



# Montclair

Sales Comparables - March 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Montclair	5486 Kingsley St	1001	\$569.00	2	1	3/8/2023	\$570,000.00	8383	0.19	1010-384-37-0000
Montclair	9966 Vernon Ave	1185	\$405.00	2	1	3/8/2023	\$480,000.00	7200	0.17	1010-274-18-0000
Montclair	10215 Bel Air Ave	1026	\$512.00	3	1	3/10/2023	\$526,000.00	9472	0.22	1010-392-32-0000
Montclair	10570 Arabian Pl	1797	\$306.00	4	2	3/14/2023	\$550,000.00	4676	0.11	1012-441-41-0000
Montclair	9452 Rose Ave	1175	\$504.00	3	1	3/21/2023	\$592,500.00	7750	0.18	1008-381-06-0000
Montclair	4861 Fauna St	1035	\$560.00	3	1	3/22/2023	\$580,000.00	7200	0.17	1009-441-06-0000
Montclair	8973 Ramona Ave	1804	\$343.00	4	2	3/23/2023	\$620,000.00	8160	0.19	1009-011-10-0000
Montclair	5538 Shirley Ln	1534	\$423.00	3	1	3/23/2023	\$650,000.00	8505	0.2	1010-571-10-0000
Montclair	4610 Moreno St	1197	\$480.00	3	2	3/23/2023	\$575,000.00	7171	0.16	1009-042-18-0000
Montclair	9567 Fremont Ave	1820	\$434.00	3	2	3/24/2023	\$790,000.00	8946	0.21	1008-631-09-0000
Montclair	10195 Poulsen Ave	1832	\$272.00	4	2	3/28/2023	\$500,000.00	8970	0.21	1010-363-01-0000
Montclair	5425 Palo Verde St	1271	\$464.00	3	1	3/28/2023	\$590,000.00	7797	0.18	1008-601-09-0000
Montclair	10263 Monte Vista Ave	1494	\$303.00	4	2	3/31/2023	\$453,000.00	8905	0.2	1010-341-12-0000
Montclair	5525 Shirley Ln	1244	\$405.00	2	1	3/31/2023	\$505,000.00	8100	0.19	1010-571-04-0000

<b>Total Sales:</b>	<b>14</b>
<b>Average Sales Price:</b>	<b>\$570,107.14</b>
<b>Average Square Feet:</b>	<b>1387</b>