



Montclair

Sales Comparables - February 2024

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Montclair	5193 Steamboat Dr	1434	\$ 378.00	2	2	2/2/2024	\$ 542,500.00	5000	0.11	1010-041-61-0000
Montclair	10266 Del Mar Ave	1037	\$ 588.00	3	1	2/5/2024	\$ 610,000.00	8700	0.2	1010-401-41-0000
Montclair	4438 San Bernardino St	1325	\$ 479.00	4	2	2/5/2024	\$ 635,000.00	7350	0.17	1009-204-18-0000
Montclair	9433 Rose Ave	1175	\$ 565.00	3	2	2/7/2024	\$ 665,000.00	7378	0.17	1008-382-06-0000
Montclair	10007 Lindero Ave	1541	\$ 480.00	5	2	2/15/2024	\$ 740,000.00	7600	0.17	1010-322-08-0000
Montclair	4347 San Bernardino Ct	1551	\$ 473.00	4	2	2/15/2024	\$ 735,000.00	10626	0.24	1009-222-03-0000
Montclair	5615 Benito St	1504	\$ 465.00	3	2	2/16/2024	\$ 700,000.00	7420	0.17	1010-263-03-0000
Montclair	10964 Shetland Ave	2525	\$ 316.00	3	3	2/21/2024	\$ 800,000.00	5400	0.12	1012-281-57-0000
Montclair	9443 Camulos Ave	1566	\$ 434.00	3	2	2/29/2024	\$ 680,000.00	7210	0.17	1009-112-23-0000

Total Sales:	9
Average Sales Price:	\$678,611.11
Average Square Feet:	1518