,000	94.90%	\$691,500	0.78
15	18 Park Terrace	Colonial	3	2.0	18	\$529,000	\$529,000	\$567,000	107.18%	\$559,900	1.01
16	85 Christopher Street	Victrian	6	3.0	74	\$669,000	\$629,000	\$570,000	90.62%	\$473,900	1.20
17	462 Grove Street	Colonial	3	2.1	23	\$649,000	\$679,000	\$692,500	101.99%	\$675,400	1.03
18	62 Yantacaw Brook Road	Colonial	4	3.2	19	\$669,000	\$669,000	\$698,000	104.33%	\$712,700	0.98
19	7 W Brookwood Drive	Custom	4	3.1	193	\$859,999	\$715,000	\$700,000	97.90%	\$866,000	0.81
20	191 Gates Avenue	SplitLev	4	3.1	10	\$698,000	\$698,000	\$700,000	100.29%	\$768,600	0.91
21	43 Carolin Road	Colonial	4	2.0	22	\$659,000	\$699,000	\$702,000	100.43%	\$663,800	1.06
22	12 Holland Terrace	Colonial	5	3.1	13	\$719,000	\$719,000	\$719,000	100.00%	\$665,200	1.08
23	10 Yale Terrace	Tudor	5	2.1	9	\$672,000	\$672,000	\$742,000	110.42%	\$622,500	1.19
24	553 Park Street	Colonial	5	3.2	30	\$699,000	\$699,000	\$761,000	108.87%	\$857,400	0.89
25	243 Valley Road	Colonial	5	4.1	86	\$819,800	\$819,800	\$782,000	95.39%	\$694,900	1.13

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26	70 Melrose Place	Colonial	5	3.2	33	\$869,000	\$799,000	\$789,000	98.75%	\$1,044,400	0.76
27	96 Haddon Place	Colonial	4	2.1	9	\$719,000	\$719,000	\$849,000	118.08%	\$736,500	1.15
28	306 N Mountain Avenue	Colonial	5	3.2	19	\$699,000	\$699,000	\$865,000	123.75%	\$767,900	1.13
29	116 Beverly Road	Colonial	5	3.2	16	\$859,000	\$859,000	\$960,000	111.76%	\$741,600	1.29
30	75 Essex Avenue	Colonial	5	3.2	7	\$950,000	\$950,000	\$980,000	103.16%	\$799,500	1.23
31	67 Heller Way	Ranch	5	3.1	25	\$989,000	\$989,000	\$995,000	100.61%	\$787,800	1.26
32	184 Inwood Avenue	Victrian	7	3.1	25	\$990,000	\$990,000	\$999,990	101.01%	\$900,400	1.11
33	152 Christopher Street	Colonial	4	3.2	12	\$949,000	\$949,000	\$1,095,000	115.38%	\$920,100	1.19
34	31 Woodmont Road	Custom	5	3.1	49	\$1,349,000	\$1,199,000	\$1,199,000	100.00%	\$1,025,200	1.17
35	75 Prospect Avenue	Colonial	5	2.1	9	\$999,999	\$999,999	\$1,201,000	120.10%	\$953,100	1.26
36	387 Upper Mountain Avenue	Tudor	6	5.0	39	\$1,399,000	\$1,399,000	\$1,259,000	89.99%	\$870,800	1.45
37	17 Heller Drive	Colonial	5	3.2	17	\$1,769,000	\$1,769,000	\$1,775,000	100.34%	\$1,444,100	1.23
AVERAGE					45	\$682,851	\$672,149	\$690,254	102.37%		1.09

"ACTIVE" Listings in Montclair

Number of Units: 61
Average List Price: \$784,454
Average Days on Market: 83

"UNDER CONTRACT" Listings in Montclair

Number of Units: 42
Average List Price: \$676,298
Average Days on Market: 65

Montclair 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	54	36	42	49	51	21	25	32	36	41	34	61	36
List Price	\$689,035	\$561,393	\$503,165	\$722,732	\$819,533	\$731,040	\$783,634	\$722,908	\$640,959	\$608,987	\$658,664	\$672,149	\$700,377
Sales Price	\$741,720	\$592,983	\$536,657	\$747,336	\$839,774	\$808,273	\$847,806	\$760,191	\$674,741	\$615,586	\$690,540	\$690,254	\$739,692
Sales Price as a % of List Price	105.51%	104.51%	104.82%	104.08%	104.21%	110.43%	109.74%	105.33%	105.47%	101.04%	104.26%	102.37%	105.67%
Sales Price to Assessed Value	1.35	1.33	1.44	1.24	1.26	1.47	1.37	1.29	1.19	1.16	1.14	1.09	1.28
# Units Sold	20	14	23	28	39	57	59	100	29	31	45	37	482
Active Listings	57	67	89	105	130	102	74	83	103	99	81	61	88
Under Contracts	41	64	74	105	127	145	116	64	77	81	57	42	83

Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	35.9	35.8	-0.38%
Sales Price	\$728,406	\$739,692	1.55%
Sales Price to Assessed Value	1.34	1.28	-4.19%



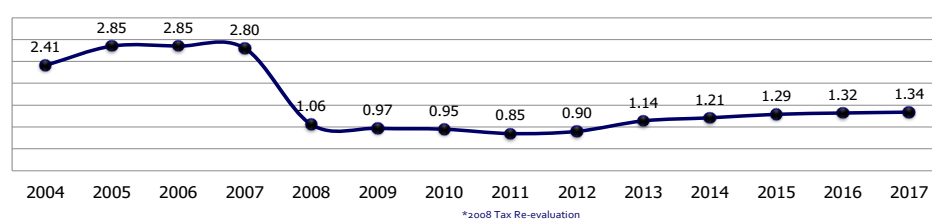
YTD	2017	2018	% Change
# Units Sold	496	482	-2.82%
Active Listings	40	61	52.50%
Under Contracts	54	42	-22.22%

Montclair Yearly Market Trends

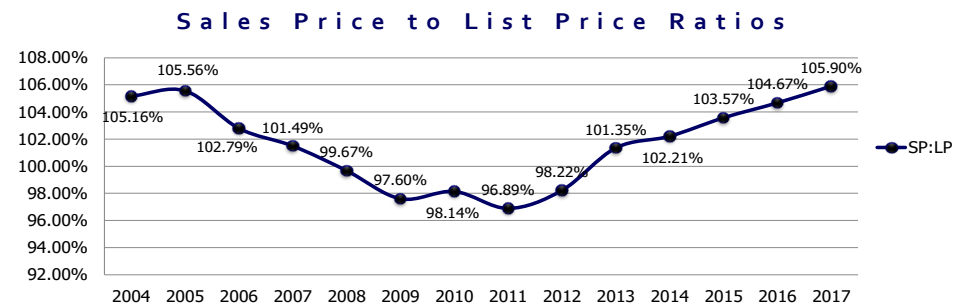


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$652,131	\$598,553	\$629,674	\$612,805	\$653,226	\$714,433	\$688,705
SP	\$601,789	\$633,199	\$714,037	\$708,681	\$738,185	\$590,795	\$627,479	\$631,774	\$588,572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

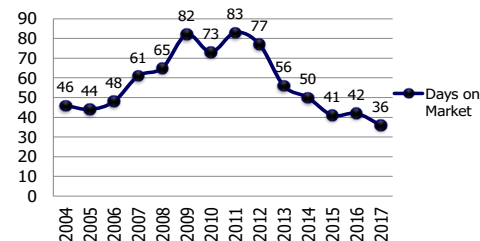
Sales Price to Assessed Value Ratio



Montclair Yearly Market Trends



Average Days on Market



Number of Units Sold

