Montclair

Sales Comparables - December 2022

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Montclair	4411 San Bernardino St	856	$ 525.00	1	1	12/5/2022	$ 450,000.00	12880	0.3	1009-223-08-0000
Montclair	5489 Orchard St	1254	$ 484.00	3	1	12/5/2022	$ 608,000.00	7540	0.17	1010-381-10-0000
Montclair	8973 Ramona Ave	1804	$ 266.00	4	2	12/14/2022	$ 481,300.00	8160	0.19	1009-011-10-0000
Montclair	9629 Carrillo Ave	1543	$ 401.00	3	2	12/14/2022	$ 620,000.00	7360	0.17	1008-621-12-0000
Montclair	9424 Rose Ave	1175	$ 520.00	3	1	12/16/2022	$ 612,000.00	7750	0.18	1008-381-03-0000
Montclair	10085 Tudor Ave	1259	$ 474.00	4	2	12/21/2022	$ 597,000.00	7500	0.17	1009-283-02-0000
Montclair	5429 Cambridge St	1170	$ 371.00	3	1	12/22/2022	$ 435,000.00	7210	0.17	1008-601-55-0000
Montclair	10133 Bel Air Ave	940	$ 542.00	2	1	12/27/2022	$ 510,000.00	9486	0.22	1010-392-41-0000
Montclair	10279 Mills Ave	1408	$ 319.00	3	2	12/28/2022	$ 450,000.00	9272	0.21	1009-373-10-0000

Total Sales:	9
Average Sales Price:	$529,255.56
Average Square Feet:	1268