



# Montclair **November 2010** Market Activity

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Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	101 Gates Avenue	OneFloor	\$219,500	\$210,000	\$236,300	11/05/2010	102	95.67%	0.89
2	26 Claremont Avenue	Colonial	\$225,000	\$150,000	\$406,900	11/24/2010	23	66.67%	0.37
3	415 Claremont Avenue	HighRise	\$229,000	\$225,000	\$278,600	11/18/2010	133	98.25%	0.81
4	101 Gates Avenue	SeeRem	\$265,000	\$255,000	\$277,700	11/26/2010	0	96.23%	0.92
5	18 Willowmere Avenue	Colonial	\$369,000	\$355,000	\$300,000	11/17/2010	178	96.21%	0.00
6	43 Franklin Place	Colonial	\$399,000	\$380,000	\$388,100	11/04/2010	118	95.24%	0.98
7	25 Madison Avenue	Victrian	\$425,000	\$440,000	\$668,200	11/22/2010	14	103.53%	0.66
8	198 Highland Avenue	Contemp	\$499,900	\$475,000	\$806,100	11/09/2010	154	95.02%	0.59
9	21 Brunswick Road	Colonial	\$499,999	\$470,000	\$714,200	11/16/2010	164	94.00%	0.66
10	96 Gordonhurst Avenue	Colonial	\$549,900	\$550,000	\$646,900	11/12/2010	24	100.02%	0.85
11	45 Fairview Place	SplitLev	\$595,000	\$576,224	\$708,500	11/01/2010	76	96.84%	0.81
12	48 S Park Street	HighRise	\$599,000	\$585,000	\$538,600	11/11/2010	24	97.66%	1.09
13	103 Beverley Road	Colonial	\$599,000	\$581,000	\$684,500	11/19/2010	44	96.99%	0.72
14	299 N Mountain Avenue	Victrian	\$639,000	\$633,000	\$760,300	11/18/2010	14	99.06%	0.70
15	120 Essex Avenue	Colonial	\$639,000	\$635,000	\$666,200	11/22/2010	9	99.37%	0.73
16	260 Highland Avenue	Tudor	\$699,000	\$705,000	\$1,188,100	11/02/2010	53	100.86%	0.73
17	119 Walnut Street	Contemp	\$699,000	\$650,000	\$607,300	11/19/2010	98	92.99%	0.71
18	62 Undercliff Road	Colonial	\$1,375,000	\$1,190,000	\$1,875,000	11/03/2010	130	86.55%	0.77
<b>AVERAGES</b>			<b>\$529,183</b>	<b>\$503,624</b>			<b>75</b>	<b>95.17%</b>	<b>0.72</b>



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<b>Average Days on Market</b>	<b>75</b>
<b>Average List Price</b>	<b>\$1529,183</b>
<b>Average Sales Price</b>	<b>\$503,624</b>
<b>% of List Price to Sales Price</b>	<b>95.17%</b>
<b>Sales Price to Assessed Value Ratio</b>	<b>0.72</b>
<b># of Units for the Month</b>	<b>18</b>