



Montclair **September 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	14 New Street	Colonial	\$19,900	\$26,000	\$196,200	09/02/2010	175	130.65%	0.13
2	133 High Street	CapeCod	\$249,000	\$257,000	\$374,400	09/15/2010	14	103.21%	0.69
3	30 Virginia Avenue	CapeCod	\$312,500	\$309,000	\$395,700	09/29/2010	47	98.88%	0.78
4	588 Upper Mountain Avenue	Colonial	\$339,900	\$290,000	\$462,900	09/29/2010	49	85.32%	0.63
5	10 Crestmont Road	HighRise	\$359,000	\$350,000	\$0	09/02/2010	106	97.49%	0.00
6	29 Dodd Street	Colonial	\$375,000	\$381,000	\$486,700	09/15/2010	17	101.60%	0.78
7	50 Marquette Road	Colonial	\$425,000	\$420,000	\$460,300	09/15/2010	25	98.82%	0.91
8	11 Vincent Place	Colonial	\$449,000	\$444,000	\$479,800	09/01/2010	72	98.89%	0.93
9	172 Gordonhurst Avenue	Colonial	\$464,500	\$440,000	\$660,100	09/09/2010	35	94.73%	0.67
10	66 S Fullerton Avenue	TwndEndUn	\$468,000	\$464,000	\$516,900	09/20/2010	68	99.15%	0.90
11	18 Park Terrace	Colonial	\$479,000	\$470,000	\$501,800	09/14/2010	129	98.12%	0.94
12	48 S Park Street Unit 409	HighRise	\$495,000	\$450,000	\$100,000	09/07/2010	189	90.91%	4.50



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13	108 Essex Avenue	Colonial	\$539,000	\$525,000	\$635,900	09/27/2010	28	97.40%	0.83
14	7 Potter Court	Colonial	\$549,000	\$535,500	\$550,600	09/07/2010	36	97.54%	0.97
15	130 Wildwood Avenue	Colonial	\$619,000	\$600,000	\$715,800	09/24/2010	32	96.93%	0.84
16	32 Carolin Road	Colonial	\$639,900	\$632,500	\$670,400	09/17/2010	32	98.84%	0.94
17	30 Frederick Street	Colonial	\$699,000	\$670,000	\$670,800	09/20/2010	71	95.85%	1.00
18	28 Porter Place	Colonial	\$719,000	\$695,000	\$755,500	09/30/2010	37	96.66%	0.92
19	122 Westview Road	Colonial	\$738,000	\$712,000	\$745,200	09/15/2010	38	96.48%	0.96
20	213 Inwood Avenue	Victrian	\$829,000	\$871,000	\$819,100	09/03/2010	62	105.07%	1.06
21	61 Highland Avenue	Colonial	\$849,000	\$825,000	\$1,056,100	09/03/2010	31	97.17%	0.78
22	3 Eagle Rock Way	Colonial	\$890,000	\$800,000	\$955,000	09/02/2010	294	89.89%	0.84
23	301 Upper Mountain Avenue	Colonial	\$899,900	\$850,000	\$1,173,900	09/16/2010	89	94.45%	0.72
24	8 Bellegrove Drive	Tudor	\$913,000	\$940,000	\$1,079,300	09/27/2010	105	102.96%	0.87
AVERAGES			\$554,983	\$539,875			74	97.28%	0.94



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Average Days on Market	74
Average List Price	\$554,983
Average Sales Price	\$539,875
% of List Price to Sales Price	97.28%
Sales Price to Assessed Value Ratio	0.94
# of Units for the Month	24