



Montclair

Sales Comparables - February 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Montclair	10037 Geneva Ave	1381	\$423.00	3	1	2/6/2026	\$585,000.00	7600	0.17	1010-323-21-0000
Montclair	9821 Sun Valley Dr	1426	\$354.00	3	3	2/23/2026	\$505,000.00	5000	0.11	1010-032-34-0000
Montclair	10046 Tudor Ave	1259	\$455.00	4	2	2/23/2026	\$573,000.00	7308	0.17	1009-291-04-0000

Total Sales:	3
Average Sales Price:	\$554,333.33
Average Square Feet:	1355