

# Montclair

## January 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	91 Bay Street CO1.1/1A	OneFloor	1	1.0	55	\$199,000	\$199,000	\$203,000	102.01%	\$246,100	0.82
2	101 Gates Avenue CO07E	OneFloor	1	1.0	9	\$215,000	\$215,000	\$231,000	107.44%	\$202,400	1.14
3	136 High Street	Colonial	3	1.1	14	\$259,000	\$259,000	\$301,000	116.22%	\$332,200	0.91
4	48 S Park Street	HighRise	1	1.0	9	\$309,000	\$309,000	\$325,000	105.18%	\$262,400	1.24
5	68 Alexander Avenue	Ranch	3	2.0	16	\$499,900	\$499,900	\$522,000	104.42%	\$455,900	1.14
6	220 Valley Road	Colonial	4	2.1	36	\$588,000	\$588,000	\$605,000	102.89%	\$554,000	1.09
7	96 High Street	FixrUppr	9	4.1	26	\$599,000	\$599,000	\$621,000	103.67%	\$1,007,800	0.62
8	51 Ardsley Road	Colonial	5	2.2	39	\$699,900	\$699,900	\$660,000	94.30%	\$646,800	1.02
9	515 Upper Mountain Avenue	Colonial	4	3.1	22	\$649,000	\$649,000	\$786,000	121.11%	\$601,100	1.31
10	52 Oakwood Avenue	Colonial	6	3.1	12	\$869,900	\$869,900	\$879,000	101.05%	\$954,700	0.92
11	21 Greenview Way	Colonial	5	3.2	26	\$900,000	\$900,000	\$895,000	99.44%	\$836,400	1.07
12	115 Wildwood Avenue	Colonial	4	3.1	36	\$939,000	\$939,000	\$900,000	95.85%	\$682,200	1.32
13	95 Central Avenue	Colonial	5	3.1	93	\$949,000	\$949,000	\$920,000	96.94%	\$1,044,900	0.88
14	87 Alexander Avenue	SplitLev	3	3.1	15	\$899,000	\$899,000	\$950,000	105.67%	\$664,100	1.43
15	59 Warren Place	Colonial	5	4.1	17	\$999,000	\$999,000	\$999,999	100.10%	\$1,036,400	0.96
16	127 Inwood Avenue	Colonial	6	3.1	66	\$1,149,000	\$1,200,000	\$1,170,000	97.50%	\$1,016,400	1.15
17	15 Kips Ridge CO015	TwndEndUn	4	4.1	3	\$1,350,000	\$1,350,000	\$1,338,000	99.11%	\$1,019,900	1.31
18	127 Christopher Street	Colonial	5	5.1	18	\$1,150,000	\$1,150,000	\$1,410,000	122.61%	\$1,073,100	1.31
AVERAGE					28	\$734,594	\$737,428	\$762,000	104.20%		1.09

### "Active" Listings in Montclair

Number of Units: 63  
 Average List Price: \$758,229  
 Average Days on Market: 67

### "Under Contract" Listings in Montclair

Number of Units: 53  
 Average List Price: \$638,562  
 Average Days on Market: 63

# Montclair 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	28												28
List Price	\$737,428												\$737,428
Sales Price	\$762,000												\$762,000
SP:LP%	104.20%												104.20%
SP to AV	1.09												1.09
# Units Sold	18												18
3 Mo Rate of Ab	1.97												1.97
Active Listings	63												63
Under Contracts	53												53

## Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	54	28	-46.83%
Sales Price	\$741,720	\$762,000	2.73%
LP:SP	105.51%	104.20%	-1.25%
SP:AV	1.35	1.09	-19.22%

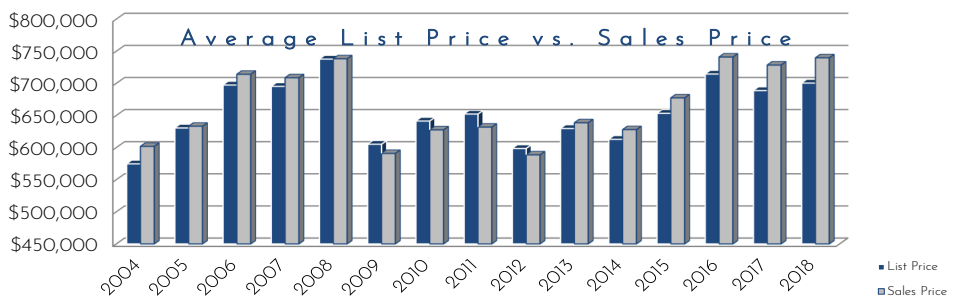
Prominent  
Properties  

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INTERNATIONAL REALTY

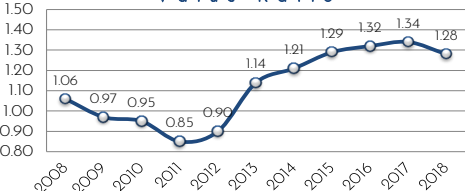
YTD	2018	2019	% Change
# Units Sold	20	18	-10.00%
Rate of Ab 3 Mo	1.40	1.97	40.71%
Actives	57	63	10.53%
Under Contracts	41	53	29.27%

## Montclair Yearly Market Trends



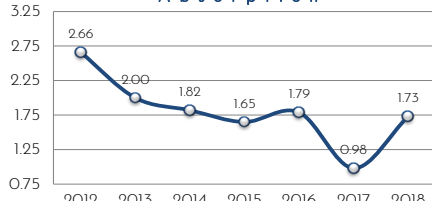
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$652,131	\$598,553	\$629,674	\$612,805	\$653,226	\$714,433	\$688,705	\$700,377
SP	\$601,789	\$633,199	\$714,037	\$708,681	\$738,185	\$590,795	\$627,479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

## Sales Price to Assessed Value Ratio



\*2008 Tax Re-evaluation

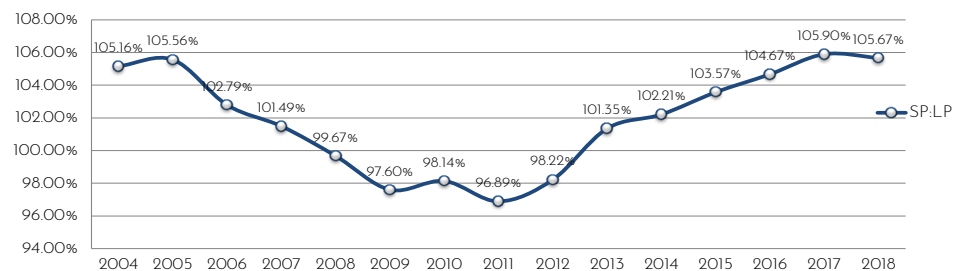
## 12 Month Rate of Absorption



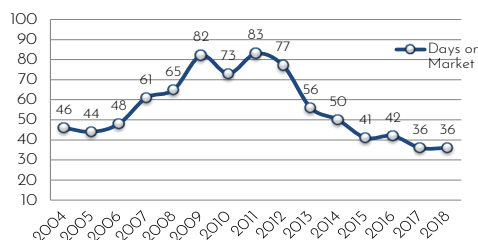
Data only available until 2012

## Montclair Yearly Market Trends

### Sales Price to List Price Ratios



### Average Days on Market



### Number of Units Sold

