



## Montclair

Sales Comparables - October 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Montclair	4218 Appaloosa Way	1977	\$ 329.00	3	2	10/3/2025	\$ 652,000.00	4515	0.1	1012-441-50-0000
Montclair	9733 Mills Ave	937	\$ 613.00	2	1	10/3/2025	\$ 575,000.00	7200	0.17	1009-211-10-0000
Montclair	5572 San Bernardino St	1139	\$ 417.00	2	1	10/3/2025	\$ 475,000.00	7210	0.17	1008-582-16-0000
Montclair	4543 San Jose St	1196	\$ 551.00	3	2	10/3/2025	\$ 660,000.00	7210	0.17	1009-112-61-0000
Montclair	9793 Felipe Ave	1328	\$ 557.00	4	1	10/9/2025	\$ 740,000.00	7200	0.17	1009-253-10-0000
Montclair	4528 El Morado St	1493	\$ 428.00	3	2	10/24/2025	\$ 640,000.00	6710	0.15	1009-312-35-0000
Montclair	4814 Rawhide St	1951	\$ 397.00	3	2	10/27/2025	\$ 775,000.00	4998	0.11	1012-311-38-0000
Montclair	9811 Bolton Ave	1328	\$ 542.00	4	1	10/28/2025	\$ 720,000.00	7200	0.17	1009-262-04-0000
Montclair	5593 San Jose St	896	\$ 558.00	2	1	10/29/2025	\$ 500,000.00	9384	0.22	1008-401-22-0000
Montclair	9617 Greenwood Ave	1348	\$ 519.00	4	1	10/31/2025	\$ 700,000.00	11340	0.26	1009-151-07-0000

<b>Total Sales:</b>	10
<b>Average Sales Price:</b>	\$643,700.00
<b>Average Square Feet:</b>	1359