



Montclair

Sales Comparables - October 2017

City	Address	First	Last	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Montclair	11238 Whitewater Ave	Maokun	Li	1953	\$ 253.00	3	2	10/2/2017	\$ 495,000.00	8863	0.2	1011-631-43
Montclair	9609 Mills Ave	Victor	Martinez	1325	\$ 289.00	4	2	10/4/2017	\$ 383,000.00	9840	0.23	1009-201-12
Montclair	11208 Greycliff Ave	Timothy	Chao	2153	\$ 236.00	3	2	10/5/2017	\$ 510,000.00	7636	0.18	1011-631-55
Montclair	10971 Shetland Ave	Zhijie	Wang	1887	\$ 254.00	4	2	10/11/2017	\$ 480,500.00	6709	0.15	1012-281-49
Montclair	10215 Fremont Ave	Joseph	Aparicio	1248	\$ 328.00	3	2	10/12/2017	\$ 410,000.00	7626	0.18	1010-351-19
Montclair	4766 Rodeo St	Luis	Mora li	2036	\$ 282.00	4	2	10/12/2017	\$ 575,000.00	20050	0.46	1012-301-23
Montclair	11118 Fremont Ave	Javier	Razo	2138	\$ 280.00	4	2	10/13/2017	\$ 600,000.00	45302	1.04	1011-481-05
Montclair	4533 La Deney St	Hsiao	Hah	1196	\$ 299.00	3	2	10/13/2017	\$ 358,000.00	7725	0.18	1009-111-03
Montclair	4570 Orchard St	Maria	Cardo	1100	\$ 414.00	2	1	10/13/2017	\$ 456,000.00	11592	0.27	1009-312-62
Montclair	11161 Amherst Ave	Julian	Gutierrez	1704	\$ 279.00	4	2	10/19/2017	\$ 477,000.00	10950	0.25	1012-371-35
Montclair	4407 Harvard St	Joel	Guevara	1127	\$ 341.00	4	2	10/23/2017	\$ 385,000.00	7560	0.17	1009-204-04
Montclair	4340 Rosewood St	Weixiong	Tan	1533	\$ 280.00	3	2	10/24/2017	\$ 430,000.00	7811	0.18	1009-221-06
Montclair	5686 Bandera St	Carlos	Santos	1038	\$ 346.00	3	1	10/26/2017	\$ 360,000.00	9540	0.22	1010-581-04
Montclair	5013 Howard St	Bashar	Marji	1954	\$ 235.00	4	2	10/27/2017	\$ 460,000.00	7749	0.18	1011-481-36
Montclair	5421 Rudisill St	Ricardo	Villa	1185	\$ 329.00	2	1	10/27/2017	\$ 390,000.00	7272	0.17	1010-283-25

Total Sales:	15
Average Sales Price:	\$451,300.00
Average Square Feet:	1572