

# Montclair **May 2011** Market Activity

Want to know what your home is worth? Visit [www.MigginsHouseValues.com](http://www.MigginsHouseValues.com)

Address	Style	Rooms	List Price	Sales Price	Total Assessment	Close Date	DOM	LP:SP	SP:AV
81 Grove Street	OneFloor	3	\$159,000	\$150,000	\$225,500	5/31/2011	115	94.34%	0.67
53 James Street C0001	FirstFlr	6	\$245,000	\$240,000	\$342,500	5/23/2011	28	97.96%	0.70
22 Grenada Place	Colonial	6	\$270,000	\$260,000	\$320,600	5/16/2011	114	96.30%	0.81
238 Claremont Avenue	TwIntUn	4	\$289,000	\$270,000	\$318,900	5/3/2011	275	93.43%	0.00
530 Valley Road	HighRise	4	\$299,000	\$290,000	\$345,600	5/17/2011	57	96.99%	0.84
129 Claremont Avenue Unit 2	MultiFlr	5	\$329,000	\$330,000	\$381,200	5/27/2011	138	100.30%	0.87
6 Rutgers Place	RanchExp	6	\$395,000	\$388,000	\$530,300	5/20/2011	155	98.23%	0.73
7 Irving Street	Colonial	12	\$489,000	\$461,000	\$631,200	5/17/2011	211	94.27%	0.73
52 Dodd Street	Tudor	8	\$529,000	\$520,000	\$589,000	5/26/2011	9	98.30%	0.88
515 Upper Mountain Avenue	Colonial	8	\$549,000	\$549,000	\$594,000	5/12/2011	44	100.00%	0.92
2 Alexander Court	Contemp	9	\$599,000	\$579,500	\$790,000	5/23/2011	234	96.74%	0.73
138 Gordonhurst Avenue	Colonial	10	\$599,000	\$599,000	\$691,700	5/26/2011	19	100.00%	0.87
517 Up Mountain Avenue	Colonial	8	\$599,000	\$599,000	\$575,700	5/23/2011	17	100.00%	1.04
138 Summit Avenue	Tudor	9	\$625,000	\$660,000	\$811,000	5/17/2011	19	105.60%	0.81
411 Highland Avenue	Colonial	11	\$639,000	\$618,000	\$766,200	5/2/2011	26	96.71%	0.81
48 S Park Street 301	HighRise	4	\$645,000	\$570,000	\$602,600	5/10/2011	242	88.37%	0.95
38 Oxford Street	Colonial	10	\$645,000	\$608,000	\$584,500	5/6/2011	93	94.26%	1.04
48 Woodmont Road	RanchRas	8	\$650,000	\$675,000	\$822,300	5/10/2011	12	103.85%	0.82



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*"Relax...You're with Maggee"*

Average Days on Market

**81**

Average List Price

**\$644,833**

Average Sales Price

**\$628,738**

% of List Price to Sales Price

**97.50%**

Sales Price to Assessed Value Ratio

**0.86**

# of Sold Homes for the Month

**31**

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41 Marquette Road	Colonial	8	\$669,000	\$669,000	\$665,000	5/24/2011	14	100.00%	1.01
75 Heller Way	Ranch	9	\$675,000	\$623,500	\$817,100	5/2/2011	105	92.37%	0.76
258 Midland Avenue	Colonial	10	\$699,000	\$680,000	\$800,000	5/19/2011	108	97.28%	0.85
73 Gordonhurst Avenue	Colonial	9	\$699,000	\$690,000	\$715,000	5/10/2011	19	98.71%	0.97
168 Montclair Avenue	Colonial	11	\$729,835	\$647,875	\$795,400	5/9/2011	12	88.77%	0.81
26 Norman Road	Colonial	10	\$749,000	\$720,000	\$845,000	5/2/2011	101	96.13%	0.85
29 Laurel Place	Colonial	8	\$799,000	\$765,000	\$850,300	5/2/2011	29	95.74%	0.90
22 Bellegrove Drive	Tudor	10	\$799,000	\$785,000	\$950,900	5/23/2011	24	98.25%	0.83
1 Sutherland Road	Colonial	11	\$815,000	\$804,000	\$752,000	5/27/2011	27	98.65%	1.07
133 Bellevue Avenue	Victrian	11	\$829,000	\$840,000	\$950,100	5/20/2011	59	101.33%	0.88
265 Highland Avenue	Contemp	9	\$849,000	\$900,000	\$823,900	5/27/2011	18	106.01%	1.09
159 Upper Mountain Avenue	Meditter	16	\$1,175,000	\$1,100,000	\$1,283,700	5/27/2011	168	93.62%	0.86
13 Briar Hill Road	Contemp	14	\$1,949,000	\$1,900,000	\$1,248,400	5/17/2011	12	97.49%	1.52
<b>AVERAGES</b>			<b>\$644,833</b>	<b>\$628,738</b>			<b>81</b>	<b>97.50%</b>	<b>0.86</b>



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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.