



Montclair

Sales Comparables - September 2017

City	Address	First	Last	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Montclair	4686 Mane St	Davie	Sy	1564	\$ 284.00	3	2	9/1/2017	\$ 445,000.00	11040	0.25	1012-301-34
Montclair	4597 Rosewood St	Vanessa	Rincon	1923	\$ 234.00	4	2	9/7/2017	\$ 450,000.00	7440	0.17	1009-242-13
Montclair	9603 Poulsen Ave	Daniel	Lopez	1121	\$ 361.00	3	2	9/8/2017	\$ 405,000.00	7245	0.17	1008-622-16
Montclair	4608 Grand Ave	Thanh	Ly	1998	\$ 255.00	3	2	9/11/2017	\$ 510,000.00	20070	0.46	1012-351-03
Montclair	9875 Coalinga Ave	Ruth	Armas	836	\$ 418.00	2	1	9/13/2017	\$ 350,000.00	7490	0.17	1010-023-03
Montclair	10080 Ramona Ave	Rene	Crespo	1211	\$ 367.00	2	1	9/14/2017	\$ 445,000.00	12600	0.29	1009-321-28
Montclair	10188 Benson Ave	Ronnie	Silva	1277	\$ 289.00	3	1	9/18/2017	\$ 370,000.00	6720	0.15	1010-402-32
Montclair	9245 Ramona Ave	Carlos	Ramos	909	\$ 412.00	3	1	9/18/2017	\$ 375,000.00	8505	0.2	1009-092-26
Montclair	4342 Berkeley St	Kyle	Johnson	1222	\$ 200.00	3	2	9/19/2017	\$ 245,000.00	7280	0.17	1009-232-09
Montclair	10175 Santa Anita Ave	Sandra	Konntz	854	\$ 371.00	2	1	9/20/2017	\$ 317,000.00	8760	0.2	1010-401-18
Montclair	4575 Hawthorne St	Dinora	Molina	1196	\$ 312.00	3	2	9/21/2017	\$ 374,000.00	7566	0.17	1009-112-43
Montclair	5374 Rosewood St	Vincent	Navarrette	1154	\$ 345.00	4	1	9/25/2017	\$ 398,500.00	7200	0.17	1010-051-14
Montclair	9875 Lindero Ave	Jose	Herrera	939	\$ 378.00	3	1	9/27/2017	\$ 355,000.00	7000	0.16	1010-024-03
Montclair	4974 Rosewood St	Cristal	Banuelos Esparza	939	\$ 362.00	3	1	9/28/2017	\$ 340,000.00	7380	0.17	1010-011-17
Montclair	5550 San Jose St	Morgan	Myers Iii	1597	\$ 274.00	4	2	9/28/2017	\$ 439,000.00	7208	0.17	1008-303-11

Total Sales:	15
Average Sales Price:	\$387,900.00
Average Square Feet:	1249