



Montclair

Sales Comparables - December 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Montclair	10415 Felipe Ave	1831	\$ 368.00	3	2	12/4/2023	\$ 675,000.00	4700	0.11	1009-471-16-0000
Montclair	4593 Olive St	1143	\$ 545.00	3	2	12/4/2023	\$ 623,000.00	7236	0.17	1009-043-17-0000
Montclair	9716 Ramona Ave	1223	\$ 380.00	3	2	12/7/2023	\$ 465,000.00	7200	0.17	1009-224-15-0000
Montclair	5389 Rudisill St	1482	\$ 479.00	4	1	12/8/2023	\$ 711,000.00	7272	0.17	1010-283-22-0000
Montclair	4510 Harvard St	1119	\$ 545.00	2	1	12/14/2023	\$ 610,000.00	7040	0.16	1009-171-03-0000
Montclair	9863 Vernon Ave	1350	\$ 503.00	3	2	12/14/2023	\$ 680,000.00	7140	0.16	1010-071-13-0000
Montclair	9795 Central Ave	890	\$ 674.00	3	1	12/20/2023	\$ 600,000.00	6900	0.16	1010-054-01-0000
Montclair	10261 Tudor Ave	1145	\$ 585.00	4	1	12/20/2023	\$ 670,000.00	7232	0.17	1009-443-14-0000
Montclair	8935 Camulos Ave	1628	\$ 429.00	3	2	12/21/2023	\$ 700,000.00	7930	0.18	1009-012-34-0000
Montclair	5462 La Deney St	1648	\$ 424.00	3	2	12/21/2023	\$ 700,000.00	7200	0.17	1008-374-12-0000
Montclair	10955 Monte Vista Ave	907	\$ 650.00	2	1	12/21/2023	\$ 590,000.00	4650	0.11	1011-321-10-0000
Montclair	4651 Highland St	1228	\$ 500.00	3	2	12/22/2023	\$ 615,000.00	7200	0.17	1009-042-11-0000
Montclair	5527 Armsley St	1551	\$ 384.00	4	2	12/28/2023	\$ 596,000.00	7200	0.17	1008-403-02-0000

Total Sales:	13
Average Sales Price:	\$633,461.54
Average Square Feet:	1319