



Montclair

Sales Comparables - July 2025

| City | Address | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price | Lot Sq Ft | Lot Ac | APN |
|-----------|-----------------------|-------|----------------|-----|------|-----------|---------------|-----------|--------|------------------|
| Montclair | 9547 Marion Ave | 1322 | \$ 454.00 | 3 | 2 | 7/1/2025 | \$ 601,000.00 | 8946 | 0.21 | 1008-632-11-0000 |
| Montclair | 10245 Poulsen Ave | 1416 | \$ 522.00 | 3 | 2 | 7/7/2025 | \$ 740,000.00 | 8610 | 0.2 | 1010-353-06-0000 |
| Montclair | 10065 Tudor Ave | 1259 | \$ 571.00 | 4 | 2 | 7/14/2025 | \$ 719,000.00 | 7500 | 0.17 | 1009-283-04-0000 |
| Montclair | 5342 Kingsley St | 1155 | \$ 593.00 | 2 | 1 | 7/16/2025 | \$ 685,000.00 | 9860 | 0.23 | 1010-371-29-0000 |
| Montclair | 9398 Exeter Ave | 1270 | \$ 401.00 | 3 | 2 | 7/18/2025 | \$ 510,000.00 | 7320 | 0.17 | 1008-372-10-0000 |
| Montclair | 4413 Merle St | 1683 | \$ 424.00 | 3 | 2 | 7/22/2025 | \$ 714,000.00 | 7350 | 0.17 | 1012-271-44-0000 |
| Montclair | 10356 Monte Vista Ave | 1209 | \$ 289.00 | 3 | 1 | 7/24/2025 | \$ 350,000.00 | 11800 | 0.27 | 1009-452-35-0000 |
| Montclair | 9726 Kimberly Ave | 1223 | \$ 531.00 | 3 | 2 | 7/29/2025 | \$ 650,000.00 | 7215 | 0.17 | 1009-223-13-0000 |
| Montclair | 9846 Tudor Ave | 1304 | \$ 506.00 | 3 | 1 | 7/29/2025 | \$ 660,000.00 | 6860 | 0.16 | 1009-262-17-0000 |
| Montclair | 4883 Harvard St | 1348 | \$ 537.00 | 4 | 1 | 7/30/2025 | \$ 725,000.00 | 7254 | 0.17 | 1009-152-09-0000 |
| Montclair | 4583 Olive St | 1143 | \$ 568.00 | 3 | 2 | 7/31/2025 | \$ 650,000.00 | 7236 | 0.17 | 1009-043-16-0000 |

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| Total Sales: | 11 |
| Average Sales Price: | \$636,727.27 |
| Average Square Feet: | 1303 |