

# Montclair April 2011 Market Activity

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Address	Style	Rooms	List Price	Sales Price	Total Assessment	Close Date	DOM	LP:SP	SP:AV
415 Claremont Avenue	HighRise	4	\$186,000	\$172,000	\$234,100	4/19/2011	161	92.47%	0.73
5 Roosevelt Place	HighRise	4	\$265,000	\$244,000	\$324,400	4/28/2011	97	92.08%	0.75
232 Claremont Avenue	OneFloor	5	\$269,000	\$277,000	\$324,500	4/4/2011	23	102.97%	0.85
5 Willowdale Court	Colonial	6	\$299,000	\$285,000	\$336,200	4/1/2011	126	95.32%	0.00
6A Club Street	Duplex	7	\$300,000	\$295,000	\$365,100	4/27/2011	149	98.33%	0.81
49 Northview Avenue	Colonial	7	\$424,500	\$415,000	\$514,400	4/4/2011	42	97.76%	0.81
35 Hillside Avenue	Colonial	8	\$524,000	\$520,000	\$650,000	4/22/2011	36	99.24%	0.80
419 Up Mountain Avenue	Ranch	9	\$525,000	\$525,000	\$555,000	4/21/2011	80	100.00%	0.95
15 Godfrey Road	Colonial	8	\$569,000	\$560,000	\$579,200	4/12/2011	42	98.42%	0.97
115 Gordonhurst Avenue	Colonial	9	\$599,000	\$599,000	\$695,700	4/15/2011	38	100.00%	0.86
376 Highland Avenue	Colonial	9	\$625,000	\$625,000	\$776,500	4/13/2011	38	100.00%	0.80
27 Glenridge Parkway	Colonial	9	\$629,000	\$645,000	\$703,200	4/8/2011	16	102.54%	0.92
12 Windsor Place	Colonial	10	\$749,000	\$775,000	\$753,400	4/29/2011	23	103.47%	1.03
103 Lorraine Avenue	Colonial	10	\$829,000	\$829,000	\$985,000	4/21/2011	90	100.00%	0.84
191 Christopher Street	Colonial	11	\$1,395,000	\$1,310,000	\$952,500	4/29/2011	30	93.91%	1.38
490 Park Street	Colonial	12	\$1,999,000	\$2,404,000	\$1,788,900	4/4/2011	20	120.26%	1.34
<b>AVERAGES</b>			<b>\$636,656</b>	<b>\$655,000</b>			<b>63</b>	<b>102.88%</b>	<b>0.87</b>



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Average Days on Market	<b>63</b>
Average List Price	<b>\$636,656</b>
Average Sales Price	<b>\$655,000</b>
% of List Price to Sales Price	<b>102.88%</b>
Sales Price to Assessed Value Ratio	<b>0.87</b>
# of Sold Homes for the Month	<b>16</b>

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

\*if your house is currently listed with another broker, please do not consider this a solicitation of your home.