

# MONTCLAIR

## APRIL 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	5 WILLOWDALE CT	Colonial	\$299,000	\$285,000	\$336,200	4/1/2011	126	95.32%	0.85
2	232 CLAREMONT AVE	OneFloor	\$269,000	\$277,000	\$324,500	4/4/2011	23	102.97%	0.85
3	49 NORTHVIEW AVE	Colonial	\$424,500	\$415,000	\$514,400	4/4/2011	42	97.76%	0.81
4	490 PARK ST	Colonial	\$1,999,000	\$2,404,000	\$1,788,900	4/4/2011	20	120.26%	1.34
5	27 GLENRIDGE PKWY	Colonial	\$629,000	\$645,000	\$703,200	4/8/2011	16	102.54%	0.92
6	15 GODFREY RD	Colonial	\$569,000	\$560,000	\$579,200	4/12/2011	42	98.42%	0.97
7	376 HIGHLAND AVE	Colonial	\$625,000	\$625,000	\$776,500	4/13/2011	38	100.00%	0.80
8	115 GORDONHURST AVE	Colonial	\$599,000	\$599,000	\$695,700	4/15/2011	38	100.00%	0.86
9	415 CLAREMONT AVE	HighRise	\$186,000	\$172,000	\$234,100	4/19/2011	161	92.47%	0.73
10	419 UP MOUNTAIN AVE	Ranch	\$525,000	\$525,000	\$555,000	4/21/2011	80	100.00%	0.95
11	103 LORRAINE AVE	Colonial	\$829,000	\$829,000	\$985,000	4/21/2011	90	100.00%	0.84
12	35 HILLSIDE AVE	Colonial	\$524,000	\$520,000	\$650,000	4/22/2011	36	99.24%	0.80
13	6A CLUB ST	Duplex	\$300,000	\$295,000	\$365,100	4/27/2011	149	98.33%	0.81
14	5 ROOSEVELT PL	HighRise	\$265,000	\$244,000	\$324,400	4/28/2011	97	92.08%	0.75
15	12 WINDSOR PL	Colonial	\$749,000	\$775,000	\$753,400	4/29/2011	23	103.47%	1.03
16	191 CHRISTOPHER ST	Colonial	\$1,395,000	\$1,310,000	\$952,500	4/29/2011	30	93.91%	1.38
AVERAGE			\$636,656	\$655,000			63	99.80%	0.92

### CURRENT **"ACTIVE"** LISTINGS IN MONTCLAIR

AS OF MAY 13, 2011

NUMBER OF UNITS: 237

AVERAGE LIST PRICE: \$647,127

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 0.90

AVERAGE DAYS ON MARKET: 88

### CURRENT **"UNDER CONTRACT"** LISTINGS IN MONTCLAIR

AS OF MAY 13, 2011

NUMBER OF UNITS: 88

AVERAGE LIST PRICE: \$ 721,262

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 0.88

AVERAGE DAYS ON MARKET: 83

© 2004-2011 Copyright Protected. All Rights Reserved

Not intended to solicit a property already listed.

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

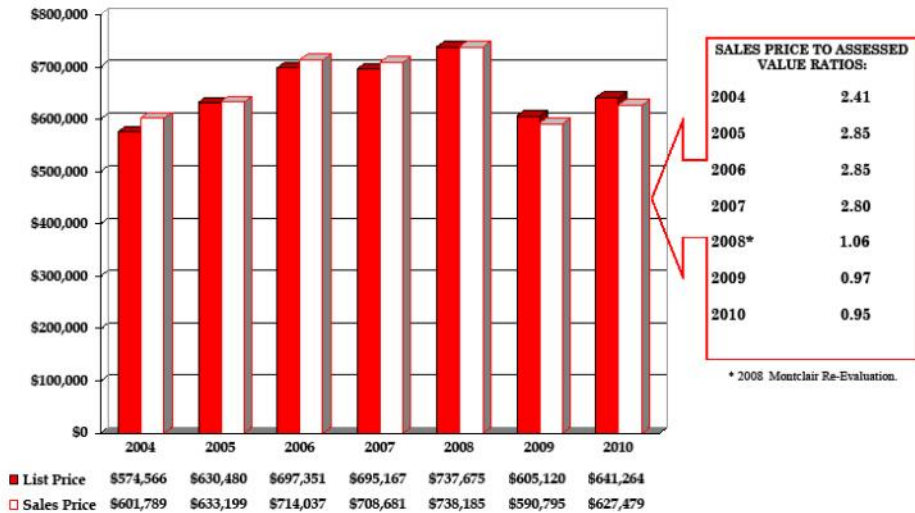
**FLASHBACK!!!!**  
**APRIL 2010 YTD:**  
**AVG YTD Sales Price: \$626,520**  
**DOM: 91**  
**#Units YTD: 77**  
**SP:AV 0.98**

**Montclair 2011 Year to Date Market Trends**

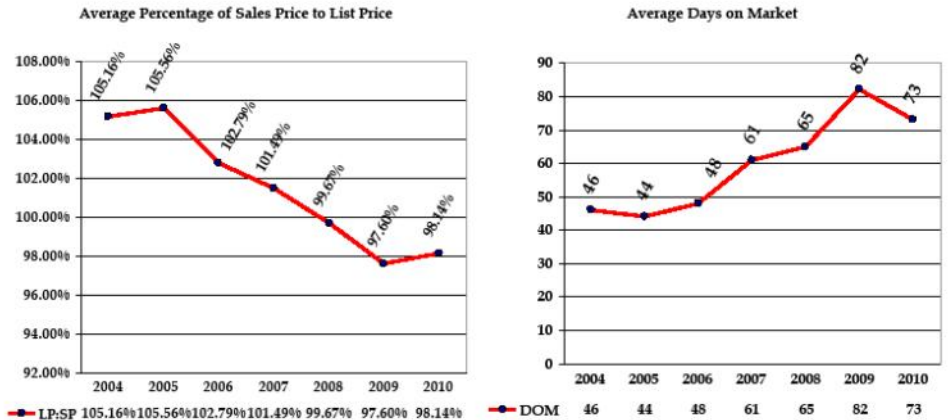
	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$560,462	\$630,983	\$928,875	\$636,656									\$666,795
Average Sales Price	\$544,440	\$605,417	\$842,695	\$655,000									\$644,108
Days on Market	66	64	105	63									73
% of List Price to Sales Price	95.91%	96.82%	93.94%	99.80%									96.72%
Sales Price to Assessed Value	0.84	0.90	0.88	0.92									0.88
# Units Sold	21	12	12	16									61

**MONTCLAIR**

**Average List Price and Sales Price**



**MONTCLAIR**



**NUMBER OF UNITS SOLD EACH YEAR:**

2004	475
2005	450
2006	448
2007	383
2008	344
2009	308
2010	316

Brought to you by Vanessa Pollock & Associates

© 2004-2011 Copyright Protected. All Rights Reserved

Not intended to solicit a property already listed.

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.