



Montclair

Sales Comparables - December 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Montclair	5635 Palo Verde St	1446	\$ 436.00	4	2	12/2/2025	\$ 631,000.00	7232	0.17	1008-591-38-0000
Montclair	5612 Bandera St	959	\$ 500.00	2	1	12/4/2025	\$ 480,000.00	9120	0.21	1010-581-11-0000
Montclair	4861 Fauna St	1035	\$ 646.00	3	1	12/5/2025	\$ 669,000.00	7200	0.17	1009-441-06-0000
Montclair	5237 Saddleback St	2978	\$ 308.00	4	4	12/8/2025	\$ 920,000.00	5208	0.12	1011-621-51-0000
Montclair	5573 Bonnie Brae St	1517	\$ 471.00	2	2	12/16/2025	\$ 716,000.00	7171	0.16	1008-393-07-0000
Montclair	10199 Camulos Ave	1328	\$ 549.00	4	2	12/19/2025	\$ 730,000.00	11780	0.27	1009-412-33-0000
Montclair	4555 Oakdale St	1324	\$ 574.00	4	2	12/19/2025	\$ 760,000.00	7920	0.18	1009-012-02-0000
Montclair	10243 Fremont Ave	1568	\$ 478.00	3	2	12/22/2025	\$ 750,000.00	7626	0.18	1010-351-16-0000
Montclair	10279 Marion Ave	1143	\$ 599.00	3	2	12/22/2025	\$ 685,000.00	7688	0.18	1010-352-16-0000

Total Sales:	9
Average Sales Price:	\$704,555.56
Average Square Feet:	1478