

# Montclair February 2011 Market Activity

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Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
10 Crestmont Road	HighRise	\$189,000	\$185,000	\$12,236,500	2/7/2011	28	97.88%	0.02
234 Claremont Avenue Unit 4	Develpmt	\$289,000	\$270,000	\$295,500	2/10/2011	29	93.43%	0.91
135 Lincoln Street	Colonial	\$315,000	\$290,000	\$336,500	2/11/2011	115	92.06%	0.86
38 Elmwood Avenue	Colonial	\$339,000	\$339,000	\$395,000	2/25/2011	124	100.00%	0.00
9 Gray Street	Colonial	\$339,000	\$395,000	\$431,300	2/11/2011	99	116.52%	0.92
103 Wildwood Avenue	Colonial	\$539,000	\$526,000	\$693,300	2/10/2011	67	97.59%	0.76
20 Euclid Place	Colonial	\$579,900	\$555,000	\$588,700	2/11/2011	68	95.71%	0.94
173 Montclair Avenue	Colonial	\$749,000	\$792,000	\$770,000	2/15/2011	100	105.74%	1.03
122 Clinton Avenue	Tudor	\$799,900	\$805,000	\$925,000	2/23/2011	26	100.64%	0.87
17 Victoria Terrace	Colonial	\$829,000	\$809,000	\$805,000	2/15/2011	169	97.59%	1.00
39 Upper Mountain Avenue	Victrian	\$1,049,000	\$999,000	\$1,198,500	2/1/2011	50	95.23%	0.83
24 Erwin Park Road	Tudor	\$1,495,000	\$1,300,000	\$1,361,200	2/15/2011	17	86.96%	0.96
<b>AVERAGES</b>		<b>\$625,983</b>	<b>\$605,417</b>			<b>74</b>	<b>96.71%</b>	<b>0.76</b>



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Average Days on Market	<b>74</b>
Average List Price	<b>\$625,983</b>
Average Sales Price	<b>\$605,417</b>
% of List Price to Sales Price	<b>96.71%</b>
Sales Price to Assessed Value Ratio	<b>0.76</b>
# of Sold Homes for the Month	<b>12</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.