



Montclair

Sales Comparables - April 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Montclair	5244 Yale St	1115	\$ 634.00	3	2	4/15/2026	\$ 707,000.00	8214	0.19	1008-622-25-0000
Montclair	5394 Evert St	1509	\$ 453.00	3	2	4/28/2026	\$ 685,000.00	8568	0.2	1010-371-09-0000
Montclair	5555 Caroline St	1597	\$ 460.00	4	2	4/29/2026	\$ 735,000.00	7171	0.16	1008-302-11-0000
Montclair	4903 Bandera St	1416	\$ 451.00	3	2	4/7/2026	\$ 640,000.00	5364	0.12	1010-642-01-0000
Montclair	4902 Manzanita St	1416	\$ 459.00	3	2	4/14/2026	\$ 650,000.00	5932	0.14	1010-642-28-0000
Montclair	9766 Kimberly Ave	1444	\$ 470.00	4	2	4/23/2026	\$ 680,000.00	7236	0.17	1009-223-17-0000
Montclair	5141 Aspen Dr	1426	\$ 371.00	3	3	4/15/2026	\$ 530,000.00	5000	0.11	1010-032-23-0000
Montclair	11000 Kimberly Ave	1683	\$ 434.00	3	2	4/8/2026	\$ 732,000.00	5156	0.12	1012-271-76-0000
Montclair	10009 Bel Air Ave	1144	\$ 463.00	3	1	4/28/2026	\$ 530,000.00	8494	0.19	1010-252-40-0000
Montclair	10109 Bel Air Ave	989	\$ 631.00	2	1	4/8/2026	\$ 625,000.00	8190	0.19	1010-392-01-0000
Montclair	5356 Alamitos St	1145	\$ 531.00	4	1	4/13/2026	\$ 608,000.00	7800	0.18	1010-053-10-0000
Montclair	4317 Clair St	1862	\$ 424.00	4	2	4/1/2026	\$ 790,000.00	10530	0.24	1012-371-04-0000
Montclair	4551 Monte Verde St	2334	\$ 470.00	4	2	4/27/2026	\$ 1,099,000.00	20211	0.46	1013-061-37-0000

Total Sales:	13
Average Sales Price:	\$693,153.85
Average Square Feet:	1468