

MONTCLAIR January 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
19 COLUMBUS AVE	\$535,000	\$459,000	\$425,000	88	3	1	Colonial
562 UPPER MOUNTAIN AVE	\$589,000	\$549,000	\$541,000	40	5	2.1	Victrian
46 WINDERMERE RD	\$599,000	\$599,000	\$528,110	240	3	2	Ranch
668 VALLEY RD	\$599,000	\$599,000	\$615,000	54	6	3.1	Victrian
31 AFTERGLOW WAY	\$670,000	\$670,000	\$640,000	47	7	4.2	Tudor,Fixr
5 FRANKLIN PL	\$903,900	\$703,900	\$625,000	127	6	4.1	Col,Cust
350 HIGHLAND AVE	\$799,000	\$750,000	\$725,000	52	3	2.1	Colonial
14 MULFORD LN	\$1,300,000	\$999,000	\$975,000	144	3	2.1	Tudor

AVERAGE DAYS ON MARKET: 95
 AVERAGE LISTING PRICE: \$673,969
 AVERAGE SALE PRICE: \$635,587
 % SALE PRICE / LIST PRICE: 96%

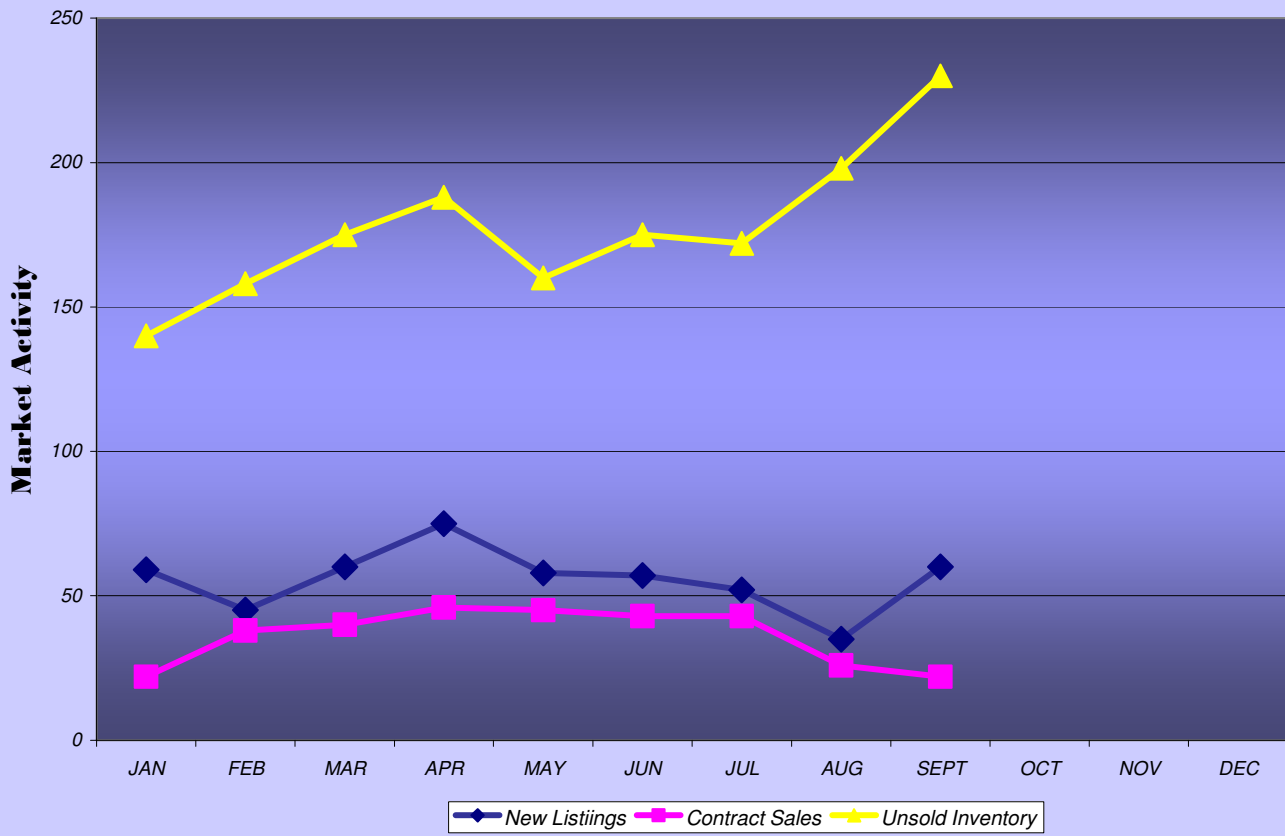
MONTCLAIR HOME SALE TRENDS January 2008 thru January 2009

	Jan.	Feb.	Mar	April	May	June
Average Listing Price	\$775,269	\$767,148	\$747,074	\$780,211	\$718,117	\$691,942
Average Sale Price	\$746,167	\$787,238	\$921,894	\$687,850	\$663,742	\$807,865
%Sale Price to List Price Ratio	100%	99%	98%	100%	102%	98%
Days on Market	47	101	77	114	61	56
# of Active Listings	169	180	205	223	222	205
# of Closed Listings	21	22	22	23	19	51

	July	Aug	Sept.	Oct.	Nov.	Dec.	Jan.2009
Average Listing Price	\$665,553	\$699,347	\$727,067	\$703,540	\$722,678	\$687,935	\$673,969
Average Sale Price	\$882,128	\$667,377	\$673,053	\$593,000	\$838,692	\$633,538	\$635,587
% Sale Price to List Price Ratio	103%	101%	101%	97%	96%	100%	96%
Days On Market	44	55	66	62	77	61	95
# of Active Listings	208	187	217	224	213	222	202
# of Closed Listings	45	44	30	22	13	19	8

Jan. 08	Active Listings	New Listings	Under Contract	Sold Listings	Average	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP	DOM	%
1	\$269,529	\$272,667	\$197,000	\$0	0	0%
2	\$442,683	\$410,843	\$424,900	\$0	0	0%
3	\$514,628	\$546,200	\$452,000	\$663,278	131	95%
4	\$614,555	\$607,075	\$522,867	\$0	0	0%
5	\$1,555,176	\$1,319,767	\$855,000	\$598,667	47	99%
TOWN	\$673,969	\$619,323	\$520,932	\$635,587	95	96%

MONTCLAIR 2008



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