

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Montclair	9801 Bolton Ave	1360	\$ 314.00	4	2	8/1/2018	\$ 428,000.00	7200	0.17	1009-262-05
Montclair	4854 Denver St	849	\$ 341.00	2	1	8/1/2018	\$ 290,000.00	7200	0.17	1009-281-02
Montclair	5215 Monte Verde St	2572	\$ 210.00	4	3	8/1/2018	\$ 542,500.00	6948	0.16	1011-621-20
Montclair	9550 Del Mar Ave	1922	\$ 219.00	4	2	8/6/2018	\$ 421,000.00	7208	0.17	1008-592-14
Montclair	10176 Oak Glen Ave	1083	\$ 152.00	3	2	8/6/2018	\$ 165,000.00	7260	0.17	1009-371-06
Montclair	5606 Granada St	1360	\$ 316.00	3	2	8/8/2018	\$ 431,000.00	7420	0.17	1010-263-11
Montclair	9976 Poulsen Ave	1273	\$ 314.00	3	2	8/9/2018	\$ 400,000.00	9620	0.22	1010-301-13
Montclair	5624 Palo Verde St	1612	\$ 266.00	3	2	8/10/2018	\$ 429,000.00	7446	0.17	1008-393-15
Montclair	9605 Bel Air Ave	1539	\$ 304.00	4	1	8/16/2018	\$ 469,000.00	7400	0.17	1008-582-38
Montclair	4581 Highland St	1228	\$ 328.00	3	2	8/16/2018	\$ 403,000.00	7200	0.17	1009-042-05
Montclair	9563 Mills Ave	960	\$ 427.00	3	2	8/16/2018	\$ 410,000.00	9118	0.21	1009-191-35
Montclair	9070 Fremont Ave	1464	\$ 204.00	3	2	8/17/2018	\$ 300,000.00	7360	0.17	1008-163-16
Montclair	9983 Vernon Ave	1546	\$ 250.00	3	2	8/17/2018	\$ 388,000.00	8733	0.2	1010-261-02
Montclair	4937 Manzanita St	1496	\$ 300.00	3	2	8/20/2018	\$ 450,000.00	4490	0.1	1010-642-35
Montclair	9983 Pradera Ave	1214	\$ 366.00	3	2	8/21/2018	\$ 445,000.00	7644	0.18	1009-343-07
Montclair	10075 Vernon Ave	1132	\$ 348.00	2	1	8/21/2018	\$ 395,000.00	8370	0.19	1010-251-14
Montclair	11159 Carriage Ave	2179	\$ 247.00	4	2	8/23/2018	\$ 540,000.00	11040	0.25	1012-342-15
Montclair	5448 Yale St	1271	\$ 350.00	3	2	8/24/2018	\$ 445,000.00	7910	0.18	1008-601-18
Montclair	5404 Princeton St	1944	\$ 252.00	5	3	8/28/2018	\$ 490,000.00	7280	0.17	1008-611-09
Montclair	5443 Rudisill St	1185	\$ 354.00	2	1	8/30/2018	\$ 420,000.00	7272	0.17	1010-283-27



## Montclair

Sales Comparables - August 2018

<b>Total Sales:</b>	20
<b>Average Sales Price:</b>	\$413,075.00
<b>Average Square Feet:</b>	1459