



Montclair

Sales Comparables - August 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Montclair	4761 Evert St	1145	\$ 375.00	4	1	8/1/2025	\$ 430,000.00	7245	0.17	1009-432-16-0000
Montclair	9413 Exeter Ave	1490	\$ 465.00	3	2	8/1/2025	\$ 693,000.00	7208	0.17	1008-383-26-0000
Montclair	9617 Tudor Ave	1364	\$ 549.00	4	2	8/1/2025	\$ 750,000.00	7600	0.17	1009-163-03-0000
Montclair	9587 Bolton Ave	1348	\$ 370.00	4	1	8/6/2025	\$ 500,000.00	7300	0.17	1009-162-06-0000
Montclair	4774 Fauna St	1154	\$ 641.00	4	1	8/12/2025	\$ 740,000.00	10800	0.25	1009-421-08-0000
Montclair	5570 Bandera St	1444	\$ 502.00	3	1	8/13/2025	\$ 725,000.00	8580	0.2	1010-581-15-0000
Montclair	11193 Coalinga Ave	2631	\$ 304.00	4	3	8/19/2025	\$ 800,000.00	7600	0.17	1011-481-24-0000
Montclair	9324 Benson Ave	1479	\$ 456.00	3	2	8/20/2025	\$ 675,000.00	7350	0.17	1008-404-12-0000
Montclair	10060 Ramona Ave	1194	\$ 628.00	2	1	8/22/2025	\$ 750,000.00	30193	0.69	1009-321-26-0000
Montclair	4361 Berkeley St	1817	\$ 423.00	4	2	8/25/2025	\$ 770,000.00	7280	0.17	1009-233-24-0000
Montclair	10243 Fremont Ave	1568	\$ 382.00	3	2	8/25/2025	\$ 600,000.00	7626	0.18	1010-351-16-0000
Montclair	4756 Manzanita St	1589	\$ 341.00	3	2	8/28/2025	\$ 542,000.00	4897	0.11	1009-461-47-0000
Montclair	4865 Orchard St	1510	\$ 450.00	3	2	8/29/2025	\$ 680,000.00	7194	0.17	1009-441-23-0000

Total Sales:	13
Average Sales Price:	\$665,769.23
Average Square Feet:	1518