



Montclair

Sales Comparables - July 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Montclair	5555 Caroline St	1597	\$ 338.00	4	2	7/7/2023	\$ 540,000.00	7171	0.16	1008-302-11-0000
Montclair	4585 Grand Ave	1796	\$ 503.00	3	2	7/10/2023	\$ 905,000.00	20088	0.46	1013-061-41-0000
Montclair	10263 Monte Vista Ave	1494	\$ 458.00	4	2	7/12/2023	\$ 685,000.00	8905	0.2	1010-341-12-0000
Montclair	4910 Fauna St	1201	\$ 522.00	3	2	7/12/2023	\$ 627,000.00	9620	0.22	1010-331-35-0000
Montclair	9950 Amherst Ave	1880	\$ 378.00	4	2	7/13/2023	\$ 711,500.00	7215	0.17	1009-332-09-0000
Montclair	4967 Manzanita St	1398	\$ 441.00	2	2	7/17/2023	\$ 617,500.00	3884	0.09	1010-642-40-0000
Montclair	10150 Helena Ave	1525	\$ 419.00	4	1	7/21/2023	\$ 640,000.00	7200	0.17	1009-421-22-0000
Montclair	4434 Orchard St	816	\$ 214.00	2	1	7/26/2023	\$ 175,000.00	20992	0.48	1009-321-33-0000
Montclair	5563 Hawthorne St	1432	\$ 495.00	3	2	7/26/2023	\$ 710,000.00	7171	0.16	1008-392-06-0000
Montclair	4910 Grand Ave	2167	\$ 355.00	4	3	7/27/2023	\$ 770,000.00	7128	0.16	1011-631-09-0000
Montclair	8936 Felipe Ave	1704	\$ 381.00	3	3	7/27/2023	\$ 650,000.00	8052	0.18	1009-012-25-0000

Total Sales:	11
Average Sales Price:	\$639,181.82
Average Square Feet:	1546

Deemed reliable but not guaranteed

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