

MONTCLAIR February 2009 Home Sales and Stats

Data compiled from the GSMLS. Deemed reliable, but not guaranteed.

Sue feels that if you are in the market to buy or sell real estate in Montclair, it is important to understand the trends in Active Listings, Days on the Market, and Listing to Sale Price ratio so that you can make an educated decision.

Address	Original List Price	List Price at Contract	Sale Price	DOM	BR	TB	Style
10 CRESTMONT RD	\$169,000	\$159,000	\$142,000	180	1	1	HighRise
47 VIRGINIA AVE	\$324,000	\$299,000	\$293,550	107	3	1.1	Colonial
12 Oxford St	\$350,000	\$350,000	\$420,000	49	4	2.1	Colonial
49 CEDAR AVE	\$369,000	\$369,000	\$370,000	14	4	2.1	Colonial,
17 CLOVERHILL PL	\$499,000	\$419,000	\$419,000	161	4	2.1	Colonial
48 South Park St	\$576,990	\$570,990	\$475,000	425	2	2	HighRise
42 Carolin Rd.	\$585,000	\$585,000	\$601,000	16	3	1.1	Colonial,
10 Prescott Ave	\$750,000	\$649,900	\$615,000	127	6	3.1	Colonial
100 SOUTH MOUNTAIN AVE	\$785,000	\$785,000	\$785,000	30	3	2.1	Ranch
40 EDMONT RD	\$1,999,999	\$1,999,999	\$2,510,000	9	6	5.1	Colonial

AVERAGE DAYS ON MARKET: 112
 AVERAGE LISTING PRICE: \$748,301
 AVERAGE SALE PRICE: \$663,055
 % SALE PRICE / LIST PRICE: 107%

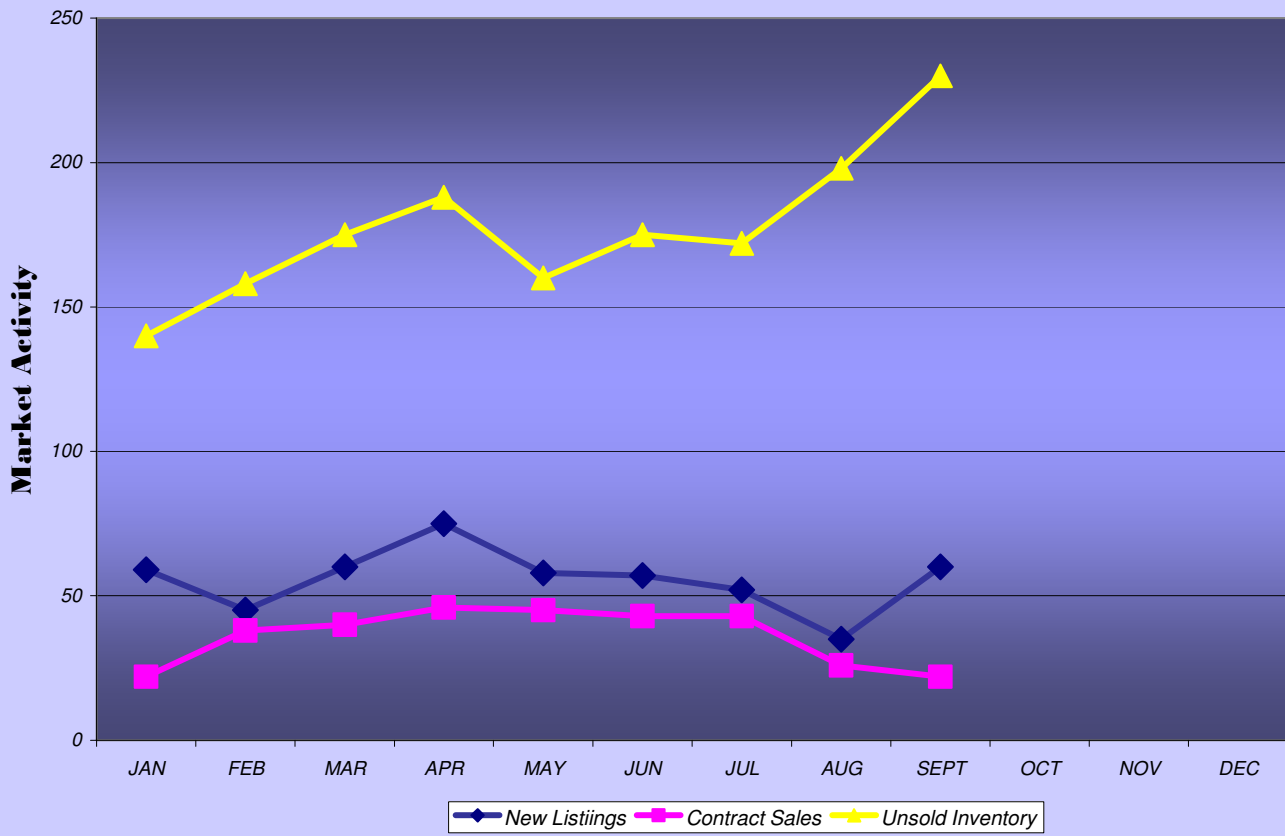
MONTCLAIR HOME SALE TRENDS February 2008 thru February 2009

	Feb. 2008	Mar	April	May	June	July
Average Listing Price	\$767,148	\$747,074	\$780,211	\$718,117	\$691,942	\$665,553
Average Sale Price	\$787,238	\$921,894	\$687,850	\$663,742	\$807,865	\$882,128
%Sale Price to List Price Ratio	99%	98%	100%	102%	98%	103%
Days on Market	101	77	114	61	56	44
# of Active Listings	180	205	223	222	205	208
# of Closed Listings	22	22	23	19	51	45

	Aug	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.2009
Average Listing Price	\$699,347	\$727,067	\$703,540	\$722,678	\$687,935	\$673,969	\$748,301
Average Sale Price	\$667,377	\$673,053	\$593,000	\$838,692	\$633,538	\$635,587	\$663,055
% Sale Price to List Price Ratio	101%	101%	97%	96%	100%	96%	107%
Days On Market	55	66	62	77	61	95	112
# of Active Listings	187	217	224	213	222	202	219
# of Closed Listings	44	30	22	13	19	8	10

Feb. 08	Active Listings	New Listings	Under Contract	Sold Listings	Average	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP	DOM	%
1	\$263,031	\$245,557	\$210,043	\$142,000	180	89%
2	\$440,707	\$430,813	\$442,997	\$475,000	425	83%
3	\$519,883	\$615,317	\$395,973	\$559,850	51	101%
4	\$643,169	\$675,857	\$789,857	\$403,000	75	106%
5	\$1,473,625	\$1,198,286	\$1,110,975	\$1,562,500	68	118%
TOWN	\$748,301	\$857,013	\$558,272	\$663,055	112	107%

MONTCLAIR 2008



Susan Adler
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