



# Montclair

Sales Comparables - March 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Montclair	4478 San Bernardino St	1325	\$ 532.00	4	2	3/30/2026	\$ 705,000.00	7350	0.17	1009-204-14-0000
Montclair	9587 Bolton Ave	1348	\$ 567.00	4	1	3/3/2026	\$ 765,000.00	7300	0.17	1009-162-06-0000
Montclair	4676 Mane St	1638	\$ 488.00	3	2	3/9/2026	\$ 800,000.00	10974	0.25	1012-301-33-0000
Montclair	10018 Geneva Ave	1218	\$ 587.00	4	2	3/10/2026	\$ 715,000.00	7500	0.17	1010-322-02-0000
Montclair	4693 Flora St	1430	\$ 337.00	4	2	3/27/2026	\$ 483,000.00	7192	0.17	1009-431-32-0000
Montclair	9621 Mills Ave	1325	\$ 475.00	4	2	3/10/2026	\$ 630,000.00	7440	0.17	1009-201-11-0000
Montclair	5005 Grand Ave	2153	\$ 376.00	3	2	3/12/2026	\$ 810,000.00	6500	0.15	1011-631-18-0000
Montclair	4565 Grand Ave	2072	\$ 361.00	4	2	3/31/2026	\$ 750,000.00	20088	0.46	1013-061-40-0000
Montclair	9557 Marion Ave	1740	\$ 459.00	4	2	3/12/2026	\$ 800,000.00	8946	0.21	1008-632-10-0000
Montclair	4863 Yale St	2574	\$ 336.00	4	2	3/23/2026	\$ 865,000.00	4560	0.1	1009-153-29-0000
Montclair	9381 Del Mar Ave	1241	\$ 580.00	3	2	3/16/2026	\$ 720,000.00	7488	0.17	1008-404-01-0000

<b>Total Sales:</b>	11
<b>Average Sales Price:</b>	\$731,181.82
<b>Average Square Feet:</b>	1642