



Montclair

Sales Comparables - September 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Montclair	9400 Columbine Ave	1637	\$ 256.00	4	2	9/4/2018	\$ 420,000.00	7201	0.17	1008-373-10
Montclair	9166 Camulos Ave	938	\$ 415.00	2	1	9/5/2018	\$ 390,000.00	7326	0.17	1009-052-13
Montclair	4971 Granada St	1472	\$ 309.00	3	2	9/11/2018	\$ 455,000.00	7350	0.17	1010-311-23
Montclair	10158 Galena Ave	1145	\$ 373.00	4	2	9/13/2018	\$ 428,000.00	7800	0.18	1009-421-35
Montclair	4805 San Bernardino St	1360	\$ 316.00	4	2	9/13/2018	\$ 430,000.00	7130	0.16	1009-261-41
Montclair	5580 San Jose St	1440	\$ 333.00	3	2	9/13/2018	\$ 480,000.00	7208	0.17	1008-303-08
Montclair	9803 Coalinga Ave	1260	\$ 316.00	2	2	9/17/2018	\$ 399,000.00	7242	0.17	1010-023-09
Montclair	10236 Pradera Ave	1350	\$ 281.00	3	2	9/17/2018	\$ 380,000.00	8680	0.2	1009-381-15
Montclair	9943 Poulsen Ave	1651	\$ 283.00	3	2	9/18/2018	\$ 468,000.00	7980	0.18	1010-302-06
Montclair	4842 Rawhide St	1607	\$ 280.00	3	2	9/18/2018	\$ 450,000.00	7382	0.17	1012-311-42
Montclair	5070 Rodeo St	2400	\$ 114.00	4	3	9/18/2018	\$ 275,000.00	8100	0.19	1011-471-31
Montclair	9185 Mills Ave	1112	\$ 391.00	3	1	9/20/2018	\$ 435,000.00	8040	0.18	1009-051-02
Montclair	10949 Whitewater Ave	2275	\$ 242.00	4	3	9/21/2018	\$ 552,500.00	7716	0.18	1011-321-32
Montclair	9931 Ramona Ave	1641	\$ 262.00	4	2	9/24/2018	\$ 430,000.00	7410	0.17	1009-312-04
Montclair	9242 Camulos Ave	1230	\$ 339.00	3	1	9/28/2018	\$ 418,000.00	8370	0.19	1009-092-15
Montclair	4457 Harvard St	1325	\$ 332.00	4	2	9/28/2018	\$ 440,000.00	7350	0.17	1009-204-09
Montclair	4574 Orchard St	928	\$ 290.00	3	1	9/28/2018	\$ 270,000.00	8100	0.19	1009-312-63
Montclair	4786 San Bernardino St	1328	\$ 327.00	4	1	9/28/2018	\$ 435,000.00	7254	0.17	1009-164-02



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Total Sales:	18
Average Sales Price:	\$419,750.00
Average Square Feet:	1450