

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Montclair	10163 Oak Glen Ave	1808	\$ 475.00	4	2	8/24/2026	\$ 860,000.00	7700	0.18	1009-372-08-0000
Montclair	10054 Poulsen Ave	1698	\$ 406.00	4	2	8/26/2026	\$ 690,000.00	7200	0.17	1010-294-04-0000
Montclair	9554 Tudor Ave	1348	\$ 474.00	4	1	8/4/2026	\$ 640,000.00	7300	0.17	1009-162-18-0000
Montclair	5510 Bonnie Brae St	1664	\$ 447.00	3	2	8/21/2026	\$ 745,000.00	7171	0.16	1008-392-26-0000
Montclair	9411 Del Mar Ave	924	\$ 642.00	3	2	8/14/2026	\$ 594,000.00	7620	0.17	1008-394-19-0000
Montclair	5609 Bandera St	947	\$ 645.00	2	1	8/24/2026	\$ 611,000.00	8100	0.19	1010-581-33-0000
Montclair	4444 Merle St	1947	\$ 404.00	4	2	8/19/2026	\$ 788,000.00	4929	0.11	1012-271-70-0000
Montclair	5383 Palo Verde St	1148	\$ 614.00	3	2	8/21/2026	\$ 705,000.00	8023	0.18	1008-601-05-0000
Montclair	5132 Aspen Dr	1426	\$ 326.00	3	3	8/31/2026	\$ 465,000.00	1426	0.03	1010-032-48-0000
Montclair	9530 Benson Ave	1344	\$ 487.00	2	1	8/19/2026	\$ 655,000.00	11880	0.27	1008-591-42-0000
Montclair	5415 Yale St	1322	\$ 378.00	2	2	8/28/2026	\$ 500,000.00	7210	0.17	1008-601-30-0000
Montclair	4645 Bandera St	1831	\$ 327.00	3	2	8/10/2026	\$ 600,000.00	5600	0.13	1009-471-18-0000
Montclair	4175 Rudisill St	710	\$ 1,304.00	2	1	8/3/2026	\$ 926,000.00	9432	0.22	1009-354-14-0000
Montclair	5405 Palo Verde St	1271	\$ 550.00	3	1	8/21/2026	\$ 700,000.00	7797	0.18	1008-601-07-0000
Montclair	10997 Kimberly Ave	1683	\$ 445.00	3	2	8/18/2026	\$ 749,000.00	5368	0.12	1012-271-82-0000
Montclair	5356 Alamos St	1145	\$ 593.00	4	1	8/19/2026	\$ 680,000.00	7800	0.18	1010-053-10-0000
Montclair	9743 Helena Ave	1304	\$ 425.00	3	1	8/10/2026	\$ 555,000.00	7200	0.17	1009-261-29-0000
Montclair	11054 Wesley Ave	1645	\$ 431.00	3	2	8/21/2026	\$ 710,000.00	7888	0.18	1012-241-44-0000



Montclair

Sales Comparables - August 2026

Total Sales:	18
Average Sales Price:	\$676,277.78
Average Square Feet:	1398