



Montclair

Sales Comparables - June 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Montclair	4720 Benito St	1314	\$ 477.00	3	1	6/7/2023	\$ 628,000.00	7680	0.18	1009-264-11-0000
Montclair	4576 Bonnie Brae St	1400	\$ 357.00	4	2	6/9/2023	\$ 500,000.00	7107	0.16	1009-112-22-0000
Montclair	5015 Canoga St	1571	\$ 413.00	3	2	6/12/2023	\$ 650,000.00	7620	0.17	1010-632-12-0000
Montclair	4346 Alamitos St	1222	\$ 507.00	3	2	6/13/2023	\$ 620,000.00	7350	0.17	1009-231-03-0000
Montclair	9452 Rose Ave	1175	\$ 536.00	3	1	6/13/2023	\$ 630,000.00	7750	0.18	1008-381-06-0000
Montclair	5413 Denver St	1128	\$ 576.00	3	1	6/14/2023	\$ 650,000.00	7800	0.18	1010-272-06-0000
Montclair	10053 Central Ave	1185	\$ 556.00	2	1	6/15/2023	\$ 660,000.00	7400	0.17	1010-281-11-0000
Montclair	4995 Canoga St	1275	\$ 564.00	4	2	6/20/2023	\$ 720,000.00	8001	0.18	1010-632-10-0000
Montclair	9363 Exeter Ave	1665	\$ 299.00	4	2	6/20/2023	\$ 499,000.00	7245	0.17	1008-373-05-0000
Montclair	10197 Lehigh Ave	1156	\$ 475.00	4	1	6/20/2023	\$ 550,000.00	7750	0.18	1009-401-11-0000
Montclair	10133 Del Mar Ave	1037	\$ 684.00	3	1	6/21/2023	\$ 710,000.00	7200	0.17	1010-402-21-0000
Montclair	10949 Shetland Ave	2525	\$ 257.00	3	3	6/21/2023	\$ 650,000.00	5306	0.12	1012-281-52-0000

Total Sales:	12
Average Sales Price:	\$622,250.00
Average Square Feet:	1388