



Montclair

Sales Comparables - April 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Montclair	4404 Orchard St	1551	\$ 493.00	3	2	4/3/2023	\$ 765,000.00	21624	0.5	1009-321-36-0000
Montclair	5103 Aspen Dr	1258	\$ 330.00	2	2	4/5/2023	\$ 416,000.00	1426	0.03	1010-032-15-0000
Montclair	9224 Camulos Ave	1190	\$ 521.00	3	1	4/5/2023	\$ 620,000.00	8100	0.19	1009-092-13-0000
Montclair	9623 Fremont Ave	1458	\$ 236.00	3	2	4/6/2023	\$ 345,000.00	8662	0.2	1008-631-03-0000
Montclair	9970 Santa Anita Ave	1851	\$ 361.00	3	3	4/10/2023	\$ 670,000.00	8778	0.2	1010-262-14-0000
Montclair	4551 Monte Verde St	1884	\$ 480.00	4	2	4/11/2023	\$ 905,000.00	20211	0.46	1013-061-37-0000
Montclair	5468 Princeton St	1636	\$ 409.00	5	2	4/13/2023	\$ 670,000.00	7280	0.17	1008-611-03-0000
Montclair	4658 Kingsley St	1361	\$ 473.00	4	2	4/17/2023	\$ 645,000.00	7245	0.17	1009-432-36-0000
Montclair	5371 Palo Verde St	1905	\$ 346.00	3	2	4/17/2023	\$ 660,000.00	8023	0.18	1008-601-04-0000
Montclair	5051 Flora St	1563	\$ 409.00	4	2	4/18/2023	\$ 640,000.00	11246	0.26	1010-343-28-0000
Montclair	5634 Benito St	1297	\$ 496.00	4	2	4/20/2023	\$ 644,000.00	8400	0.19	1010-075-01-0000
Montclair	4380 Benito St	1490	\$ 454.00	3	2	4/26/2023	\$ 677,000.00	7500	0.17	1009-233-15-0000
Montclair	10194 Coalinga Ave	1210	\$ 272.00	3	1	4/27/2023	\$ 330,000.00	8450	0.19	1010-333-10-0000

Total Sales:	13
Average Sales Price:	\$614,384.62
Average Square Feet:	1512