

Montclair March 2011 Market Activity

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Address	Style	Rooms	List Price	Sales Price	Total Assessment	Close Date	DOM	LP:SP	SP:AV
50 Pine Street	FirstFlr	3	\$165,000	\$165,000	\$231,500	3/21/2011	232	100.00%	0.71
101 Gates Avenue	FirstFlr	5	\$225,000	\$200,000	\$268,200	3/4/2011	112	88.89%	0.75
232 Claremont Avenue C3205	OneFloor	6	\$369,000	\$360,000	\$374,800	3/9/2011	29	97.56%	0.96
17 Linden Avenue	Colonial	6	\$395,000	\$372,000	\$395,200	3/1/2011	30	94.18%	0.00
602 Upper Mountain Avenue	Colonial	8	\$439,000	\$425,000	\$548,700	3/14/2011	95	96.81%	0.77
66 S Fullerton Avenue	TwnEndUn	6	\$462,500	\$417,500	\$560,600	3/31/2011	12	90.27%	0.74
16 Montclair Avenue	Carriage	7	\$499,000	\$479,000	\$510,300	3/14/2011	68	95.99%	0.94
72 Dryden Road	Colonial	6	\$549,000	\$530,000	\$548,300	3/18/2011	88	96.54%	0.97
98 Summit Avenue	Colonial	13	\$849,000	\$849,000	\$926,900	3/8/2011	102	100.00%	0.92
7 S Mountain Terrace	Tudor	14	\$1,100,000	\$1,050,000	\$1,425,000	3/29/2011	124	95.45%	0.74
21 Stonebridge Road	SeeRem	15	\$2,695,000	\$2,164,840	\$2,423,000	3/1/2011	106	80.33%	0.89
126 Lloyd Road	Custom	19	\$3,399,000	\$3,100,000	\$2,550,000	3/1/2011	267	91.20%	1.22
AVERAGES			\$928,875	\$842,695			105	90.72%	0.80



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Average Days on Market	105
Average List Price	\$928,875
Average Sales Price	\$842,695
% of List Price to Sales Price	90.72%
Sales Price to Assessed Value Ratio	0.80
# of Sold Homes for the Month	12

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.