



## Montclair

Sales Comparables - January 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Montclair	11133 Shetland Ave	2344	\$ 415.00	3	3	9/2/2025	\$ 975,000.00	21840	0.5	1012-342-34-0000
Montclair	10160 Columbine Ave	1158	\$ 431.00	3	1	9/4/2025	\$ 500,000.00	7416	0.17	1010-383-01-0000
Montclair	5594 Denver St	1491	\$ 503.00	3	2	9/11/2025	\$ 750,000.00	7526	0.17	1010-264-12-0000
Montclair	10189 Mills Ave	1314	\$ 551.00	4	2	9/11/2025	\$ 725,000.00	7700	0.18	1009-371-19-0000
Montclair	4644 Olive St	1228	\$ 451.00	3	2	9/15/2025	\$ 554,000.00	7236	0.17	1009-044-05-0000
Montclair	4832 Olive St	1107	\$ 639.00	3	1	9/16/2025	\$ 708,000.00	8938	0.21	1009-031-07-0000
Montclair	4511 Flora St	1376	\$ 314.00	3	2	9/17/2025	\$ 433,000.00	7526	0.17	1009-411-25-0000
Montclair	5108 Aspen Dr	1368	\$ 299.00	3	3	9/18/2025	\$ 410,000.00	5000	0.11	1010-032-11-0000
Montclair	9398 Exeter Ave	1270	\$ 578.00	3	2	9/18/2025	\$ 735,000.00	7320	0.17	1008-372-10-0000
Montclair	4429 Howard St	1704	\$ 431.00	4	2	9/22/2025	\$ 735,000.00	10742	0.25	1012-371-57-0000
Montclair	5083 Grand Ave	2371	\$ 289.00	3	2	9/23/2025	\$ 686,000.00	6500	0.15	1011-631-27-0000
Montclair	4717 Flora St	1143	\$ 421.00	4	1	9/24/2025	\$ 482,000.00	7308	0.17	1009-431-35-0000
Montclair	9844 Ramona Ave	1700	\$ 323.00	3	2	9/24/2025	\$ 550,000.00	7200	0.17	1009-233-02-0000
Montclair	9363 Exeter Ave	1665	\$ 462.00	4	2	9/25/2025	\$ 770,000.00	7245	0.17	1008-373-05-0000
Montclair	9575 Bolton Ave	1360	\$ 481.00	4	2	9/26/2025	\$ 655,000.00	7300	0.17	1009-162-07-0000



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<b>Total Sales:</b>	15
<b>Average Sales Price:</b>	\$644,533.33
<b>Average Square Feet:</b>	1507