

Montclair

December 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	295 Bloomfield Avenue U8	OneFloor	0	1.0	6	\$229,900	\$229,900	\$300,000	130.49%	\$154,900	1.94
2	34-1/2 Central Avenue	Colonial	3	1.0	50	\$364,000	\$364,000	\$355,000	97.53%	\$254,600	1.39
3	530 Valley Road 2k	HighRise	1	1.0	14	\$325,000	\$325,000	\$401,000	123.38%	\$234,600	1.71
4	15 Forest Street U2	MultiFlr	2	1.0	17	\$369,900	\$369,900	\$441,000	119.22%	\$268,000	1.65
5	39 Harrison Avenue U15	OneFloor	2	2.0	15	\$399,000	\$399,000	\$455,000	114.04%	\$230,000	1.98
6	9 Charles Street	Victrian	3	1.0	15	\$599,000	\$599,000	\$620,000	103.51%	\$326,000	1.90
7	15 Hitchcock Place	Bi-Level	3	1.1	21	\$680,000	\$599,900	\$635,823	105.99%	\$320,000	1.99
8	48 S Park Street U418	OneFloor	2	2.0	45	\$659,000	\$659,000	\$767,000	116.39%	\$478,500	1.60
9	7 Carey Court	Bi-Level	4	1.1	52	\$789,000	\$789,000	\$789,000	100.00%	\$368,900	2.14
10	48 S Park Street U706	OneFloor	2	2.0	11	\$699,000	\$699,000	\$825,000	118.03%	\$486,900	1.69
11	18 Grenada Place	Colonial	4	2.1	13	\$789,000	\$789,000	\$860,000	109.00%	\$519,200	1.66
12	6 Mountain Place	Colonial	4	1.1	11	\$750,000	\$750,000	\$860,000	114.67%	\$568,600	1.51
13	43 Union Street	Colonial	5	2.2	12	\$895,000	\$895,000	\$1,100,000	122.91%	\$461,100	2.39
14	9 Carolin Road	Colonial	3	2.0	10	\$799,000	\$799,000	\$1,201,000	150.31%	\$574,000	2.09
15	41 College Avenue	Colonial	5	2.1	11	\$879,000	\$879,000	\$1,228,000	139.70%	\$608,100	2.02
16	310 Park Street	Colonial	5	4.1	11	\$999,000	\$999,000	\$1,315,000	131.63%	\$802,600	1.64
17	120 Beverly Road	Colonial	5	2.1	8	\$965,000	\$965,000	\$1,350,000	139.90%	\$760,800	1.77
18	71 Myrtle Avenue	Victrian	6	3.1	27	\$1,299,000	\$1,299,000	\$1,366,750	105.22%	\$916,600	1.49
19	4 Windsor Place	Colonial	5	3.1	18	\$1,279,000	\$1,279,000	\$1,400,000	109.46%	\$683,100	2.05
20	4 The Fairway	Tudor	4	3.1	19	\$1,399,000	\$1,399,000	\$1,420,000	101.50%	\$694,900	2.04



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21	121 Inwood Avenue	Colonial	6	3.1	13	\$1,150,000	\$1,150,000	\$1,560,000	135.65%	\$935,900	1.67
22	191 Union Street	Colonial	5	2.3	19	\$1,450,000	\$1,450,000	\$1,750,000	120.69%	\$795,000	2.20
23	21 Vera Place	Colonial	5	3.1	8	\$1,145,000	\$1,145,000	\$2,001,100	174.77%	Renovated	
24	18 Greenview Way	Colonial	5	5.1	9	\$1,695,000	\$1,695,000	\$2,175,000	128.32%	\$880,000	2.47
25	77 Warren Place	Colonial	7	4.2	9	\$1,999,999	\$1,999,999	\$2,200,000	110.00%	\$1,363,400	1.61
26	39 Lloyd Road	Victrian	6	3.2	10	\$1,699,000	\$1,699,000	\$2,250,000	132.43%	\$1,146,900	1.96
27	251 S Mountain Avenue	Contemp	5	6.0	87	\$3,500,000	\$3,500,000	\$3,200,000	91.43%	\$2,195,500	1.46
28	180 S Mountain Avenue	Colonial	7	6.1	338	\$4,999,000	\$3,750,000	\$3,725,000	99.33%	Renovated	
AVERAGE					31	\$1,171,600	\$1,124,132	\$1,305,381	119.48%		1.85

"Active" Listings in Montclair

Number of Units: 13
Average List Price: \$2,854,996
Average Days on Market: 90

"Under Contract" Listings in Montclair

Number of Units: 20
Average List Price: \$1,207,125
Average Days on Market: 47



Montclair 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	39	32	14	17	17	19	15	21	36	23	18	31	22
List Price	\$895,721	\$856,806	\$842,369	\$1,163,790	\$893,527	\$1,295,330	\$1,199,413	\$1,129,683	\$1,064,984	\$976,086	\$984,082	\$1,124,132	\$1,073,648
Sales Price	\$1,064,250	\$997,931	\$1,046,762	\$1,454,818	\$1,121,301	\$1,612,276	\$1,444,446	\$1,443,796	\$1,202,737	\$1,161,091	\$1,256,773	\$1,305,381	\$1,310,992
SP:LP%	118.38%	112.90%	122.74%	124.60%	123.41%	129.23%	123.83%	127.06%	115.38%	120.53%	130.77%	119.48%	123.34%
SP to AV	1.80	1.85	1.81	1.96	1.83	1.92	2.00	1.90	1.84	1.80	1.83	1.85	1.88
# Units Sold	8	16	16	20	30	33	46	35	19	22	22	28	295
3 Mo Rate of Ab	0.45	1.28	1.88	2.39	1.64	1.41	1.14	0.74	1.29	1.32	1.24	0.58	1.28
Active Listings	12	18	29	26	35	31	34	24	32	28	23	13	25
Under Contracts	23	36	41	61	69	65	44	33	37	42	39	20	43

Flashback! YTD 2023 vs YTD 2024

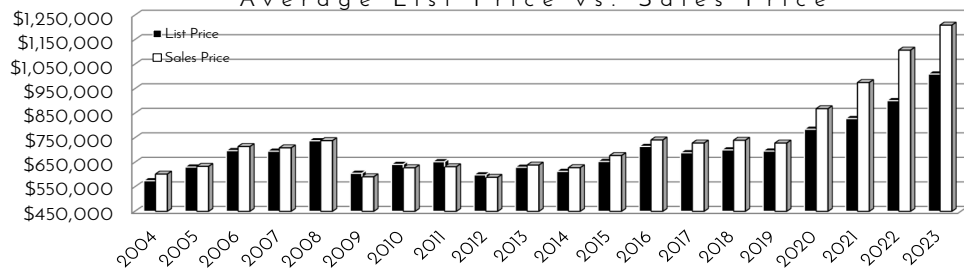
YTD	2023	2024	% Change
DOM	24	22	-7.58%
Sales Price	\$1,209,128	\$1,310,992	8.42%
LP:SP	121.61%	123.34%	1.42%
SP:AV	1.74	1.88	7.67%



YTD	2023	2024	% Change
# Units Sold	294	295	0.34%
Rate of Ab 3 Mo	1.00	1.28	27.68%
Actives	22	25	18.22%
Under Contracts	40	43	5.59%

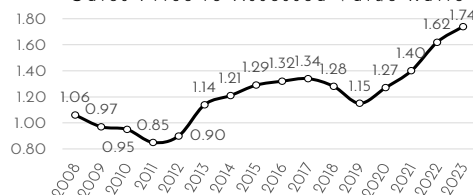
Montclair Yearly Market Trends

Average List Price vs. Sales Price



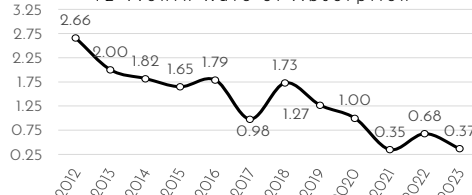
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$574,566	\$630,480	\$697,351	\$695,167	\$737,675	\$605,120	\$641,264	\$692,131	\$598,553	\$629,674	\$612,805	\$653,226	\$714,431	\$688,705	\$700,377	\$695,646	\$784,508	\$828,157	\$901,266	\$1,000,799
SP	\$601,789	\$633,199	\$714,037	\$738,681	\$758,185	\$590,795	\$627,479	\$631,774	\$588,372	\$638,565	\$627,858	\$677,279	\$740,875	\$728,406	\$739,692	\$728,374	\$868,389	\$975,184	\$1,106,164	\$1,309,128

Sales Price to Assessed Value Ratio



*2008 Tax Re-evaluation

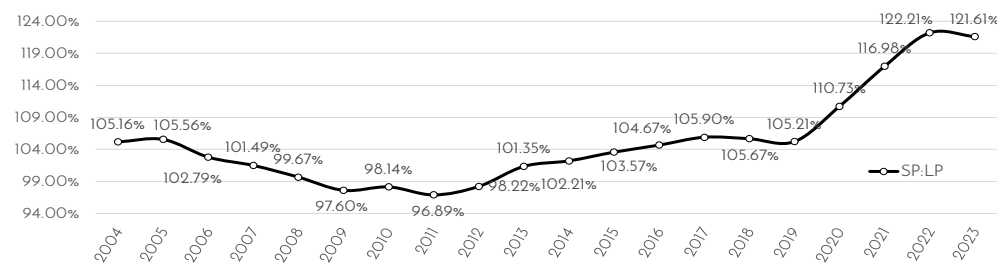
12 Month Rate of Absorption



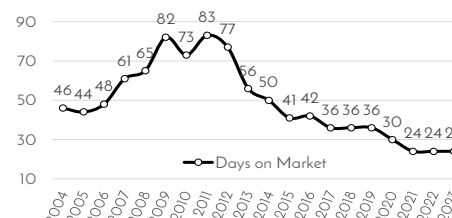
Data only available until 2012

Montclair Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

