



Montclair
Sales Comparables - May 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Montclair	5486 Kingsley St	1001	\$ 639.00	2	1	5/15/2026	\$ 640,000.00	8383	0.19	1010-384-37-0000
Montclair	10163 Oak Glen Ave	1808	\$ 304.00	4	2	5/18/2026	\$ 550,000.00	7700	0.18	1009-372-08-0000
Montclair	5616 San Jose St	1125	\$ 551.00	3	1	5/13/2026	\$ 620,000.00	7208	0.17	1008-303-04-0000
Montclair	9343 Felipe Ave	1357	\$ 438.00	2	2	5/11/2026	\$ 595,000.00	4860	0.11	1009-121-09-0000
Montclair	10148 Felipe Ave	1143	\$ 577.00	4	2	5/29/2026	\$ 660,000.00	7192	0.17	1009-412-07-0000
Montclair	10008 Geneva Ave	1228	\$ 557.00	3	1	5/15/2026	\$ 685,000.00	7600	0.17	1010-322-01-0000
Montclair	10997 Kimberly Ave	1683	\$ 326.00	3	2	5/29/2026	\$ 550,000.00	5368	0.12	1012-271-82-0000
Montclair	5689 Orchard St	802	\$ 679.00	2	1	5/18/2026	\$ 545,000.00	7140	0.16	1010-402-25-0000

Total Sales:	8
Average Sales Price:	\$605,625.00
Average Square Feet:	1268