



## Montclair

Sales Comparables - February 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Montclair	10053 Central Ave	1185	\$ 400.00	2	1	2/17/2023	\$ 475,000.00	7400	0.17	1010-281-11-0000
Montclair	4287 Clydesdale Way	1977	\$ 323.00	4	2	2/27/2023	\$ 640,000.00	3995	0.09	1012-441-27-0000
Montclair	9570 Del Mar Ave	1902	\$ 325.00	4	2	2/8/2023	\$ 620,000.00	7208	0.17	1008-592-16-0000
Montclair	5186 Ewart St	1494	\$ 414.00	3	2	2/14/2023	\$ 620,000.00	8256	0.19	1010-352-23-0000
Montclair	4477 Merle St	1683	\$ 389.00	3	2	2/21/2023	\$ 655,000.00	4934	0.11	1012-271-36-0000
Montclair	5272 Saddleback St	2393	\$ 333.00	5	3	2/17/2023	\$ 798,000.00	5568	0.13	1011-491-06-0000

<b>Total Sales:</b>	6
<b>Average Sales Price:</b>	\$634,666.67
<b>Average Square Feet:</b>	1772