



Montclair

Sales Comparables - November 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Montclair	10422 Benson Ave	572	\$ 699.00	2	1	11/28/2023	\$ 400,000.00	7950	0.18	1010-581-03-0000
Montclair	5245 Clair St	2628	\$ 316.00	5	3	11/21/2023	\$ 833,000.00	5027	0.12	1011-491-26-0000
Montclair	9363 Exeter Ave	1665	\$ 450.00	4	2	11/14/2023	\$ 750,000.00	7245	0.17	1008-373-05-0000
Montclair	10416 Felipe Ave	1631	\$ 404.00	3	2	11/28/2023	\$ 660,000.00	5100	0.12	1009-471-08-0000
Montclair	10121 Geneva Ave	1606	\$ 395.00	4	2	11/2/2023	\$ 635,000.00	8820	0.2	1010-334-12-0000
Montclair	4815 Harvard St	1304	\$ 460.00	3	1	11/2/2023	\$ 600,000.00	7254	0.17	1009-152-02-0000
Montclair	9945 Lindero Ave	1330	\$ 503.00	3	1	11/21/2023	\$ 670,000.00	8500	0.2	1010-312-05-0000
Montclair	9808 Mammoth Dr	1368	\$ 132.00	3	2	11/21/2023	\$ 181,000.00	5000	0.11	1010-041-34-0000
Montclair	4434 Orchard St	816	\$ 821.00	2	1	11/9/2023	\$ 670,000.00	20992	0.48	1009-321-33-0000
Montclair	4853 Orchard St	1035	\$ 599.00	3	1	11/13/2023	\$ 620,000.00	7194	0.17	1009-441-22-0000
Montclair	4605 San Jose St	1708	\$ 424.00	3	2	11/7/2023	\$ 725,000.00	4600	0.11	1009-121-29-0000

Total Sales:	11
Average Sales Price:	\$613,090.91
Average Square Feet:	1424