



Montclair
Sales Comparables - August 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Montclair	4738 Fauna St	1154	\$ 524.00	4	1	8/2/2023	\$ 605,000.00	8721	0.2	1009-421-12-0000
Montclair	10261 Tudor Ave	1145	\$ 454.00	4	1	8/9/2023	\$ 520,000.00	7232	0.17	1009-443-14-0000
Montclair	4531 Bonnie Brae St	1170	\$ 320.00	3	2	8/11/2023	\$ 375,000.00	7200	0.17	1009-112-04-0000
Montclair	10076 Santa Anita Ave	1224	\$ 490.00	3	2	8/15/2023	\$ 600,000.00	9540	0.22	1010-252-28-0000
Montclair	10062 Pradera Ave	1216	\$ 518.00	4	2	8/15/2023	\$ 630,000.00	8720	0.2	1009-354-01-0000
Montclair	4426 San Bernardino St	1325	\$ 433.00	4	2	8/17/2023	\$ 575,000.00	7350	0.17	1009-204-19-0000
Montclair	9145 Camulos Ave	968	\$ 495.00	2	1	8/23/2023	\$ 480,000.00	7772	0.18	1009-053-04-0000
Montclair	9558 Camulos Ave	1140	\$ 592.00	3	2	8/25/2023	\$ 675,000.00	7750	0.18	1009-181-16-0000
Montclair	9816 Vernon Ave	1026	\$ 623.00	3	1	8/25/2023	\$ 640,000.00	7280	0.17	1010-064-02-0000
Montclair	10237 Kimberly Ave	1156	\$ 544.00	4	1	8/30/2023	\$ 630,000.00	7800	0.18	1009-402-35-0000
Montclair	10955 Monte Vista Ave	907	\$ 369.00	2	1	8/30/2023	\$ 335,000.00	4650	0.11	1011-321-10-0000

Total Sales:	11
Average Sales Price:	\$551,363.64
Average Square Feet:	1130